

Local Market Update for December 2024

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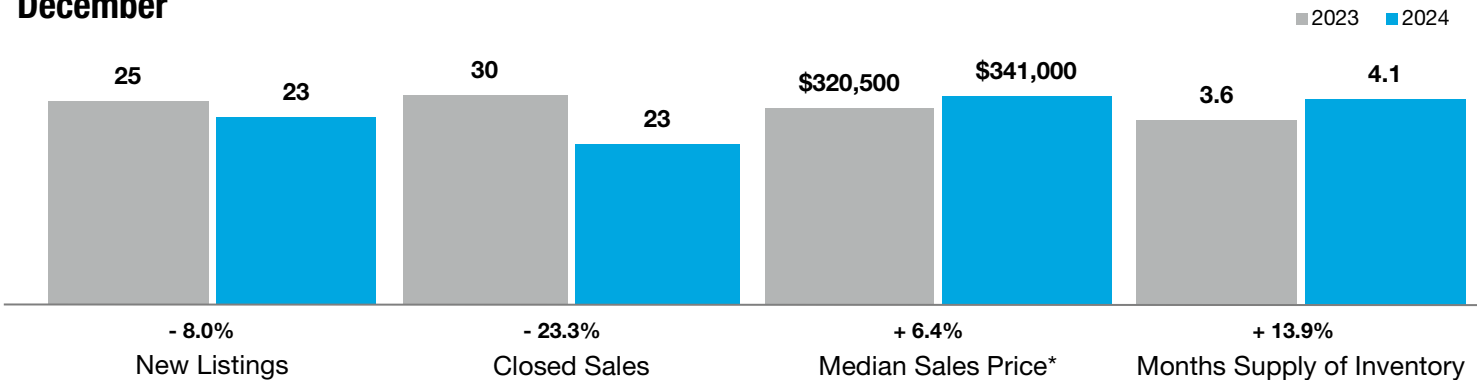
McDowell County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	25	23	- 8.0%	545	553	+ 1.5%
Pending Sales	29	22	- 24.1%	398	369	- 7.3%
Closed Sales	30	23	- 23.3%	382	371	- 2.9%
Median Sales Price*	\$320,500	\$341,000	+ 6.4%	\$295,000	\$300,000	+ 1.7%
Average Sales Price*	\$382,220	\$636,665	+ 66.6%	\$354,325	\$420,253	+ 18.6%
Percent of Original List Price Received*	97.0%	93.3%	- 3.8%	94.9%	92.6%	- 2.4%
List to Close	65	93	+ 43.1%	79	104	+ 31.6%
Days on Market Until Sale	22	54	+ 145.5%	36	56	+ 55.6%
Cumulative Days on Market Until Sale	24	69	+ 187.5%	39	65	+ 66.7%
Average List Price	\$371,016	\$537,645	+ 44.9%	\$428,854	\$452,938	+ 5.6%
Inventory of Homes for Sale	121	125	+ 3.3%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

