Local Market Update for August 2026

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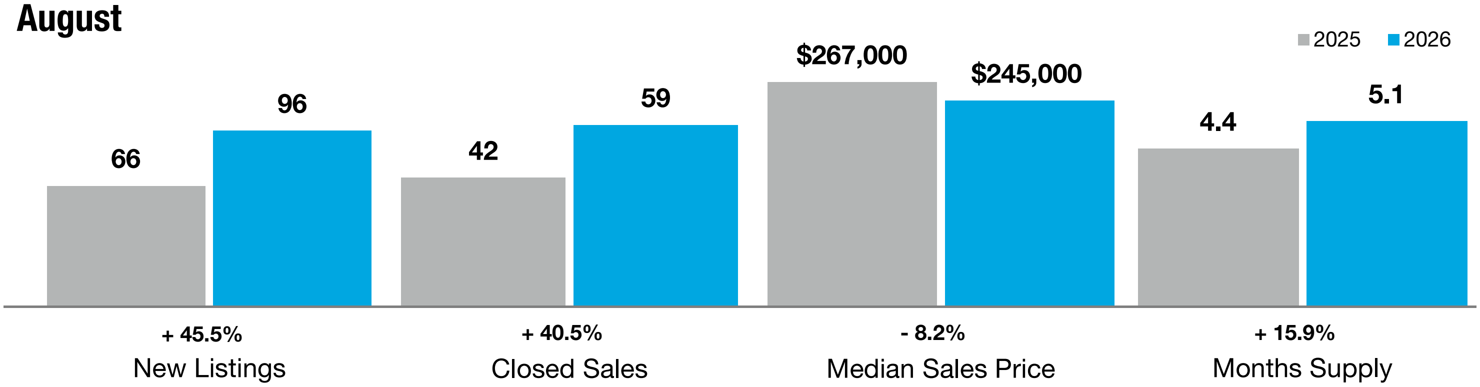
Shelby

North Carolina

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	66	**96**	+ 45.5%	568	**720**	+ 26.8%
Pending Sales	44	**62**	+ 40.9%	424	**480**	+ 13.2%
Closed Sales	42	**59**	+ 40.5%	402	**422**	+ 5.0%
Median Sales Price*	$267,000	**$245,000**	- 8.2%	$250,000	**$262,495**	+ 5.0%
Average Sales Price*	$315,873	**$257,998**	- 18.3%	$280,427	**$287,348**	+ 2.5%
Percent of Original List Price Received*	87.4%	**92.6%**	+ 5.9%	93.3%	**93.8%**	+ 0.5%
List to Close	119	**121**	+ 1.7%	118	**109**	- 7.6%
Days on Market Until Sale	58	**73**	+ 25.9%	74	**66**	- 10.8%
Cumulative Days on Market Until Sale	65	**85**	+ 30.8%	88	**81**	- 8.0%
Average List Price	$314,496	**$319,252**	+ 1.5%	$300,413	**$298,102**	- 0.8%
Inventory of Homes for Sale	208	**270**	+ 29.8%	--	**--**	--
Months Supply of Inventory	4.4	**5.1**	+ 15.9%	--	**--**	--

* 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