

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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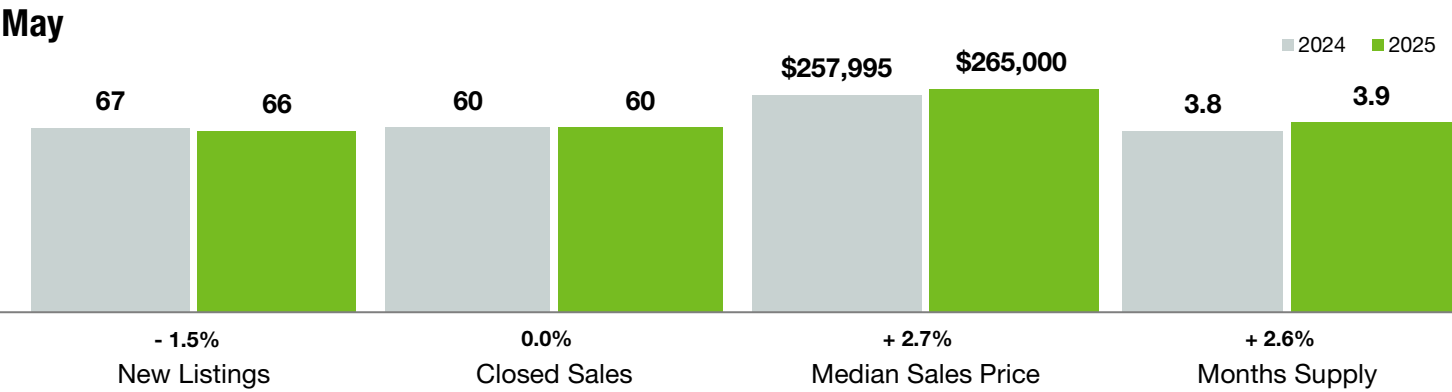


Shelby

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	67	66	- 1.5%	382	359	- 6.0%
Pending Sales	55	81	+ 47.3%	256	294	+ 14.8%
Closed Sales	60	60	0.0%	232	235	+ 1.3%
Median Sales Price*	\$257,995	\$265,000	+ 2.7%	\$250,000	\$245,500	- 1.8%
Average Sales Price*	\$389,868	\$292,362	- 25.0%	\$288,123	\$267,027	- 7.3%
Percent of Original List Price Received*	95.5%	94.1%	- 1.5%	95.6%	93.8%	- 1.9%
List to Close	96	101	+ 5.2%	97	114	+ 17.5%
Days on Market Until Sale	66	64	- 3.0%	54	74	+ 37.0%
Cumulative Days on Market Until Sale	83	78	- 6.0%	72	89	+ 23.6%
Average List Price	\$319,609	\$290,753	- 9.0%	\$290,039	\$299,944	+ 3.4%
Inventory of Homes for Sale	190	195	+ 2.6%	--	--	--
Months Supply of Inventory	3.8	3.9	+ 2.6%	--	--	--

* 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

