

Local Market Update for November 2024

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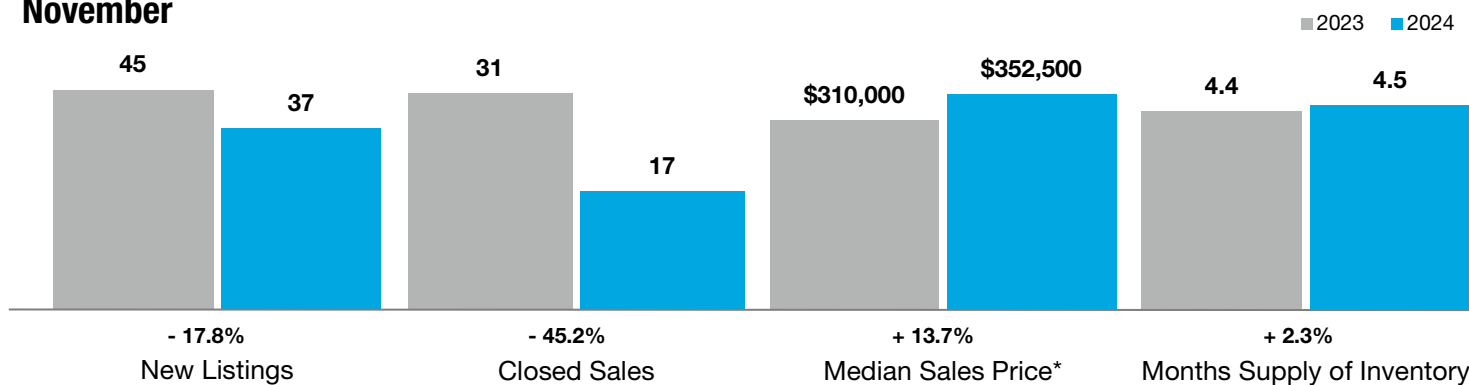
McDowell County

North Carolina

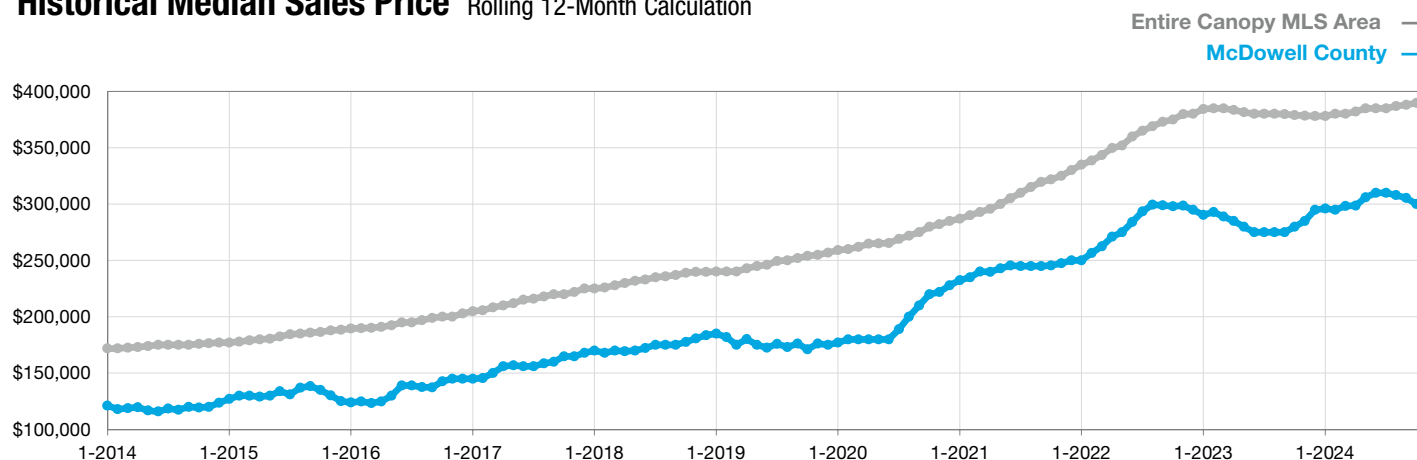
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	45	37	- 17.8%	520	530	+ 1.9%
Pending Sales	30	40	+ 33.3%	369	355	- 3.8%
Closed Sales	31	17	- 45.2%	352	348	- 1.1%
Median Sales Price*	\$310,000	\$352,500	+ 13.7%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$310,502	\$467,035	+ 50.4%	\$351,927	\$405,950	+ 15.4%
Percent of Original List Price Received*	87.9%	95.6%	+ 8.8%	94.7%	92.6%	- 2.2%
List to Close	108	77	- 28.7%	80	104	+ 30.0%
Days on Market Until Sale	68	37	- 45.6%	37	56	+ 51.4%
Cumulative Days on Market Until Sale	68	37	- 45.6%	40	65	+ 62.5%
Average List Price	\$424,349	\$467,284	+ 10.1%	\$431,698	\$451,306	+ 4.5%
Inventory of Homes for Sale	141	144	+ 2.1%	--	--	--
Months Supply of Inventory	4.4	4.5	+ 2.3%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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