

Local Market Update for May 2024

A research tool provided by the Canopy Realtor® Association
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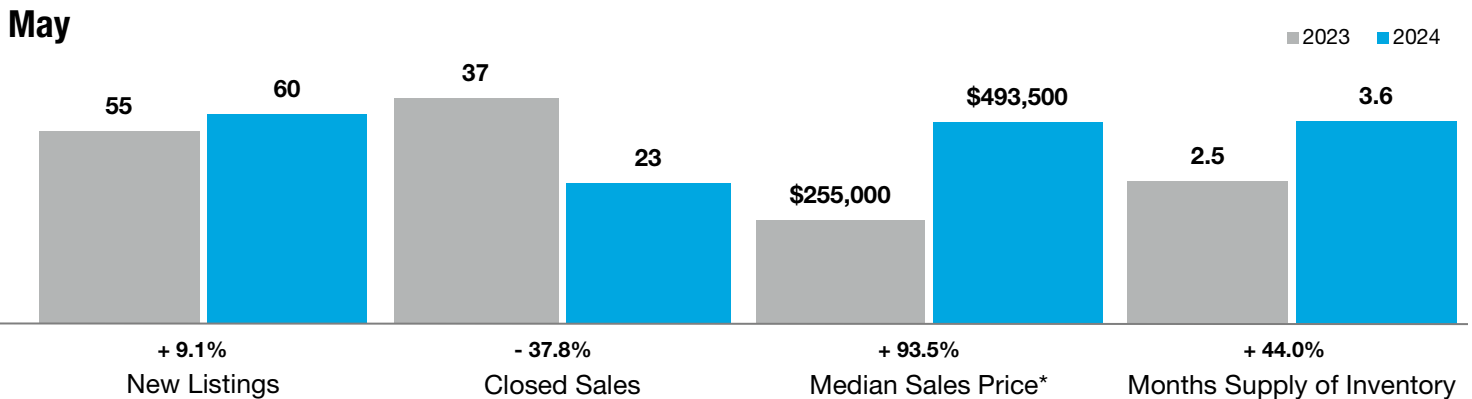


McDowell County

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	55	60	+ 9.1%	194	234	+ 20.6%
Pending Sales	39	41	+ 5.1%	163	173	+ 6.1%
Closed Sales	37	23	- 37.8%	148	165	+ 11.5%
Median Sales Price*	\$255,000	\$493,500	+ 93.5%	\$275,000	\$310,000	+ 12.7%
Average Sales Price*	\$307,659	\$548,813	+ 78.4%	\$325,031	\$439,901	+ 35.3%
Percent of Original List Price Received*	96.2%	91.9%	- 4.5%	94.2%	91.7%	- 2.7%
List to Close	66	134	+ 103.0%	88	121	+ 37.5%
Days on Market Until Sale	24	104	+ 333.3%	40	67	+ 67.5%
Cumulative Days on Market Until Sale	35	120	+ 242.9%	45	73	+ 62.2%
Average List Price	\$550,983	\$531,692	- 3.5%	\$444,498	\$453,171	+ 2.0%
Inventory of Homes for Sale	80	121	+ 51.3%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

* 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

