

Local Market Update for February 2024

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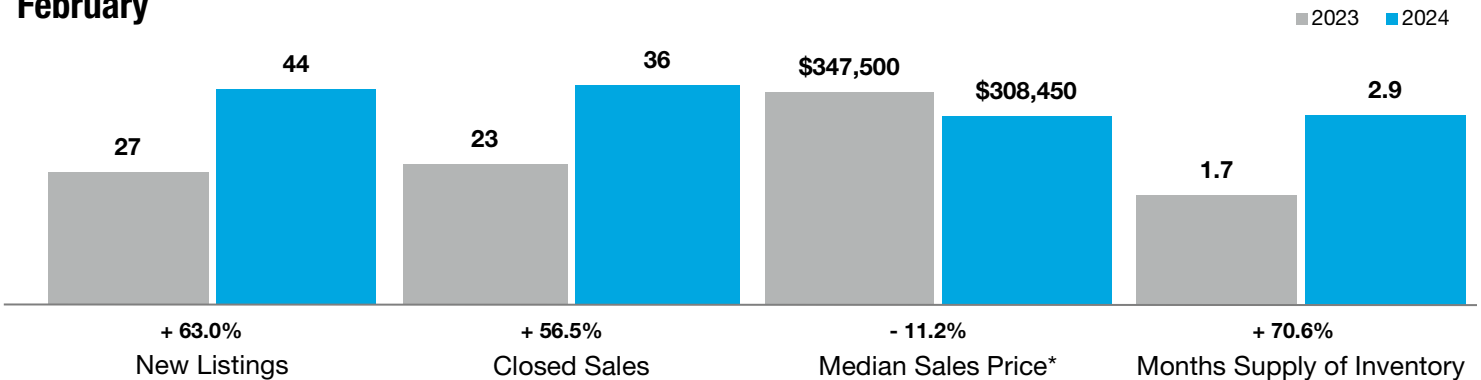
McDowell County

North Carolina

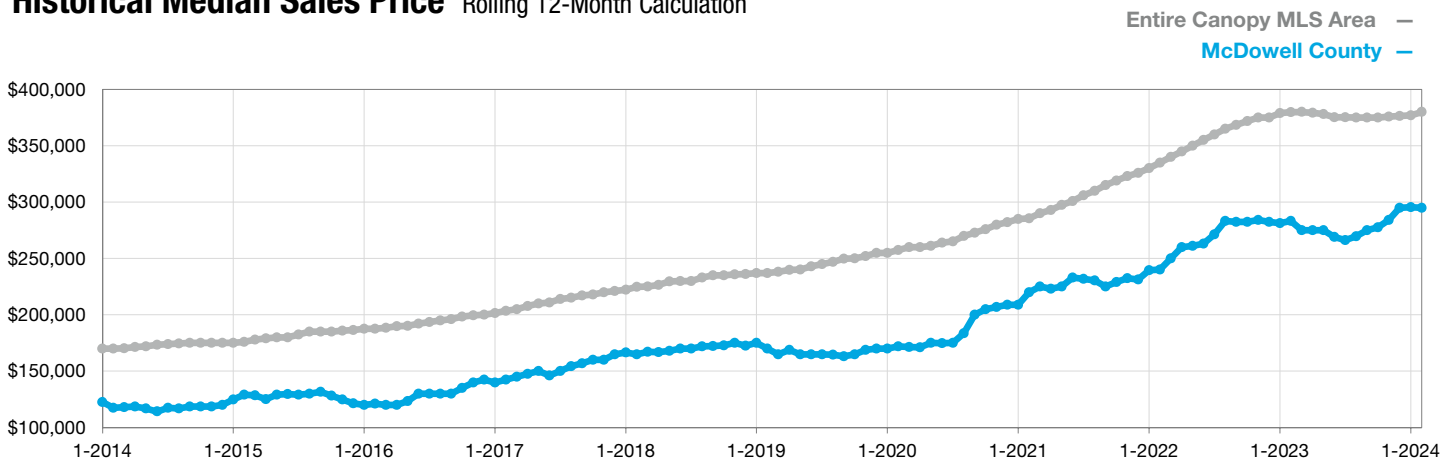
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	27	44	+ 63.0%	53	78	+ 47.2%
Pending Sales	25	33	+ 32.0%	60	71	+ 18.3%
Closed Sales	23	36	+ 56.5%	47	70	+ 48.9%
Median Sales Price*	\$347,500	\$308,450	- 11.2%	\$298,500	\$303,000	+ 1.5%
Average Sales Price*	\$396,068	\$320,719	- 19.0%	\$367,579	\$400,066	+ 8.8%
Percent of Original List Price Received*	93.8%	91.6%	- 2.3%	95.0%	90.5%	- 4.7%
List to Close	80	120	+ 50.0%	77	114	+ 48.1%
Days on Market Until Sale	39	61	+ 56.4%	35	56	+ 60.0%
Cumulative Days on Market Until Sale	42	72	+ 71.4%	37	65	+ 75.7%
Average List Price	\$537,873	\$440,016	- 18.2%	\$419,892	\$409,428	- 2.5%
Inventory of Homes for Sale	62	99	+ 59.7%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--

* 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



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