

# Local Market Update for February 2026

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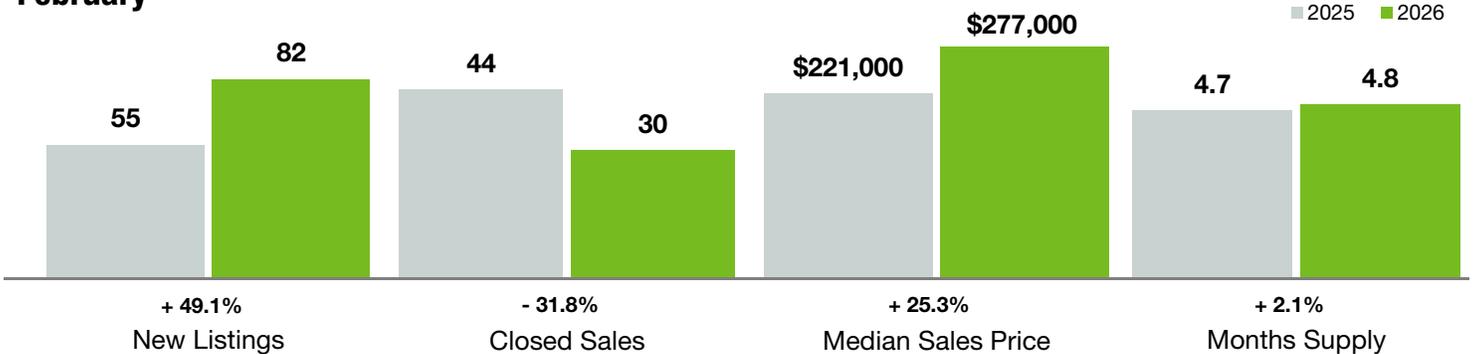
## Shelby

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	55	82	+ 49.1%	113	155	+ 37.2%
Pending Sales	49	55	+ 12.2%	89	86	- 3.4%
Closed Sales	44	30	- 31.8%	76	62	- 18.4%
Median Sales Price*	\$221,000	\$277,000	+ 25.3%	\$221,000	\$277,000	+ 25.3%
Average Sales Price*	\$230,838	\$298,193	+ 29.2%	\$246,255	\$307,153	+ 24.7%
Percent of Original List Price Received*	93.9%	95.7%	+ 1.9%	94.4%	94.2%	- 0.2%
List to Close	110	101	- 8.2%	115	122	+ 6.1%
Days on Market Until Sale	68	60	- 11.8%	75	70	- 6.7%
Cumulative Days on Market Until Sale	75	96	+ 28.0%	84	97	+ 15.5%
Average List Price	\$298,851	\$299,945	+ 0.4%	\$283,122	\$292,620	+ 3.4%
Inventory of Homes for Sale	217	232	+ 6.9%	--	--	--
Months Supply of Inventory	4.7	4.8	+ 2.1%	--	--	--

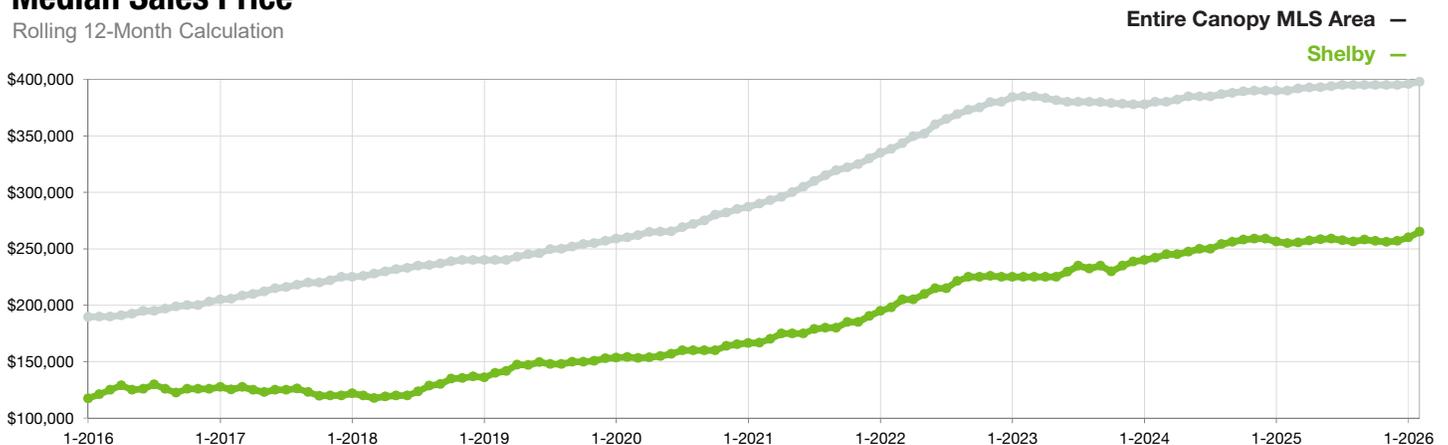
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### February



### Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.