

Local Market Update for October 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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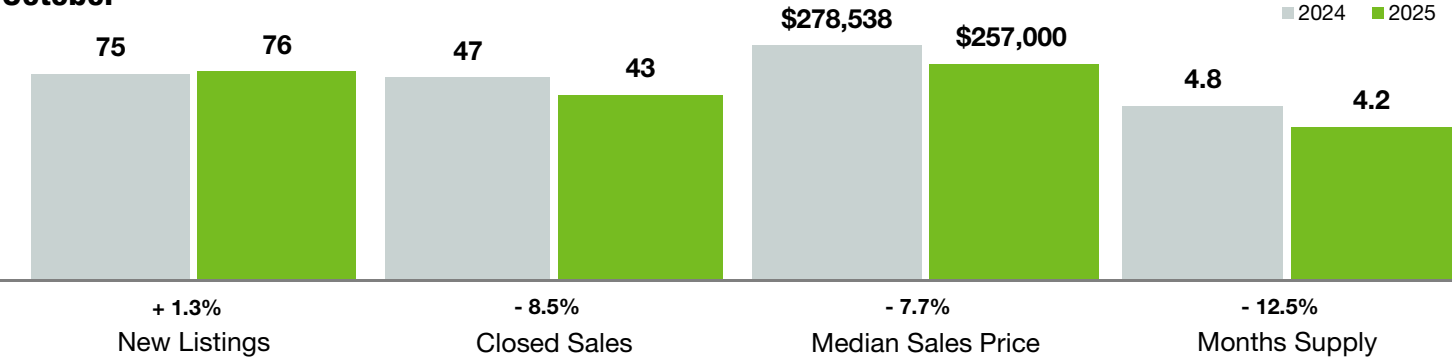
Shelby

North Carolina

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	75	76	+ 1.3%	756	718	- 5.0%
Pending Sales	40	42	+ 5.0%	484	518	+ 7.0%
Closed Sales	47	43	- 8.5%	486	496	+ 2.1%
Median Sales Price*	\$278,538	\$257,000	- 7.7%	\$258,570	\$257,000	- 0.6%
Average Sales Price*	\$272,215	\$258,106	- 5.2%	\$287,156	\$283,878	- 1.1%
Percent of Original List Price Received*	94.0%	93.5%	- 0.5%	95.0%	93.1%	- 2.0%
List to Close	117	110	- 6.0%	101	116	+ 14.9%
Days on Market Until Sale	69	67	- 2.9%	56	72	+ 28.6%
Cumulative Days on Market Until Sale	85	81	- 4.7%	71	90	+ 26.8%
Average List Price	\$315,245	\$306,567	- 2.8%	\$297,337	\$306,537	+ 3.1%
Inventory of Homes for Sale	220	209	- 5.0%	--	--	--
Months Supply of Inventory	4.8	4.2	- 12.5%	--	--	--

* 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

