

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
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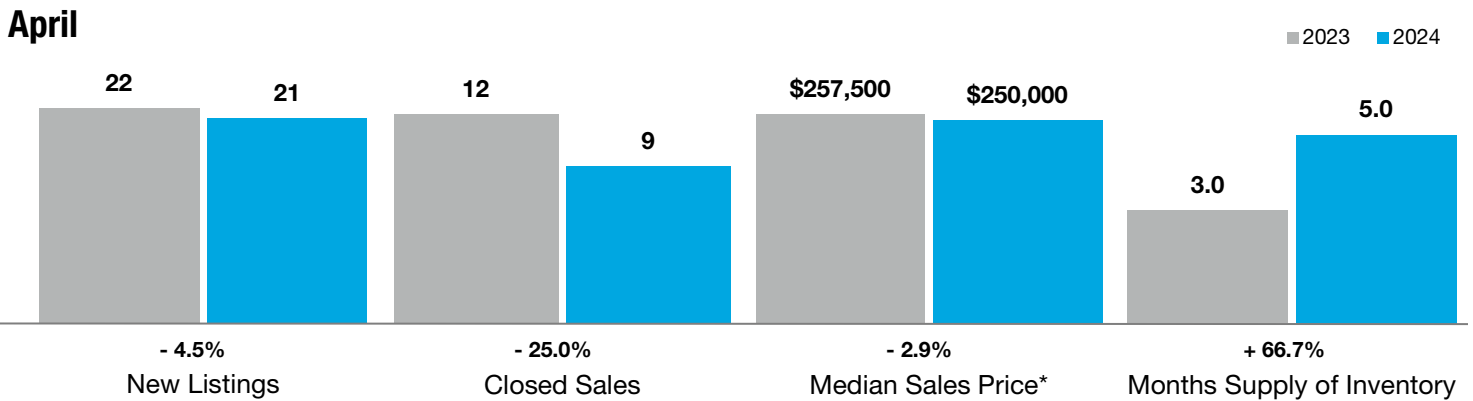


Mitchell County

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	22	21	- 4.5%	71	60	- 15.5%
Pending Sales	20	17	- 15.0%	59	40	- 32.2%
Closed Sales	12	9	- 25.0%	47	29	- 38.3%
Median Sales Price*	\$257,500	\$250,000	- 2.9%	\$250,000	\$231,500	- 7.4%
Average Sales Price*	\$279,208	\$403,556	+ 44.5%	\$293,589	\$350,272	+ 19.3%
Percent of Original List Price Received*	89.3%	90.3%	+ 1.1%	88.0%	87.3%	- 0.8%
List to Close	130	130	0.0%	120	129	+ 7.5%
Days on Market Until Sale	70	90	+ 28.6%	75	84	+ 12.0%
Cumulative Days on Market Until Sale	95	91	- 4.2%	91	112	+ 23.1%
Average List Price	\$445,400	\$431,472	- 3.1%	\$446,297	\$418,667	- 6.2%
Inventory of Homes for Sale	48	54	+ 12.5%	--	--	--
Months Supply of Inventory	3.0	5.0	+ 66.7%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

