

# Local Market Update for October 2024

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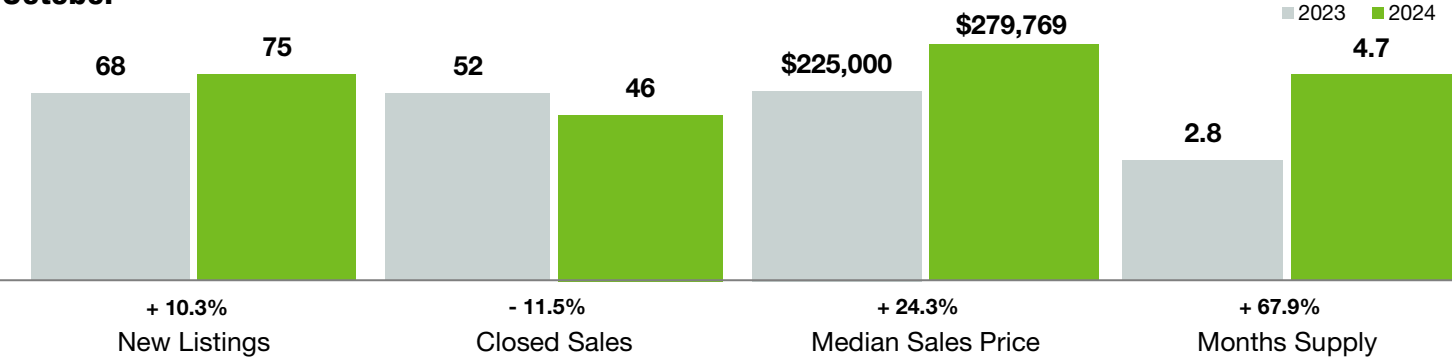
## Shelby

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	68	75	+ 10.3%	713	756	+ 6.0%
Pending Sales	55	43	- 21.8%	589	489	- 17.0%
Closed Sales	52	46	- 11.5%	559	483	- 13.6%
Median Sales Price*	\$225,000	\$279,769	+ 24.3%	\$235,000	\$258,945	+ 10.2%
Average Sales Price*	\$246,616	\$276,720	+ 12.2%	\$261,119	\$288,074	+ 10.3%
Percent of Original List Price Received*	94.1%	94.0%	- 0.1%	94.8%	95.0%	+ 0.2%
List to Close	85	116	+ 36.5%	85	101	+ 18.8%
Days on Market Until Sale	43	67	+ 55.8%	42	56	+ 33.3%
Cumulative Days on Market Until Sale	53	83	+ 56.6%	48	71	+ 47.9%
Average List Price	\$272,633	\$342,728	+ 25.7%	\$276,893	\$303,078	+ 9.5%
Inventory of Homes for Sale	155	218	+ 40.6%	--	--	--
Months Supply of Inventory	2.8	4.7	+ 67.9%	--	--	--

\* 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.

### October



### Median Sales Price

Rolling 12-Month Calculation

