

# Local Market Update for May 2024

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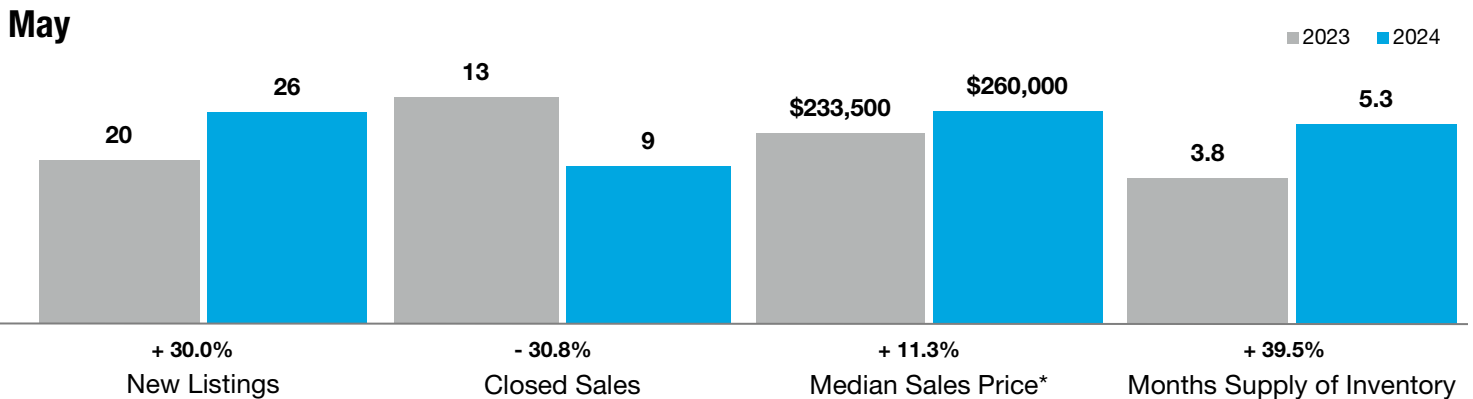


## Mitchell County

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	20	26	+ 30.0%	92	86	- 6.5%
Pending Sales	14	20	+ 42.9%	73	56	- 23.3%
Closed Sales	13	9	- 30.8%	59	38	- 35.6%
Median Sales Price*	\$233,500	\$260,000	+ 11.3%	\$250,000	\$235,000	- 6.0%
Average Sales Price*	\$268,167	\$307,667	+ 14.7%	\$289,934	\$340,182	+ 17.3%
Percent of Original List Price Received*	92.6%	90.1%	- 2.7%	89.5%	88.0%	- 1.7%
List to Close	111	109	- 1.8%	113	124	+ 9.7%
Days on Market Until Sale	61	69	+ 13.1%	68	80	+ 17.6%
Cumulative Days on Market Until Sale	61	70	+ 14.8%	81	102	+ 25.9%
Average List Price	\$409,560	\$575,849	+ 40.6%	\$435,505	\$461,991	+ 6.1%
Inventory of Homes for Sale	55	58	+ 5.5%	--	--	--
Months Supply of Inventory	3.8	5.3	+ 39.5%	--	--	--

\* 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

