

Local Market Update for September 2024

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



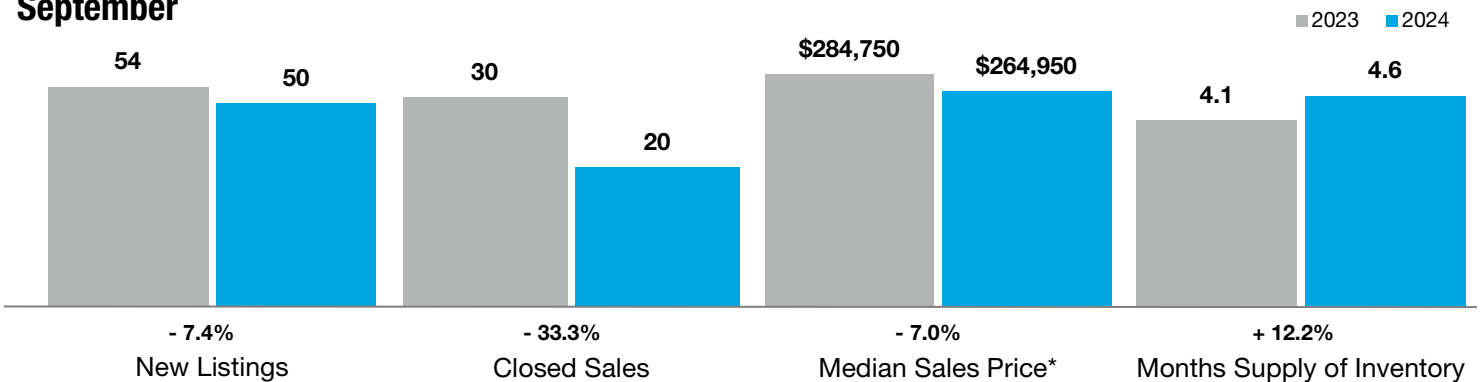
McDowell County

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	54	50	- 7.4%	409	459	+ 12.2%
Pending Sales	34	31	- 8.8%	299	312	+ 4.3%
Closed Sales	30	20	- 33.3%	284	301	+ 6.0%
Median Sales Price*	\$284,750	\$264,950	- 7.0%	\$280,500	\$299,500	+ 6.8%
Average Sales Price*	\$294,167	\$281,150	- 4.4%	\$345,767	\$407,754	+ 17.9%
Percent of Original List Price Received*	94.7%	94.0%	- 0.7%	95.5%	92.5%	- 3.1%
List to Close	62	73	+ 17.7%	79	107	+ 35.4%
Days on Market Until Sale	19	30	+ 57.9%	35	58	+ 65.7%
Cumulative Days on Market Until Sale	19	31	+ 63.2%	39	68	+ 74.4%
Average List Price	\$566,688	\$541,966	- 4.4%	\$448,122	\$464,467	+ 3.6%
Inventory of Homes for Sale	126	159	+ 26.2%	--	--	--
Months Supply of Inventory	4.1	4.6	+ 12.2%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

