

Local Market Update for August 2026

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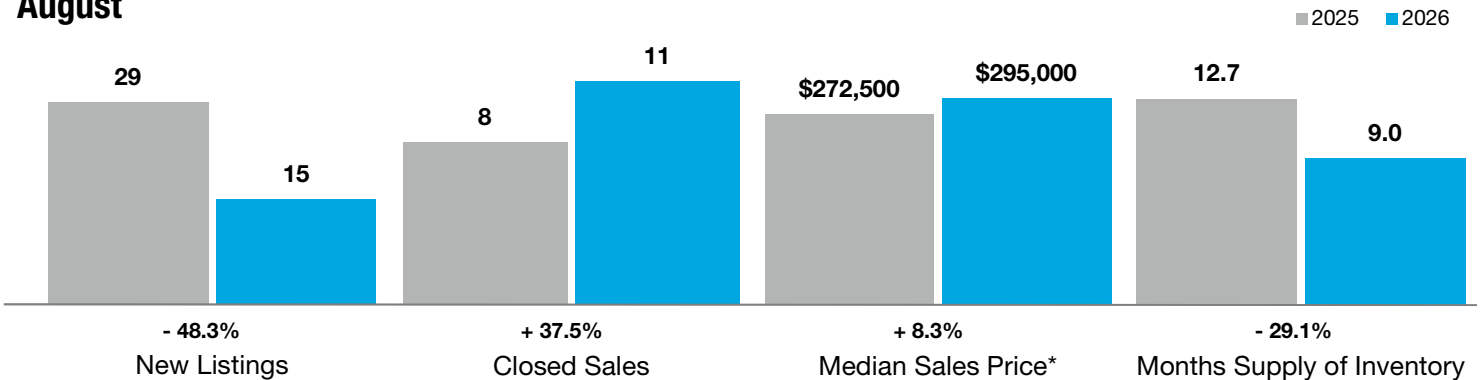
Mitchell County

North Carolina

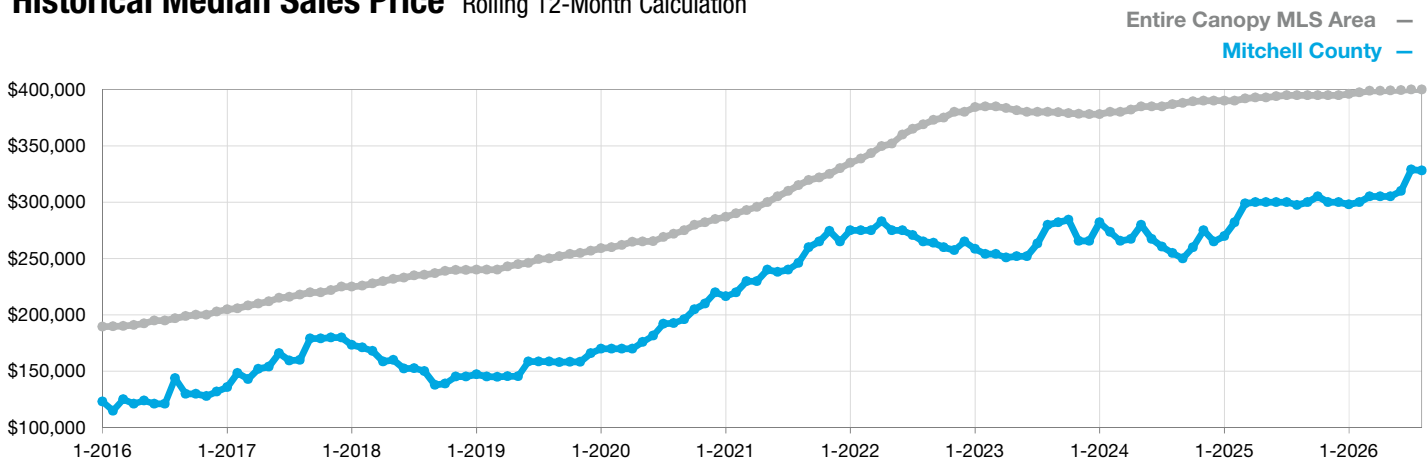
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	29	15	- 48.3%	177	187	+ 5.6%
Pending Sales	10	20	+ 100.0%	79	98	+ 24.1%
Closed Sales	8	11	+ 37.5%	76	88	+ 15.8%
Median Sales Price*	\$272,500	\$295,000	+ 8.3%	\$295,500	\$325,000	+ 10.0%
Average Sales Price*	\$319,675	\$338,227	+ 5.8%	\$317,675	\$414,709	+ 30.5%
Percent of Original List Price Received*	94.3%	94.2%	- 0.1%	91.2%	90.3%	- 1.0%
List to Close	139	156	+ 12.2%	135	121	- 10.4%
Days on Market Until Sale	67	126	+ 88.1%	83	78	- 6.0%
Cumulative Days on Market Until Sale	68	126	+ 85.3%	98	99	+ 1.0%
Average List Price	\$439,048	\$385,980	- 12.1%	\$436,385	\$439,537	+ 0.7%
Inventory of Homes for Sale	113	112	- 0.9%	--	--	--
Months Supply of Inventory	12.7	9.0	- 29.1%	--	--	--

* 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, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.