

Local Market Update for March 2025

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



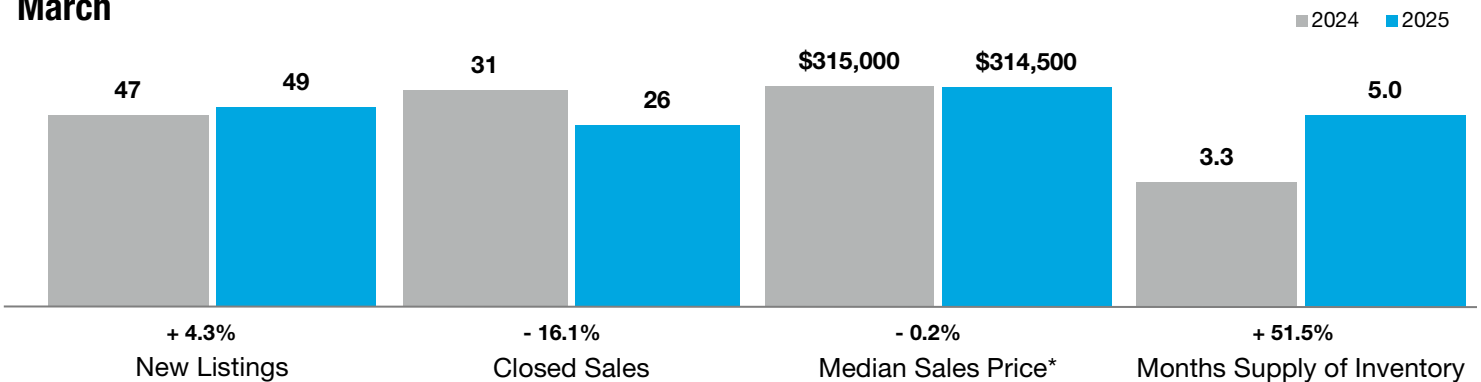
McDowell County

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	47	49	+ 4.3%	126	143	+ 13.5%
Pending Sales	32	31	- 3.1%	100	96	- 4.0%
Closed Sales	31	26	- 16.1%	101	89	- 11.9%
Median Sales Price*	\$315,000	\$314,500	- 0.2%	\$306,000	\$310,000	+ 1.3%
Average Sales Price*	\$564,558	\$382,881	- 32.2%	\$450,554	\$370,520	- 17.8%
Percent of Original List Price Received*	94.6%	92.9%	- 1.8%	91.7%	91.8%	+ 0.1%
List to Close	135	151	+ 11.9%	121	130	+ 7.4%
Days on Market Until Sale	67	88	+ 31.3%	60	77	+ 28.3%
Cumulative Days on Market Until Sale	66	93	+ 40.9%	65	80	+ 23.1%
Average List Price	\$412,413	\$582,016	+ 41.1%	\$403,528	\$534,812	+ 32.5%
Inventory of Homes for Sale	110	151	+ 37.3%	--	--	--
Months Supply of Inventory	3.3	5.0	+ 51.5%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

