

# Local Market Update for July 2024

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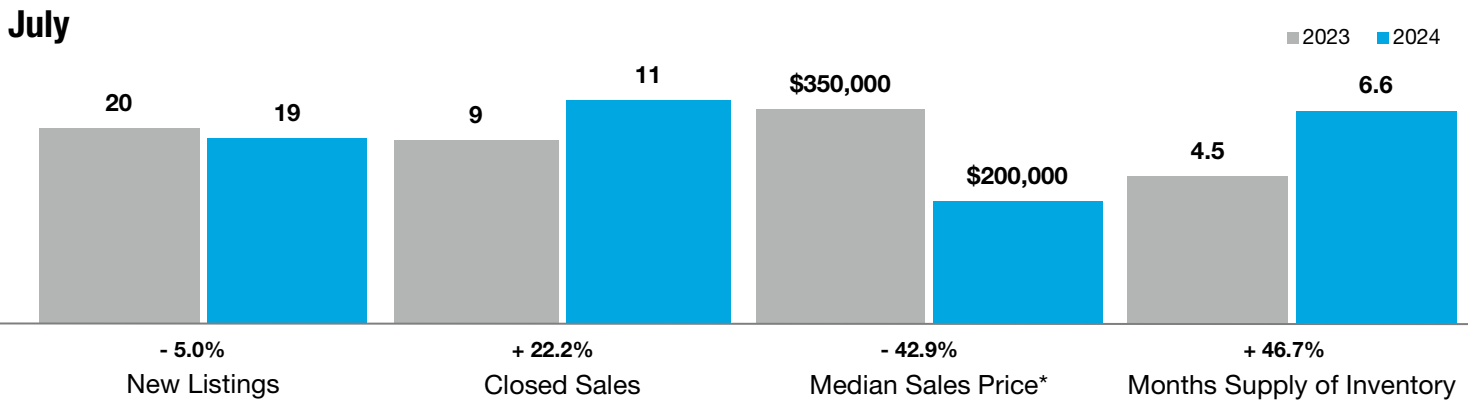


## Mitchell County

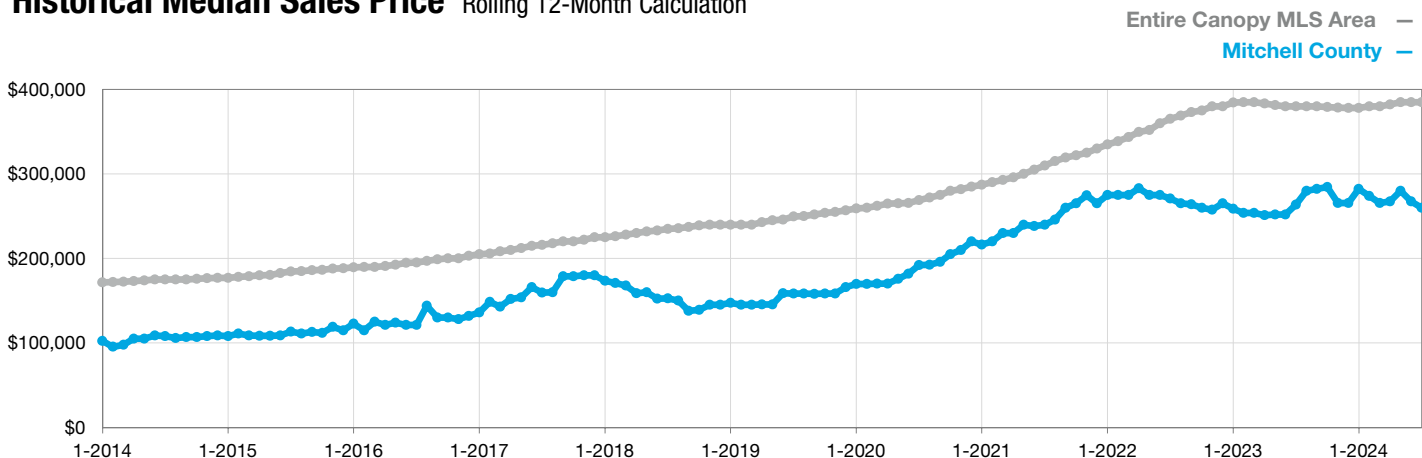
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	20	19	- 5.0%	132	127	- 3.8%
Pending Sales	10	13	+ 30.0%	96	78	- 18.8%
Closed Sales	9	11	+ 22.2%	88	64	- 27.3%
Median Sales Price*	\$350,000	\$200,000	- 42.9%	\$253,000	\$235,000	- 7.1%
Average Sales Price*	\$413,667	\$321,977	- 22.2%	\$316,132	\$331,148	+ 4.7%
Percent of Original List Price Received*	88.2%	92.6%	+ 5.0%	91.1%	89.1%	- 2.2%
List to Close	96	119	+ 24.0%	113	130	+ 15.0%
Days on Market Until Sale	49	72	+ 46.9%	64	83	+ 29.7%
Cumulative Days on Market Until Sale	73	72	- 1.4%	80	107	+ 33.8%
Average List Price	\$290,326	\$519,883	+ 79.1%	\$409,582	\$458,774	+ 12.0%
Inventory of Homes for Sale	61	71	+ 16.4%	--	--	--
Months Supply of Inventory	4.5	6.6	+ 46.7%	--	--	--

\* 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



Current as of August 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.