

Local Market Update for August 2024

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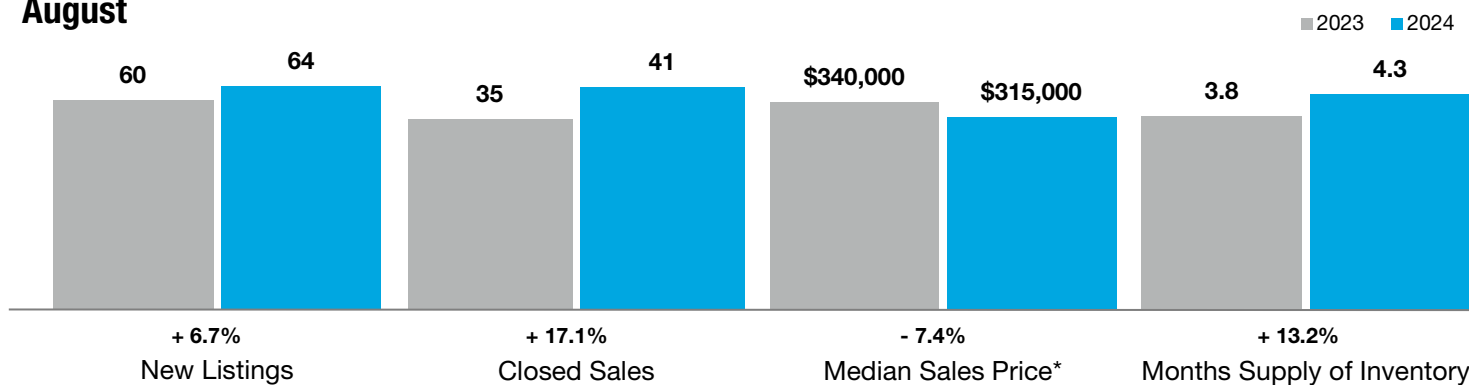
McDowell County

North Carolina

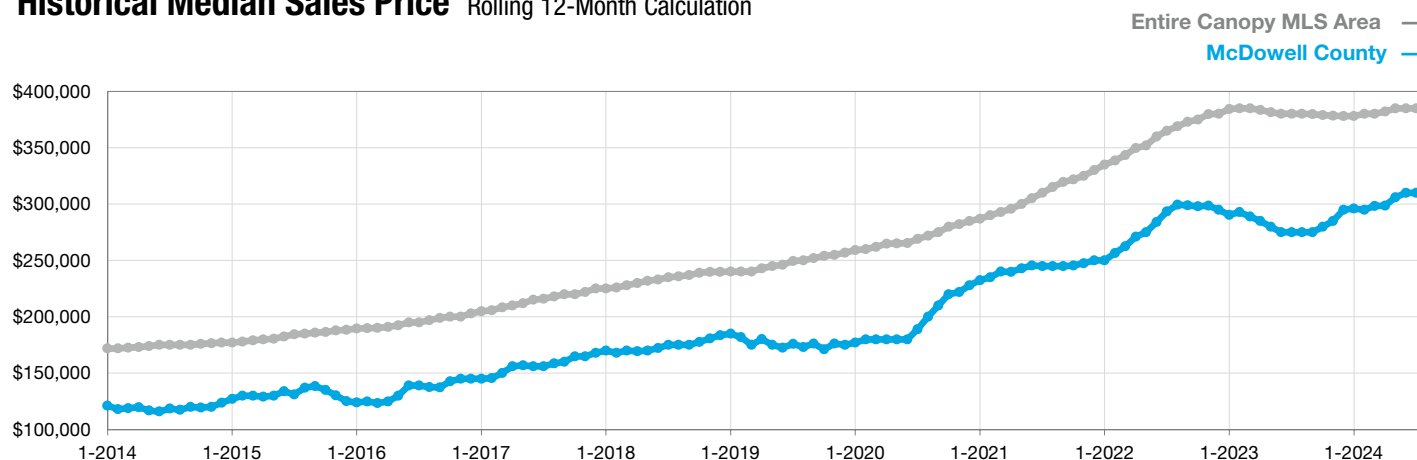
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	60	64	+ 6.7%	355	409	+ 15.2%
Pending Sales	32	34	+ 6.3%	265	284	+ 7.2%
Closed Sales	35	41	+ 17.1%	254	281	+ 10.6%
Median Sales Price*	\$340,000	\$315,000	- 7.4%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$373,406	\$370,061	- 0.9%	\$351,910	\$416,765	+ 18.4%
Percent of Original List Price Received*	96.2%	93.9%	- 2.4%	95.6%	92.4%	- 3.3%
List to Close	75	94	+ 25.3%	81	110	+ 35.8%
Days on Market Until Sale	36	47	+ 30.6%	37	60	+ 62.2%
Cumulative Days on Market Until Sale	37	67	+ 81.1%	41	71	+ 73.2%
Average List Price	\$403,300	\$522,643	+ 29.6%	\$430,064	\$457,800	+ 6.4%
Inventory of Homes for Sale	117	148	+ 26.5%	--	--	--
Months Supply of Inventory	3.8	4.3	+ 13.2%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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