

# Local Market Update for February 2025

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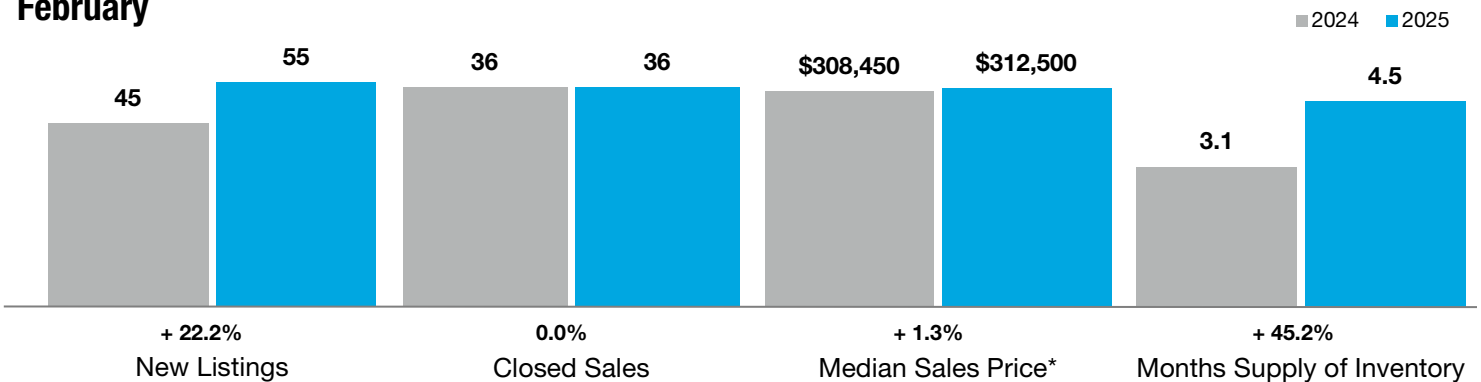
## McDowell County

North Carolina

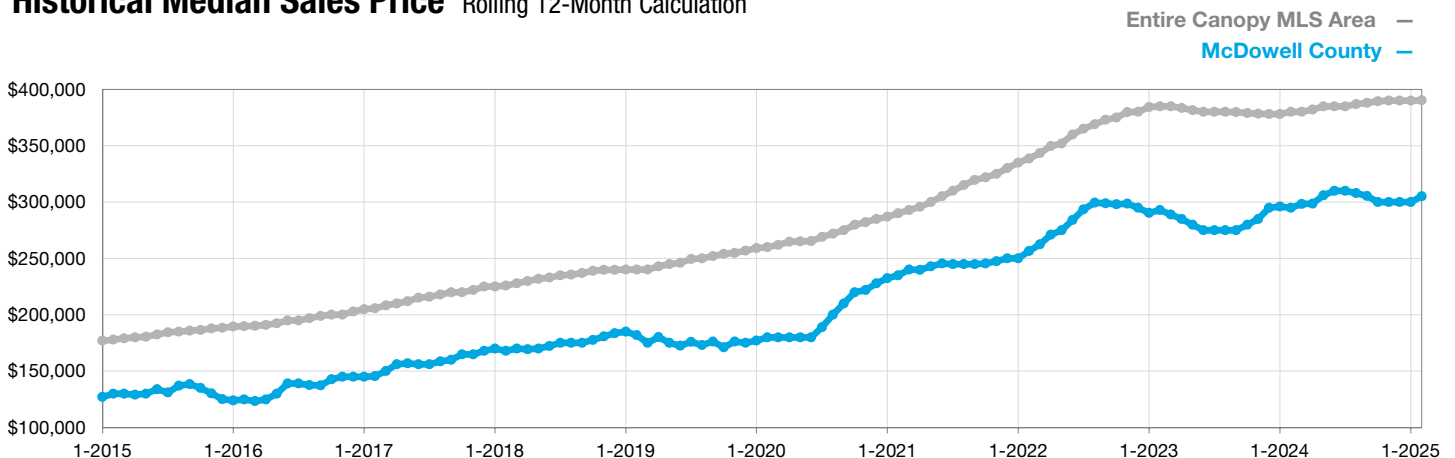
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	45	55	+ 22.2%	79	94	+ 19.0%
Pending Sales	31	27	- 12.9%	68	69	+ 1.5%
Closed Sales	36	36	0.0%	70	61	- 12.9%
Median Sales Price*	\$308,450	\$312,500	+ 1.3%	\$303,000	\$317,500	+ 4.8%
Average Sales Price*	\$320,719	\$376,354	+ 17.3%	\$400,066	\$369,100	- 7.7%
Percent of Original List Price Received*	91.6%	90.7%	- 1.0%	90.5%	91.1%	+ 0.7%
List to Close	120	122	+ 1.7%	114	124	+ 8.8%
Days on Market Until Sale	61	80	+ 31.1%	56	74	+ 32.1%
Cumulative Days on Market Until Sale	72	83	+ 15.3%	65	77	+ 18.5%
Average List Price	\$424,950	\$523,467	+ 23.2%	\$398,174	\$514,796	+ 29.3%
Inventory of Homes for Sale	104	138	+ 32.7%	--	--	--
Months Supply of Inventory	3.1	4.5	+ 45.2%	--	--	--

\* 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.

### February



### Historical Median Sales Price Rolling 12-Month Calculation



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