

Local Market Update for July 2024

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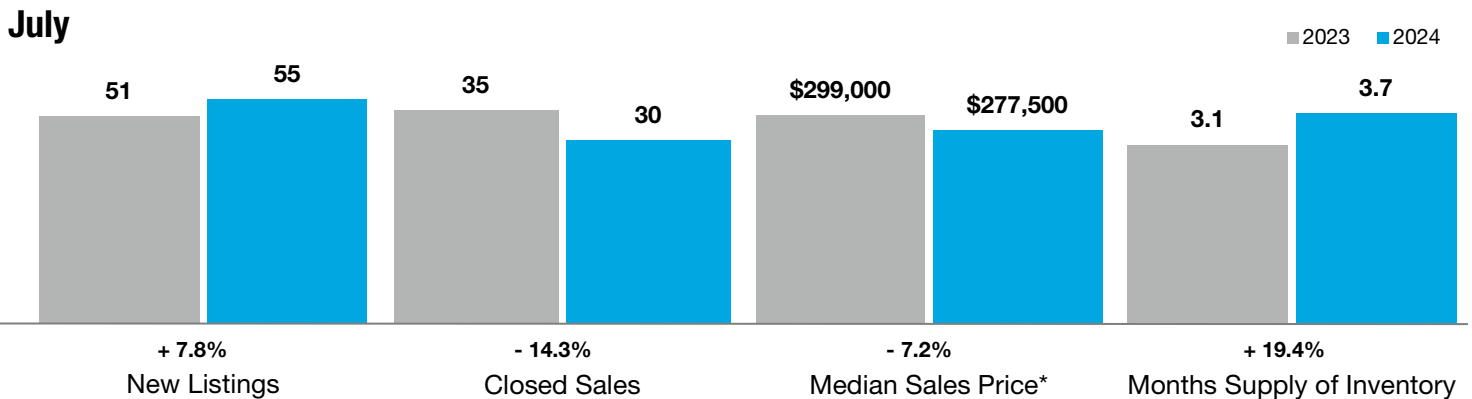


McDowell County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	51	55	+ 7.8%	295	345	+ 16.9%
Pending Sales	37	41	+ 10.8%	233	256	+ 9.9%
Closed Sales	35	30	- 14.3%	219	238	+ 8.7%
Median Sales Price*	\$299,000	\$277,500	- 7.2%	\$275,000	\$297,500	+ 8.2%
Average Sales Price*	\$467,459	\$426,387	- 8.8%	\$348,442	\$424,839	+ 21.9%
Percent of Original List Price Received*	97.1%	92.0%	- 5.3%	95.5%	92.1%	- 3.6%
List to Close	72	114	+ 58.3%	82	113	+ 37.8%
Days on Market Until Sale	36	75	+ 108.3%	37	63	+ 70.3%
Cumulative Days on Market Until Sale	37	90	+ 143.2%	42	71	+ 69.0%
Average List Price	\$436,134	\$465,483	+ 6.7%	\$435,528	\$448,413	+ 3.0%
Inventory of Homes for Sale	100	130	+ 30.0%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--

* 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

