

Local Market Update for January 2026

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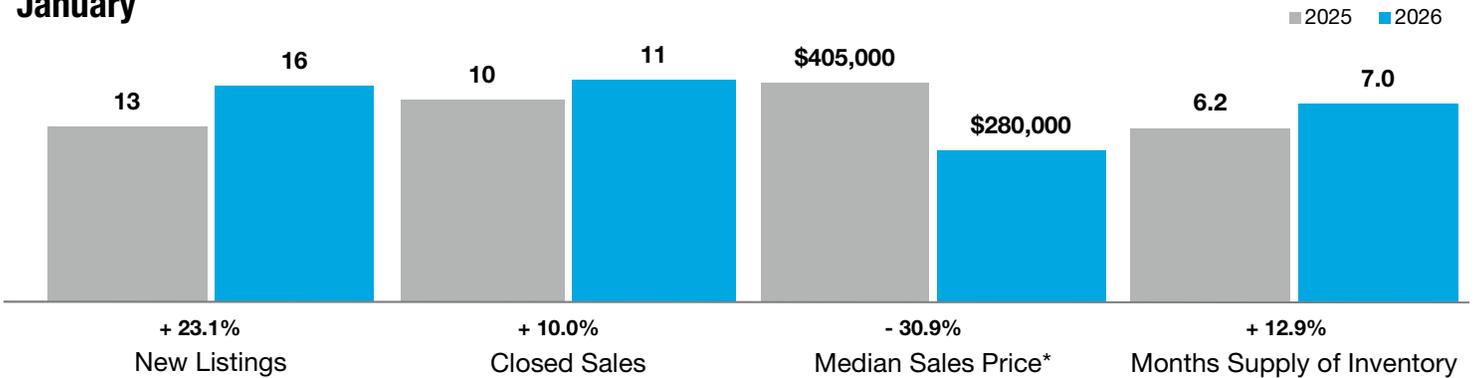
Mitchell County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	13	16	+ 23.1%	13	16	+ 23.1%
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$405,000	\$280,000	- 30.9%	\$405,000	\$280,000	- 30.9%
Average Sales Price*	\$381,600	\$340,295	- 10.8%	\$381,600	\$340,295	- 10.8%
Percent of Original List Price Received*	90.0%	92.5%	+ 2.8%	90.0%	92.5%	+ 2.8%
List to Close	158	111	- 29.7%	158	111	- 29.7%
Days on Market Until Sale	95	48	- 49.5%	95	48	- 49.5%
Cumulative Days on Market Until Sale	139	72	- 48.2%	139	72	- 48.2%
Average List Price	\$300,769	\$348,268	+ 15.8%	\$300,769	\$348,268	+ 15.8%
Inventory of Homes for Sale	59	79	+ 33.9%	--	--	--
Months Supply of Inventory	6.2	7.0	+ 12.9%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

