

Local Market Update for March 2024

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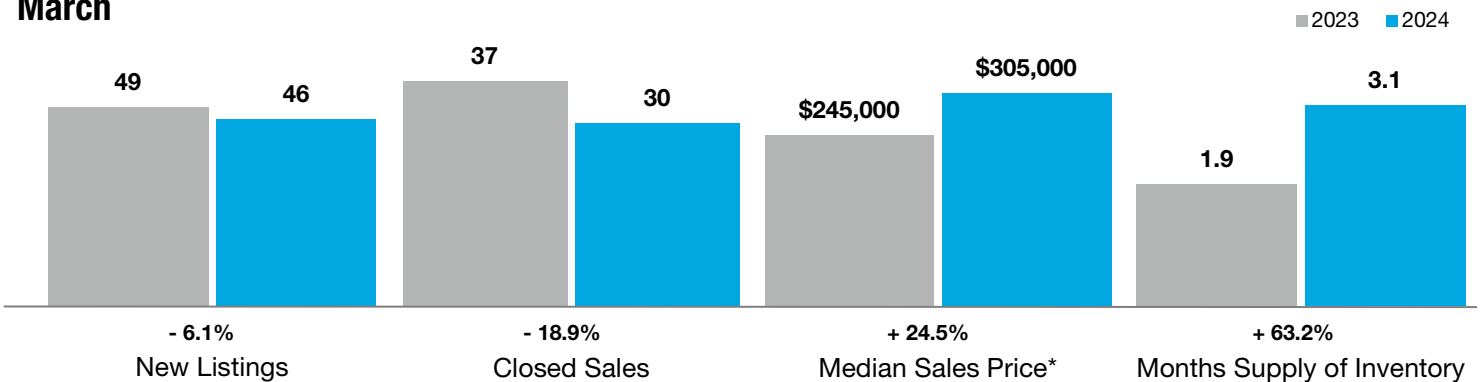
McDowell County

North Carolina

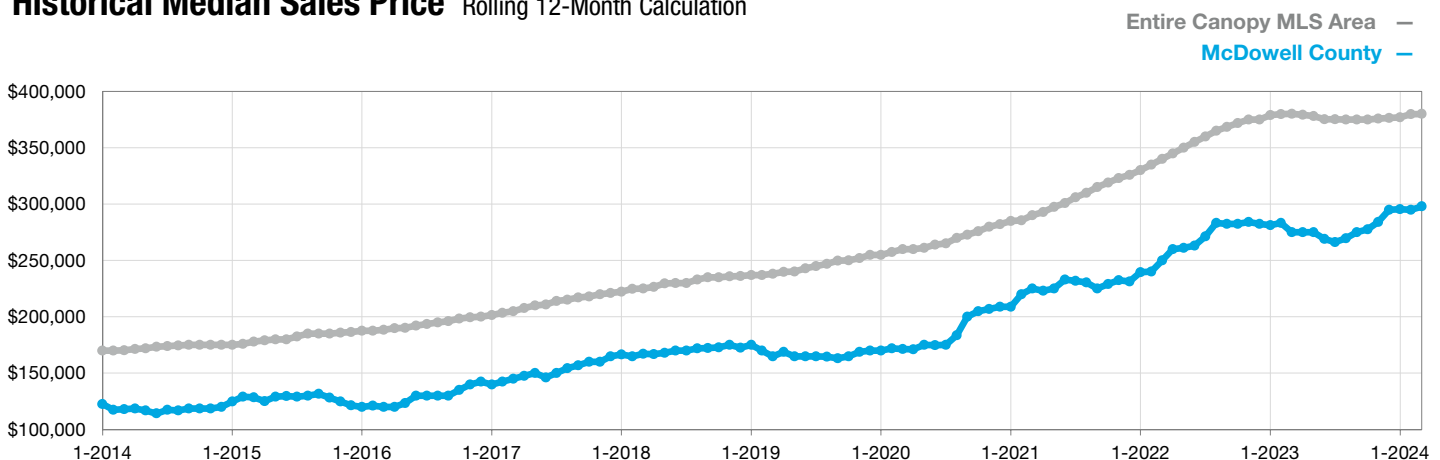
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	49	46	- 6.1%	102	125	+ 22.5%
Pending Sales	35	35	0.0%	95	104	+ 9.5%
Closed Sales	37	30	- 18.9%	84	100	+ 19.0%
Median Sales Price*	\$245,000	\$305,000	+ 24.5%	\$275,000	\$303,000	+ 10.2%
Average Sales Price*	\$263,354	\$565,710	+ 114.8%	\$321,117	\$449,759	+ 40.1%
Percent of Original List Price Received*	89.5%	94.8%	+ 5.9%	92.6%	91.7%	- 1.0%
List to Close	104	133	+ 27.9%	90	120	+ 33.3%
Days on Market Until Sale	57	68	+ 19.3%	45	60	+ 33.3%
Cumulative Days on Market Until Sale	58	66	+ 13.8%	46	65	+ 41.3%
Average List Price	\$403,514	\$427,633	+ 6.0%	\$411,946	\$413,529	+ 0.4%
Inventory of Homes for Sale	66	105	+ 59.1%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation



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