Local Market Update for October 2026

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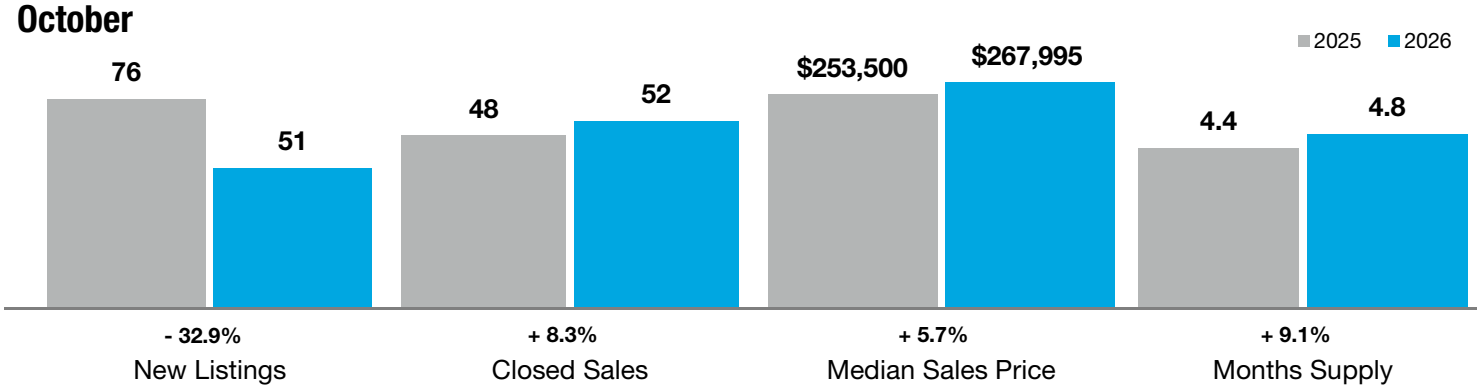
Shelby

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	76	**51**	- 32.9%	718	**849**	+ 18.2%
Pending Sales	40	**52**	+ 30.0%	511	**568**	+ 11.2%
Closed Sales	48	**52**	+ 8.3%	501	**530**	+ 5.8%
Median Sales Price*	$253,500	**$267,995**	+ 5.7%	$257,000	**$260,745**	+ 1.5%
Average Sales Price*	$253,892	**$365,647**	+ 44.0%	$283,215	**$293,640**	+ 3.7%
Percent of Original List Price Received*	93.0%	**91.6%**	- 1.5%	93.0%	**93.6%**	+ 0.6%
List to Close	109	**124**	+ 13.8%	116	**110**	- 5.2%
Days on Market Until Sale	67	**70**	+ 4.5%	72	**66**	- 8.3%
Cumulative Days on Market Until Sale	79	**81**	+ 2.5%	90	**79**	- 12.2%
Average List Price	$299,033	**$322,489**	+ 7.8%	$301,929	**$298,830**	- 1.0%
Inventory of Homes for Sale	216	**254**	+ 17.6%	--	**--**	--
Months Supply of Inventory	4.4	**4.8**	+ 9.1%	--	**--**	--

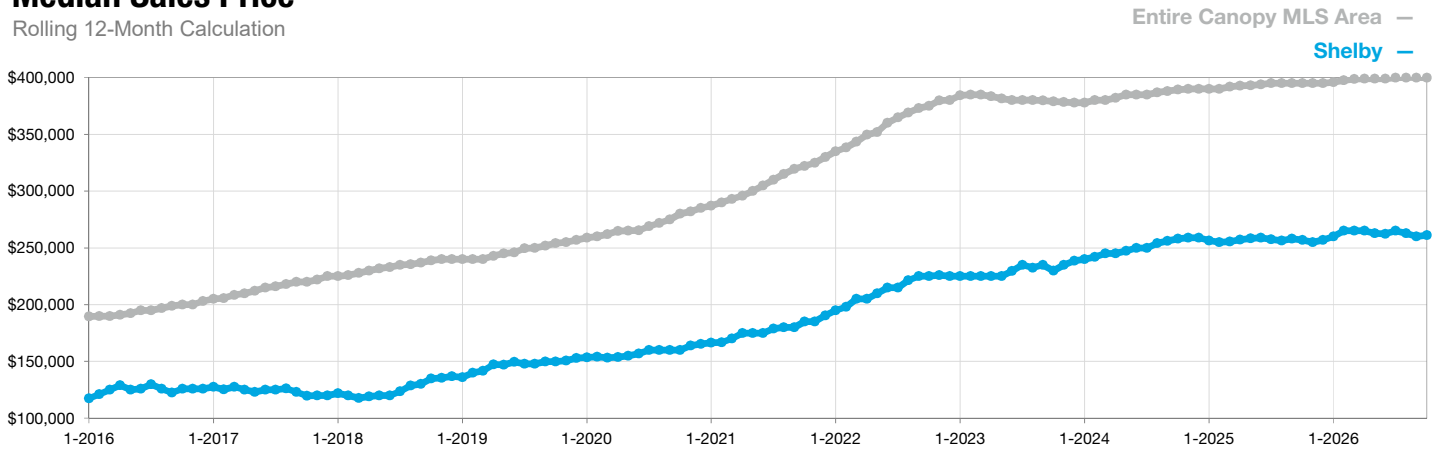
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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