

Local Market Update for January 2025

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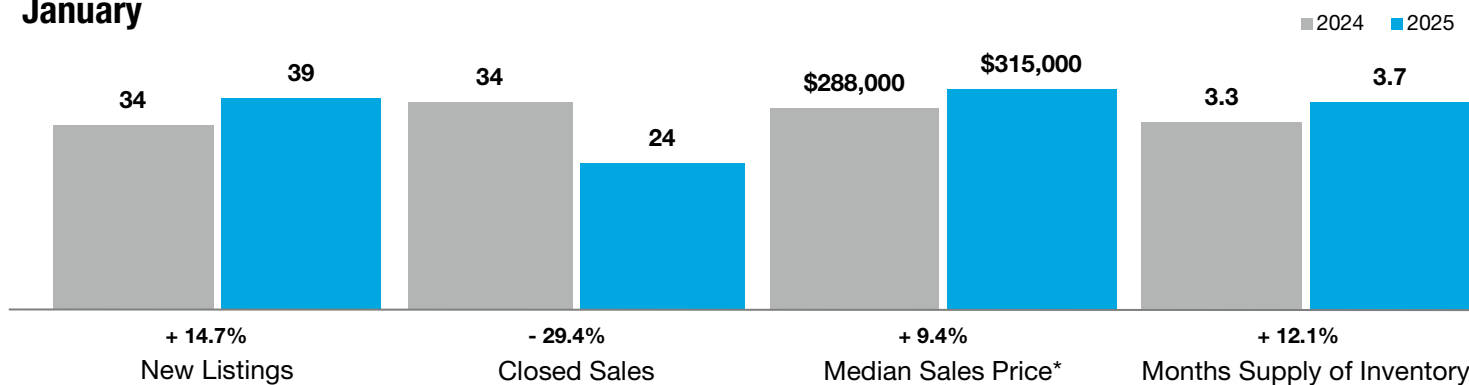
McDowell County

North Carolina

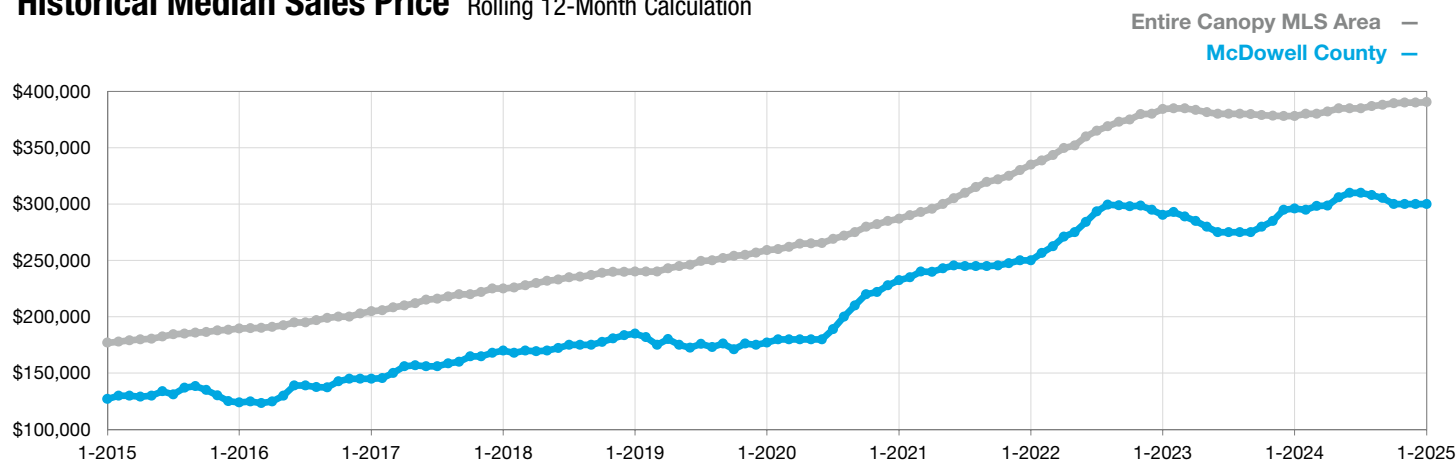
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	34	39	+ 14.7%	34	39	+ 14.7%
Pending Sales	37	42	+ 13.5%	37	42	+ 13.5%
Closed Sales	34	24	- 29.4%	34	24	- 29.4%
Median Sales Price*	\$288,000	\$315,000	+ 9.4%	\$288,000	\$315,000	+ 9.4%
Average Sales Price*	\$484,080	\$358,141	- 26.0%	\$484,080	\$358,141	- 26.0%
Percent of Original List Price Received*	89.3%	91.4%	+ 2.4%	89.3%	91.4%	+ 2.4%
List to Close	109	120	+ 10.1%	109	120	+ 10.1%
Days on Market Until Sale	52	68	+ 30.8%	52	68	+ 30.8%
Cumulative Days on Market Until Sale	58	70	+ 20.7%	58	70	+ 20.7%
Average List Price	\$363,523	\$507,090	+ 39.5%	\$363,523	\$507,090	+ 39.5%
Inventory of Homes for Sale	110	113	+ 2.7%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation



Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.