

Local Market Update for November 2024

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



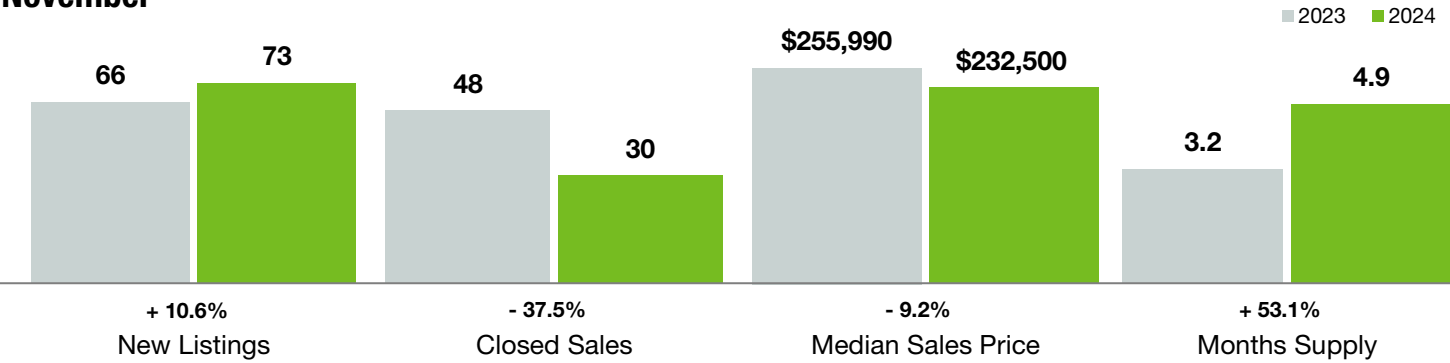
Shelby

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	66	73	+ 10.6%	779	829	+ 6.4%
Pending Sales	31	46	+ 48.4%	620	533	- 14.0%
Closed Sales	48	30	- 37.5%	607	514	- 15.3%
Median Sales Price*	\$255,990	\$232,500	- 9.2%	\$237,750	\$258,570	+ 8.8%
Average Sales Price*	\$287,368	\$278,150	- 3.2%	\$263,205	\$287,059	+ 9.1%
Percent of Original List Price Received*	96.8%	93.6%	- 3.3%	94.9%	95.0%	+ 0.1%
List to Close	81	88	+ 8.6%	85	101	+ 18.8%
Days on Market Until Sale	28	43	+ 53.6%	41	55	+ 34.1%
Cumulative Days on Market Until Sale	35	63	+ 80.0%	47	70	+ 48.9%
Average List Price	\$296,694	\$290,180	- 2.2%	\$278,562	\$300,690	+ 7.9%
Inventory of Homes for Sale	171	233	+ 36.3%	--	--	--
Months Supply of Inventory	3.2	4.9	+ 53.1%	--	--	--

* 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.

November



Median Sales Price

Rolling 12-Month Calculation

