

Local Market Update for August 2025

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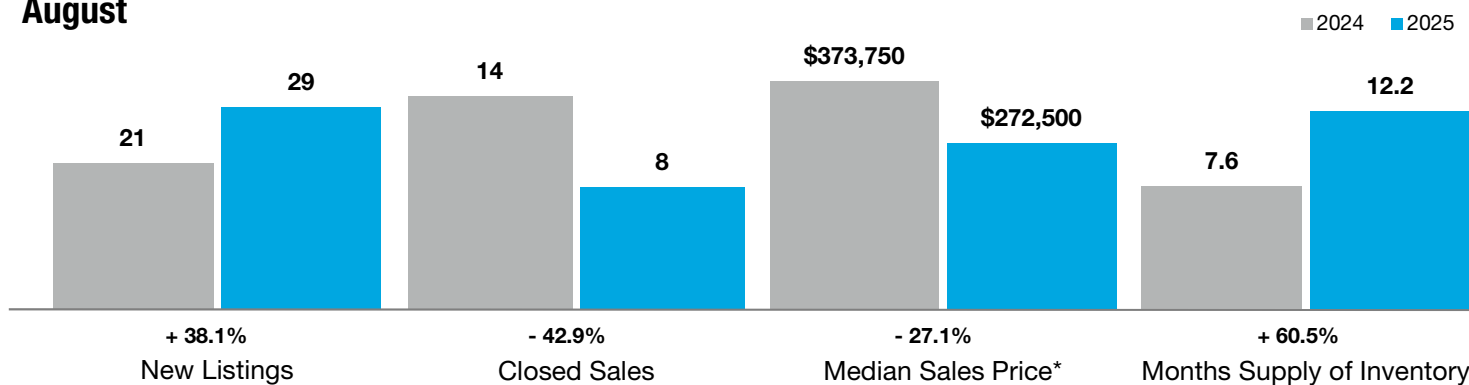
Mitchell County

North Carolina

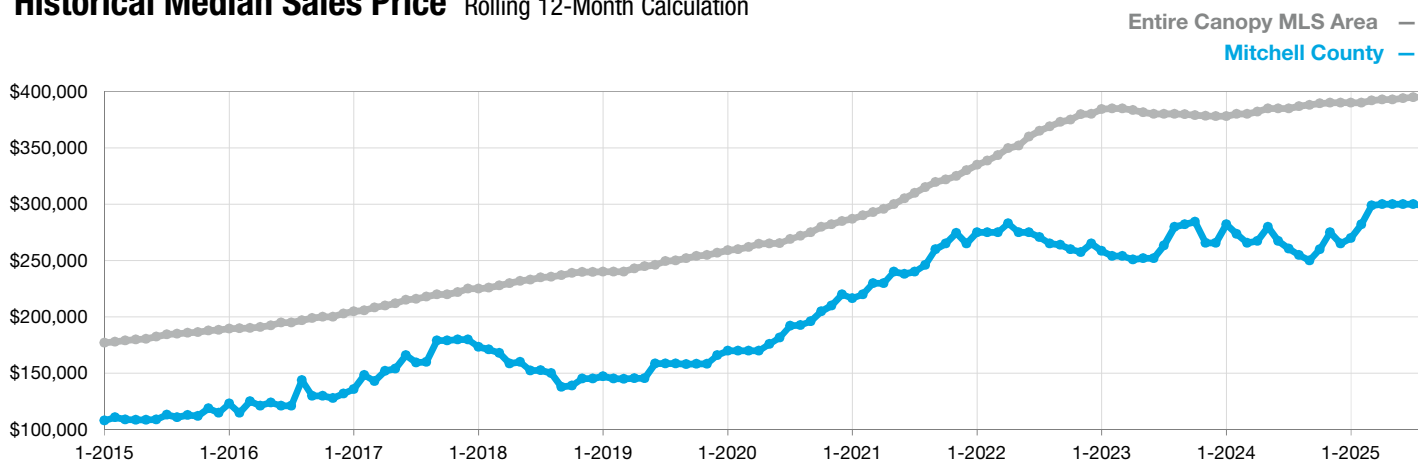
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	21	29	+ 38.1%	148	177	+ 19.6%
Pending Sales	9	10	+ 11.1%	84	81	- 3.6%
Closed Sales	14	8	- 42.9%	81	75	- 7.4%
Median Sales Price*	\$373,750	\$272,500	- 27.1%	\$250,000	\$296,000	+ 18.4%
Average Sales Price*	\$423,464	\$319,675	- 24.5%	\$348,728	\$319,177	- 8.5%
Percent of Original List Price Received*	88.3%	94.3%	+ 6.8%	89.0%	91.1%	+ 2.4%
List to Close	124	139	+ 12.1%	127	136	+ 7.1%
Days on Market Until Sale	66	67	+ 1.5%	78	83	+ 6.4%
Cumulative Days on Market Until Sale	96	68	- 29.2%	103	99	- 3.9%
Average List Price	\$336,241	\$444,586	+ 32.2%	\$427,310	\$440,748	+ 3.1%
Inventory of Homes for Sale	78	111	+ 42.3%	--	--	--
Months Supply of Inventory	7.6	12.2	+ 60.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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