

Local Market Update for December 2024

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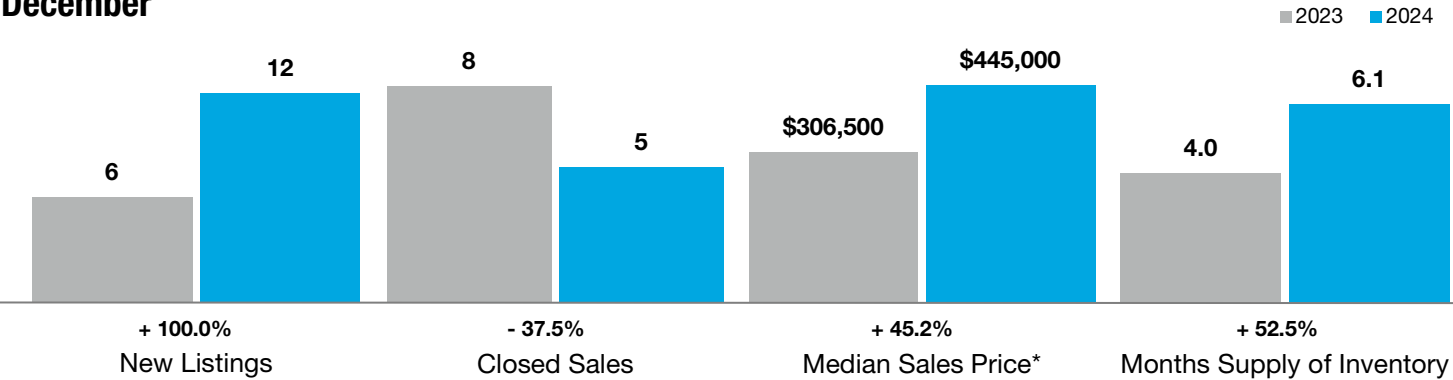
Mitchell County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	6	12	+ 100.0%	201	188	- 6.5%
Pending Sales	6	9	+ 50.0%	148	114	- 23.0%
Closed Sales	8	5	- 37.5%	149	108	- 27.5%
Median Sales Price*	\$306,500	\$445,000	+ 45.2%	\$265,750	\$270,000	+ 1.6%
Average Sales Price*	\$281,875	\$402,800	+ 42.9%	\$309,442	\$353,473	+ 14.2%
Percent of Original List Price Received*	85.2%	88.8%	+ 4.2%	90.5%	89.1%	- 1.5%
List to Close	105	113	+ 7.6%	111	130	+ 17.1%
Days on Market Until Sale	62	99	+ 59.7%	63	79	+ 25.4%
Cumulative Days on Market Until Sale	75	113	+ 50.7%	79	100	+ 26.6%
Average List Price	\$271,167	\$362,917	+ 33.8%	\$396,405	\$415,147	+ 4.7%
Inventory of Homes for Sale	49	58	+ 18.4%	--	--	--
Months Supply of Inventory	4.0	6.1	+ 52.5%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

