

Local Market Update for March 2024

A research tool provided by the Canopy Realtor® Association
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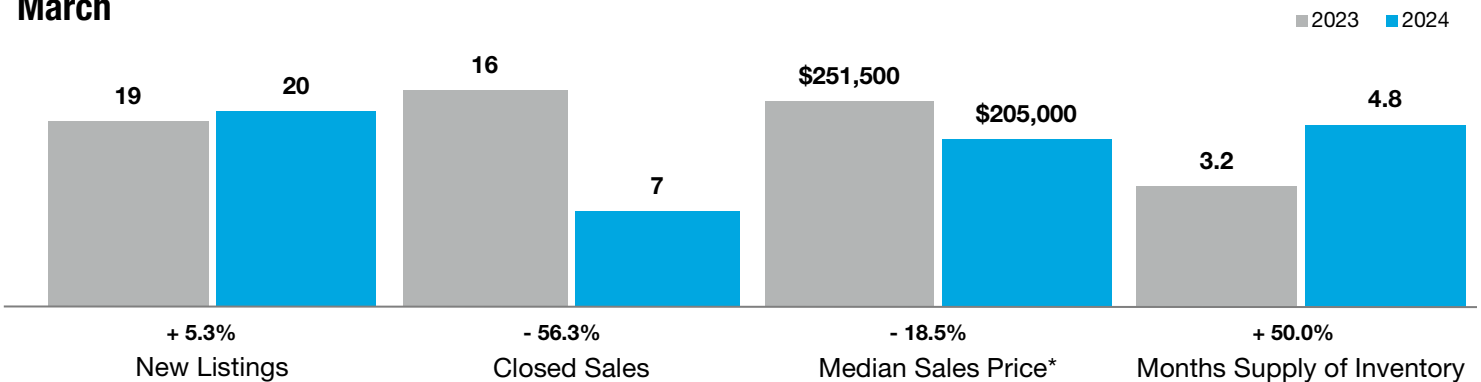
Mitchell County

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	19	20	+ 5.3%	49	40	- 18.4%
Pending Sales	12	10	- 16.7%	39	25	- 35.9%
Closed Sales	16	7	- 56.3%	35	20	- 42.9%
Median Sales Price*	\$251,500	\$205,000	- 18.5%	\$247,800	\$228,250	- 7.9%
Average Sales Price*	\$334,563	\$231,714	- 30.7%	\$298,520	\$326,295	+ 9.3%
Percent of Original List Price Received*	92.6%	79.3%	- 14.4%	87.5%	85.8%	- 1.9%
List to Close	84	139	+ 65.5%	117	128	+ 9.4%
Days on Market Until Sale	47	91	+ 93.6%	76	81	+ 6.6%
Cumulative Days on Market Until Sale	66	165	+ 150.0%	90	122	+ 35.6%
Average List Price	\$617,232	\$494,415	- 19.9%	\$446,708	\$415,603	- 7.0%
Inventory of Homes for Sale	50	54	+ 8.0%	--	--	--
Months Supply of Inventory	3.2	4.8	+ 50.0%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

