

Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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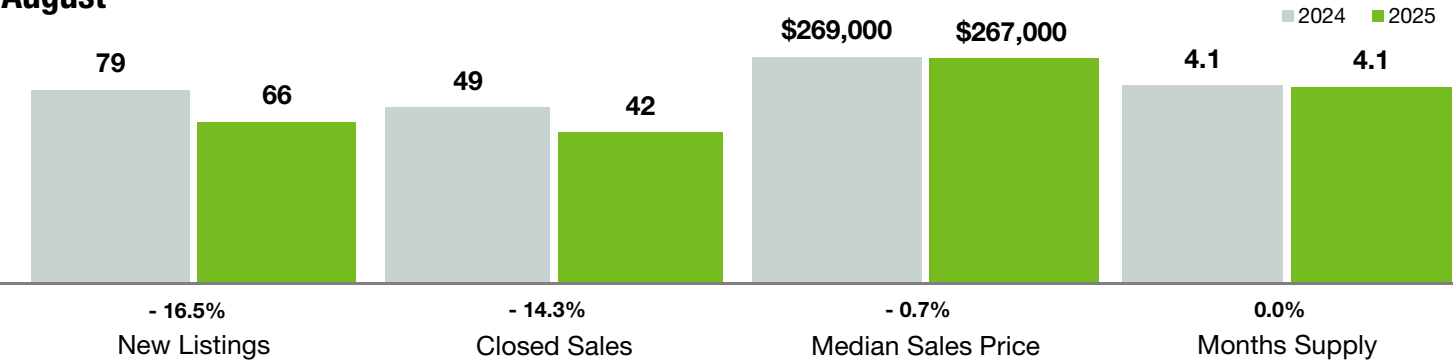
Shelby

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	79	66	- 16.5%	603	566	- 6.1%
Pending Sales	45	51	+ 13.3%	409	431	+ 5.4%
Closed Sales	49	42	- 14.3%	396	402	+ 1.5%
Median Sales Price*	\$269,000	\$267,000	- 0.7%	\$257,990	\$250,000	- 3.1%
Average Sales Price*	\$276,788	\$315,873	+ 14.1%	\$288,774	\$280,427	- 2.9%
Percent of Original List Price Received*	94.4%	87.4%	- 7.4%	95.2%	93.3%	- 2.0%
List to Close	118	119	+ 0.8%	101	118	+ 16.8%
Days on Market Until Sale	64	58	- 9.4%	55	74	+ 34.5%
Cumulative Days on Market Until Sale	70	65	- 7.1%	70	88	+ 25.7%
Average List Price	\$301,355	\$325,922	+ 8.2%	\$294,695	\$304,419	+ 3.3%
Inventory of Homes for Sale	195	196	+ 0.5%	--	--	--
Months Supply of Inventory	4.1	4.1	0.0%	--	--	--

* 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.

August



Median Sales Price

Rolling 12-Month Calculation

