

Local Market Update for February 2026

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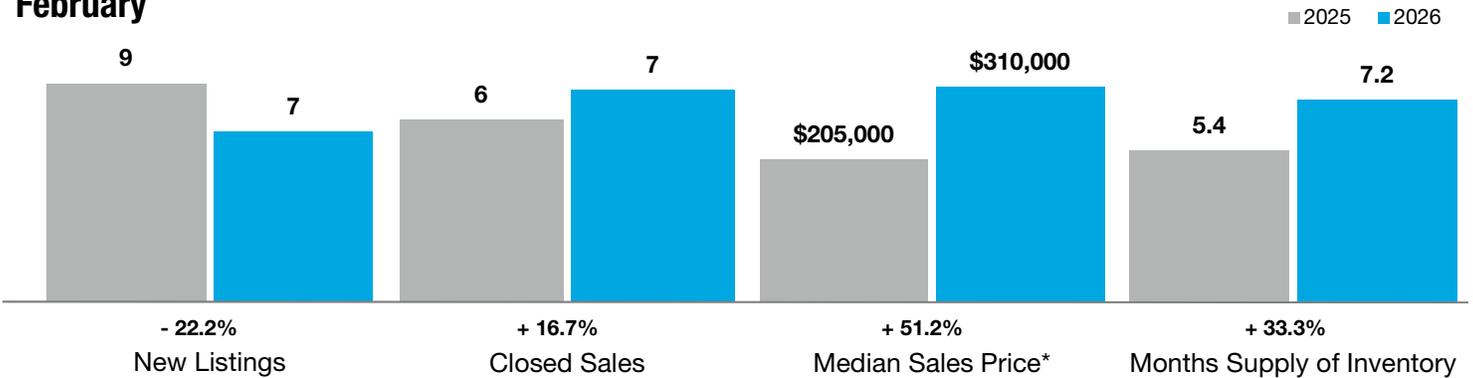
Mitchell County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	9	7	- 22.2%	22	24	+ 9.1%
Pending Sales	9	6	- 33.3%	16	15	- 6.3%
Closed Sales	6	7	+ 16.7%	16	18	+ 12.5%
Median Sales Price*	\$205,000	\$310,000	+ 51.2%	\$272,000	\$295,000	+ 8.5%
Average Sales Price*	\$240,833	\$274,000	+ 13.8%	\$328,813	\$314,514	- 4.3%
Percent of Original List Price Received*	83.0%	81.0%	- 2.4%	87.7%	88.5%	+ 0.9%
List to Close	204	106	- 48.0%	175	109	- 37.7%
Days on Market Until Sale	152	71	- 53.3%	116	57	- 50.9%
Cumulative Days on Market Until Sale	153	152	- 0.7%	144	100	- 30.6%
Average List Price	\$384,800	\$618,286	+ 60.7%	\$335,145	\$423,708	+ 26.4%
Inventory of Homes for Sale	51	77	+ 51.0%	--	--	--
Months Supply of Inventory	5.4	7.2	+ 33.3%	--	--	--

* 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

