

# Local Market Update for July 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION  
FOR MORE INFORMATION, CONTACT A REALTOR®

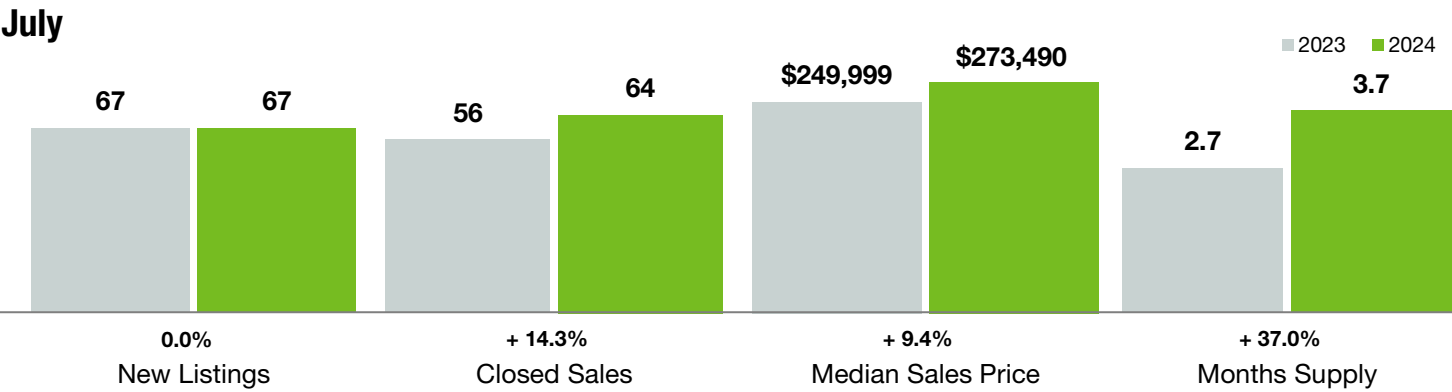


## Shelby

North Carolina

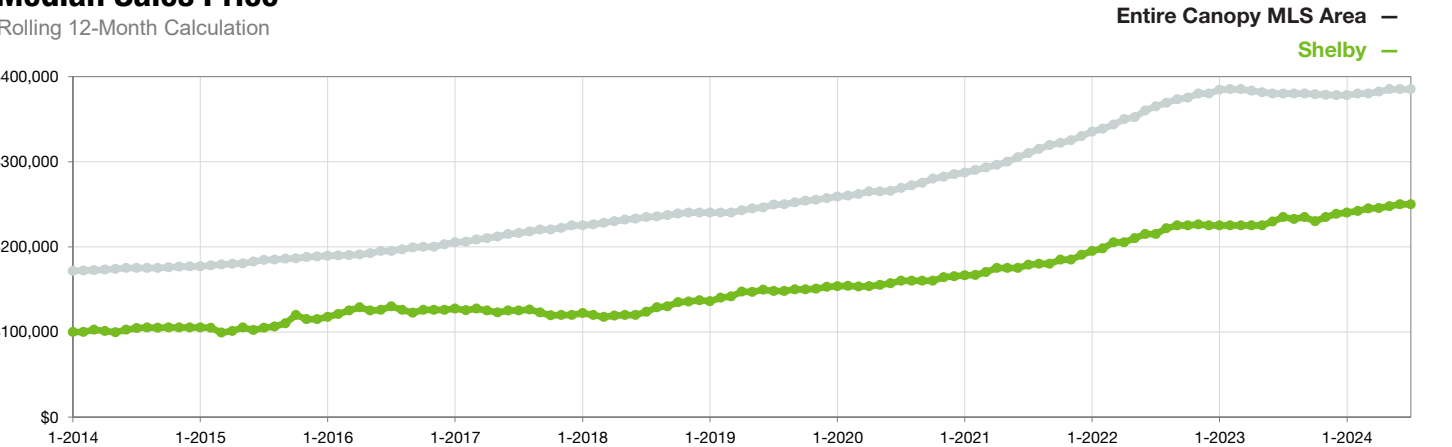
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	67	67	0.0%	506	524	+ 3.6%
Pending Sales	62	55	- 11.3%	428	376	- 12.1%
Closed Sales	56	64	+ 14.3%	382	346	- 9.4%
Median Sales Price*	\$249,999	\$273,490	+ 9.4%	\$235,000	\$256,490	+ 9.1%
Average Sales Price*	\$280,172	\$307,778	+ 9.9%	\$266,084	\$290,722	+ 9.3%
Percent of Original List Price Received*	97.5%	94.5%	- 3.1%	95.1%	95.3%	+ 0.2%
List to Close	67	112	+ 67.2%	86	98	+ 14.0%
Days on Market Until Sale	23	65	+ 182.6%	43	54	+ 25.6%
Cumulative Days on Market Until Sale	28	70	+ 150.0%	48	70	+ 45.8%
Average List Price	\$284,361	\$351,773	+ 23.7%	\$277,952	\$298,470	+ 7.4%
Inventory of Homes for Sale	138	186	+ 34.8%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



### Median Sales Price

Rolling 12-Month Calculation



Current as of August 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.