

Local Market Update for October 2024

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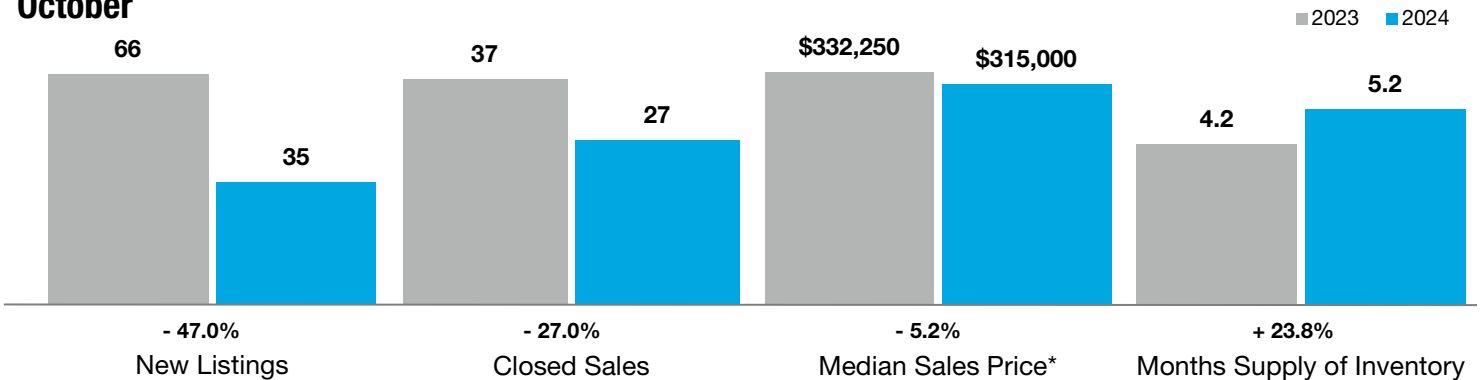
McDowell County

North Carolina

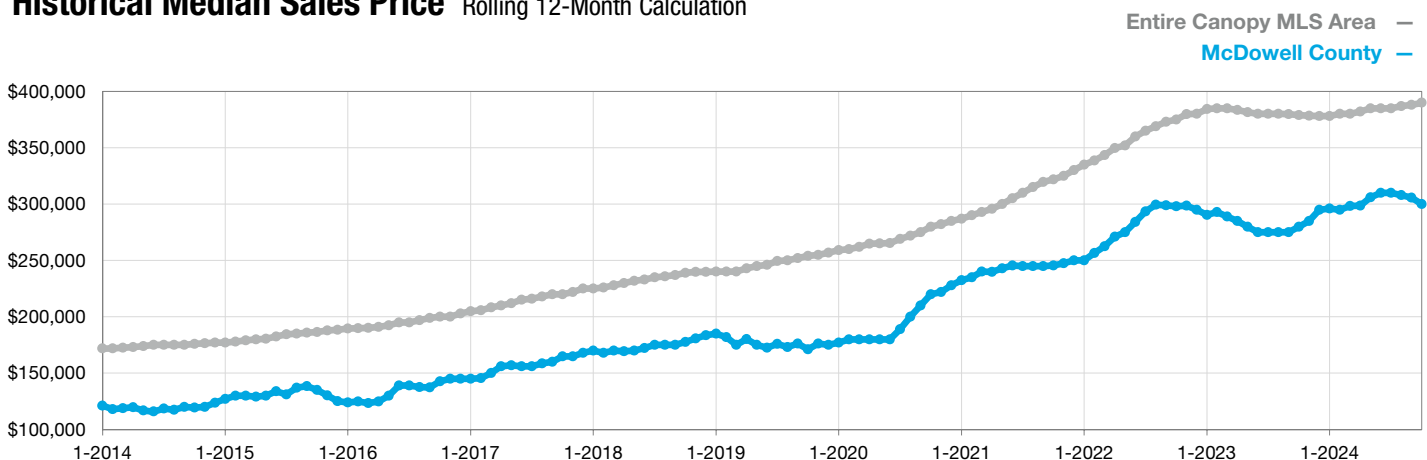
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	66	35	- 47.0%	475	494	+ 4.0%
Pending Sales	40	17	- 57.5%	339	318	- 6.2%
Closed Sales	37	27	- 27.0%	321	330	+ 2.8%
Median Sales Price*	\$332,250	\$315,000	- 5.2%	\$285,500	\$299,750	+ 5.0%
Average Sales Price*	\$435,858	\$366,474	- 15.9%	\$355,966	\$403,549	+ 13.4%
Percent of Original List Price Received*	94.6%	91.0%	- 3.8%	95.4%	92.4%	- 3.1%
List to Close	62	95	+ 53.2%	77	106	+ 37.7%
Days on Market Until Sale	25	47	+ 88.0%	34	57	+ 67.6%
Cumulative Days on Market Until Sale	29	53	+ 82.8%	38	66	+ 73.7%
Average List Price	\$336,921	\$308,514	- 8.4%	\$432,406	\$451,154	+ 4.3%
Inventory of Homes for Sale	134	162	+ 20.9%	--	--	--
Months Supply of Inventory	4.2	5.2	+ 23.8%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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