

Local Market Update for February 2025

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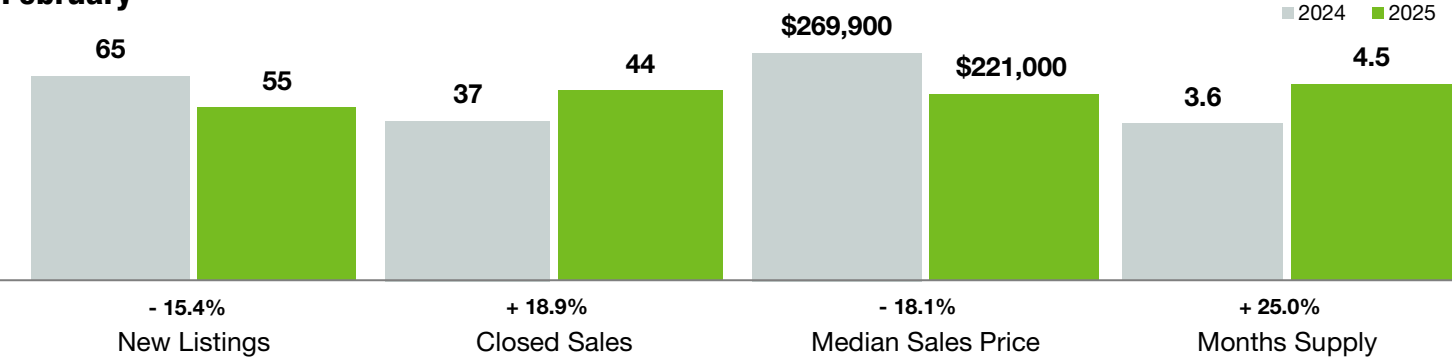
Shelby

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	65	55	- 15.4%	149	113	- 24.2%
Pending Sales	53	52	- 1.9%	88	94	+ 6.8%
Closed Sales	37	44	+ 18.9%	67	76	+ 13.4%
Median Sales Price*	\$269,900	\$221,000	- 18.1%	\$250,000	\$221,000	- 11.6%
Average Sales Price*	\$251,059	\$230,838	- 8.1%	\$257,446	\$246,255	- 4.3%
Percent of Original List Price Received*	95.5%	93.9%	- 1.7%	96.2%	94.4%	- 1.9%
List to Close	100	110	+ 10.0%	104	115	+ 10.6%
Days on Market Until Sale	57	68	+ 19.3%	52	75	+ 44.2%
Cumulative Days on Market Until Sale	67	75	+ 11.9%	61	84	+ 37.7%
Average List Price	\$280,387	\$310,764	+ 10.8%	\$270,824	\$291,415	+ 7.6%
Inventory of Homes for Sale	190	212	+ 11.6%	--	--	--
Months Supply of Inventory	3.6	4.5	+ 25.0%	--	--	--

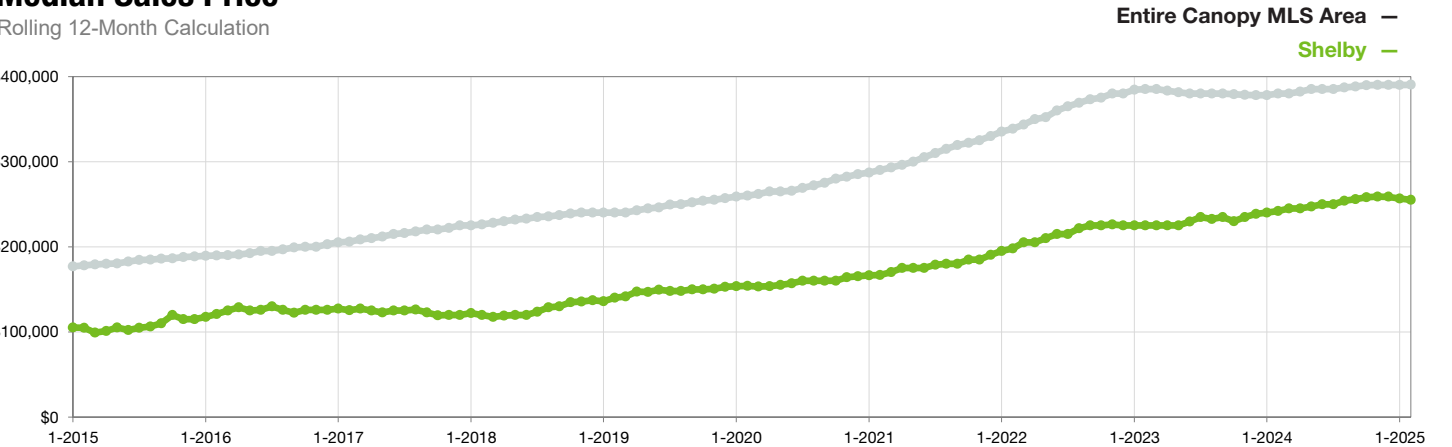
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.