

Local Market Update for February 2025

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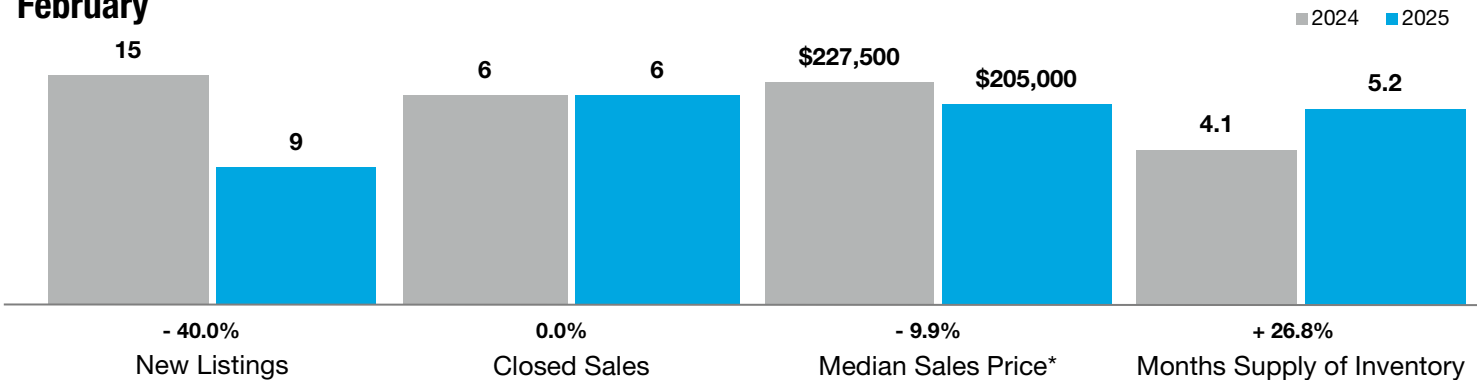
Mitchell County

North Carolina

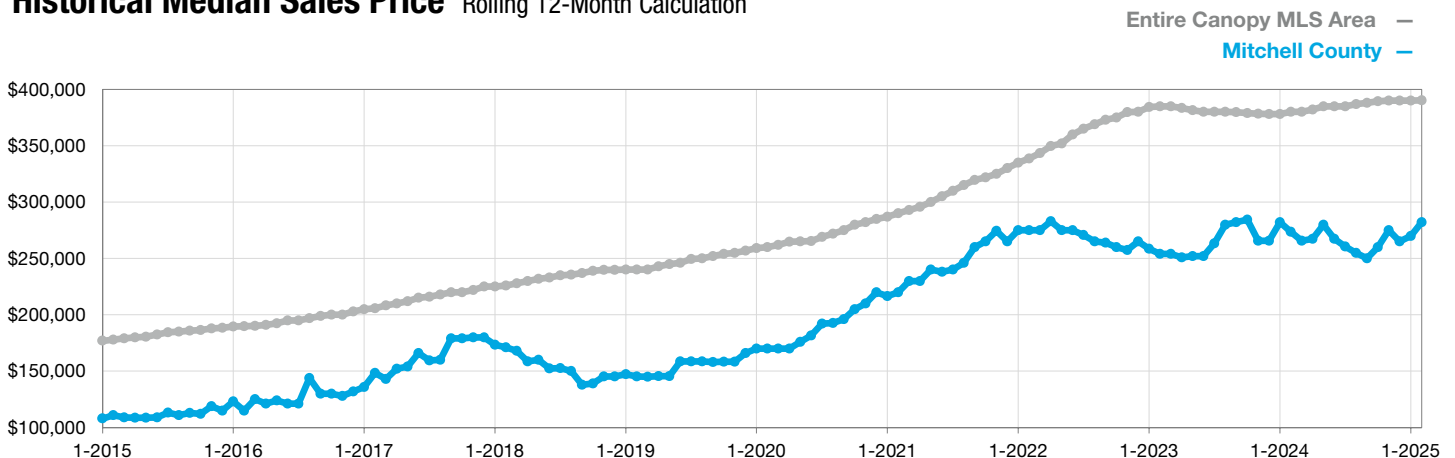
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	15	9	- 40.0%	20	22	+ 10.0%
Pending Sales	10	9	- 10.0%	14	17	+ 21.4%
Closed Sales	6	6	0.0%	13	16	+ 23.1%
Median Sales Price*	\$227,500	\$205,000	- 9.9%	\$242,500	\$272,000	+ 12.2%
Average Sales Price*	\$202,317	\$240,833	+ 19.0%	\$377,223	\$328,813	- 12.8%
Percent of Original List Price Received*	88.5%	83.0%	- 6.2%	88.9%	87.7%	- 1.3%
List to Close	110	204	+ 85.5%	122	175	+ 43.4%
Days on Market Until Sale	80	152	+ 90.0%	76	116	+ 52.6%
Cumulative Days on Market Until Sale	106	153	+ 44.3%	103	144	+ 39.8%
Average List Price	\$323,514	\$403,200	+ 24.6%	\$326,386	\$354,114	+ 8.5%
Inventory of Homes for Sale	46	50	+ 8.7%	--	--	--
Months Supply of Inventory	4.1	5.2	+ 26.8%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.