

Local Market Update for August 2024

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



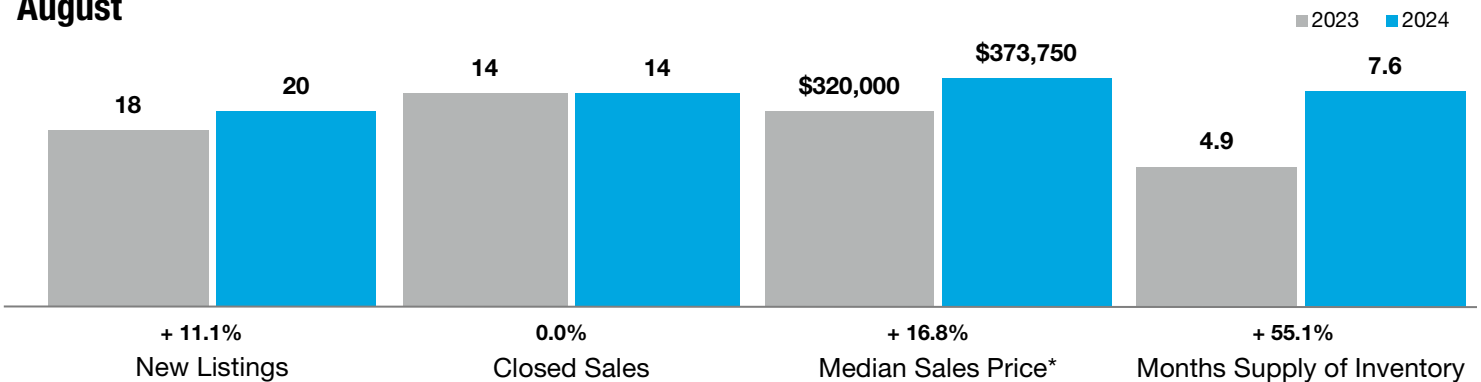
Mitchell County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	18	20	+ 11.1%	150	147	- 2.0%
Pending Sales	13	11	- 15.4%	109	86	- 21.1%
Closed Sales	14	14	0.0%	102	80	- 21.6%
Median Sales Price*	\$320,000	\$373,750	+ 16.8%	\$267,500	\$246,250	- 7.9%
Average Sales Price*	\$318,893	\$423,464	+ 32.8%	\$316,514	\$346,087	+ 9.3%
Percent of Original List Price Received*	91.3%	88.3%	- 3.3%	91.2%	88.8%	- 2.6%
List to Close	113	124	+ 9.7%	113	128	+ 13.3%
Days on Market Until Sale	52	66	+ 26.9%	62	79	+ 27.4%
Cumulative Days on Market Until Sale	62	96	+ 54.8%	78	105	+ 34.6%
Average List Price	\$291,454	\$350,081	+ 20.1%	\$395,827	\$437,688	+ 10.6%
Inventory of Homes for Sale	62	79	+ 27.4%	--	--	--
Months Supply of Inventory	4.9	7.6	+ 55.1%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

