

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
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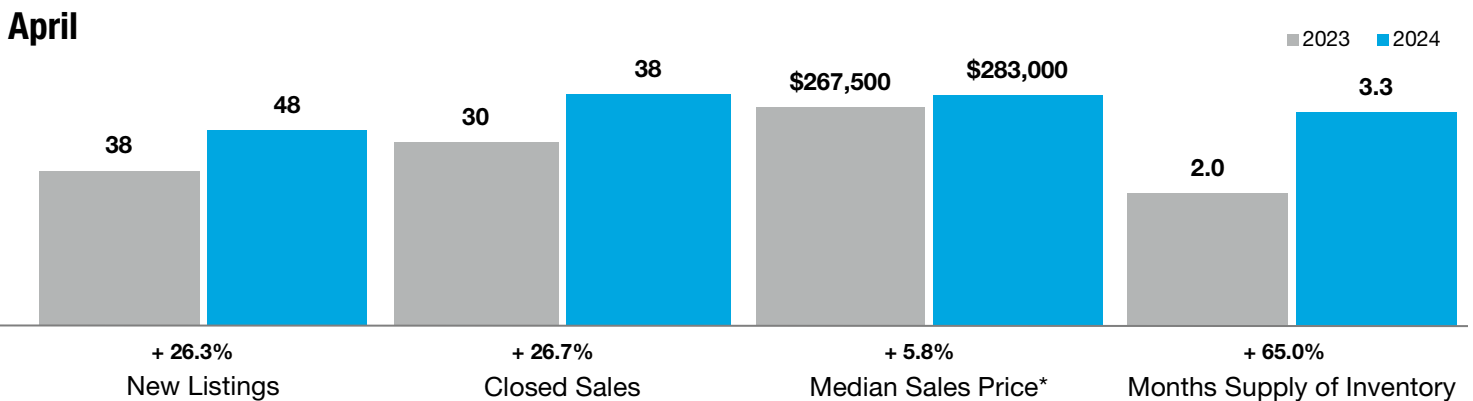


McDowell County

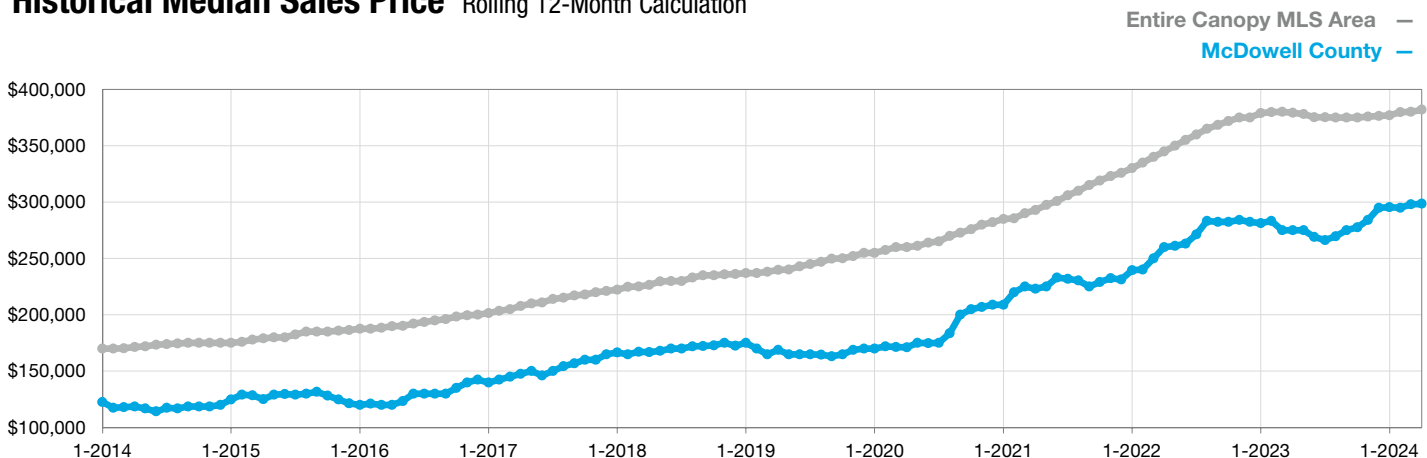
North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	38	48	+ 26.3%	140	174	+ 24.3%
Pending Sales	29	35	+ 20.7%	124	135	+ 8.9%
Closed Sales	30	38	+ 26.7%	114	138	+ 21.1%
Median Sales Price*	\$267,500	\$283,000	+ 5.8%	\$275,000	\$292,500	+ 6.4%
Average Sales Price*	\$340,597	\$357,712	+ 5.0%	\$326,289	\$424,413	+ 30.1%
Percent of Original List Price Received*	97.5%	91.5%	- 6.2%	93.9%	91.7%	- 2.3%
List to Close	108	114	+ 5.6%	95	119	+ 25.3%
Days on Market Until Sale	43	67	+ 55.8%	44	62	+ 40.9%
Cumulative Days on Market Until Sale	49	68	+ 38.8%	47	66	+ 40.4%
Average List Price	\$370,254	\$486,346	+ 31.4%	\$400,768	\$430,113	+ 7.3%
Inventory of Homes for Sale	69	112	+ 62.3%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



Current as of May 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.