

Local Market Update for October 2024

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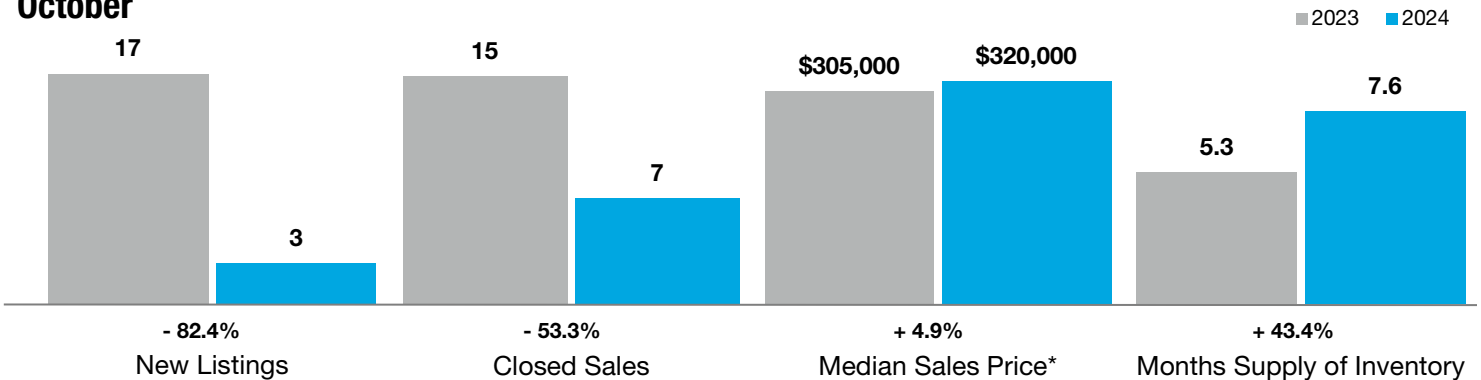
Mitchell County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	17	3	- 82.4%	188	165	- 12.2%
Pending Sales	8	3	- 62.5%	134	99	- 26.1%
Closed Sales	15	7	- 53.3%	130	94	- 27.7%
Median Sales Price*	\$305,000	\$320,000	+ 4.9%	\$267,500	\$260,000	- 2.8%
Average Sales Price*	\$303,795	\$382,929	+ 26.0%	\$320,709	\$348,304	+ 8.6%
Percent of Original List Price Received*	95.0%	91.6%	- 3.6%	91.4%	89.6%	- 2.0%
List to Close	87	117	+ 34.5%	112	127	+ 13.4%
Days on Market Until Sale	48	59	+ 22.9%	63	77	+ 22.2%
Cumulative Days on Market Until Sale	91	60	- 34.1%	80	98	+ 22.5%
Average List Price	\$576,100	\$269,667	- 53.2%	\$400,543	\$426,173	+ 6.4%
Inventory of Homes for Sale	63	72	+ 14.3%	--	--	--
Months Supply of Inventory	5.3	7.6	+ 43.4%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

