

Local Market Update for April 2025

A research tool provided by the Canopy Realtor® Association
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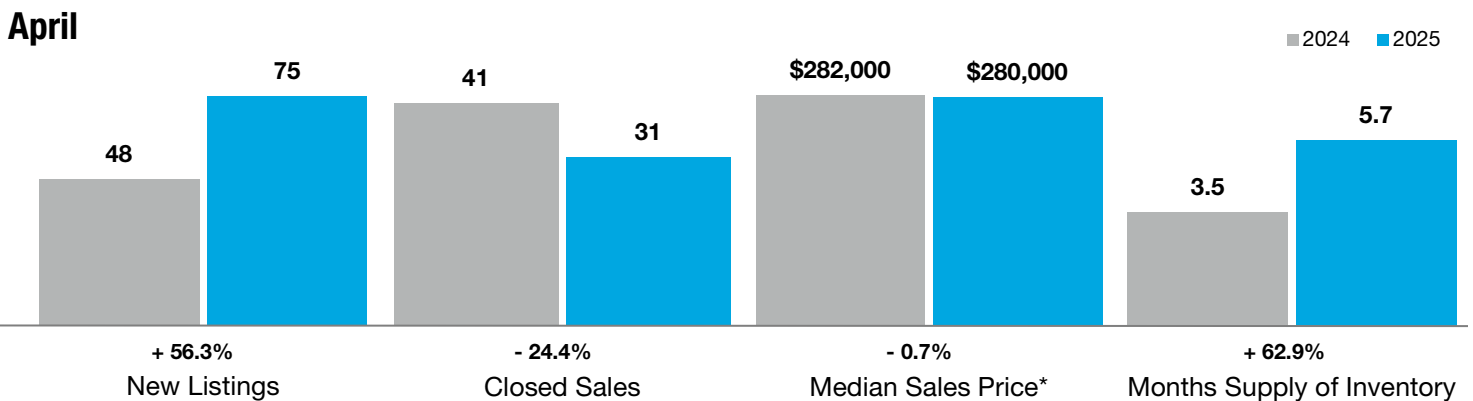


McDowell County

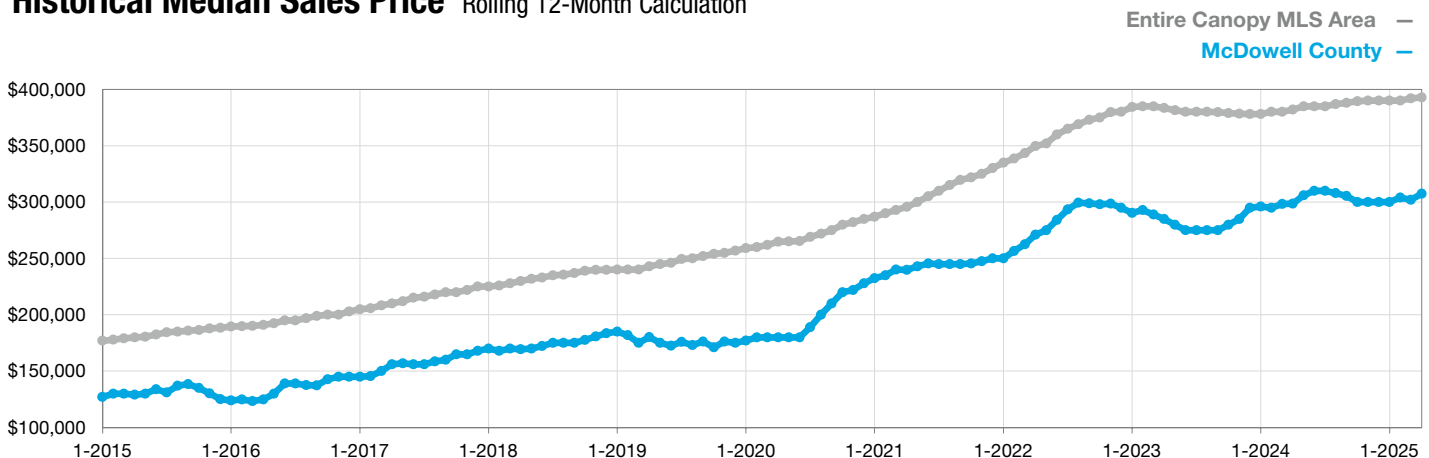
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	48	75	+ 56.3%	174	218	+ 25.3%
Pending Sales	31	39	+ 25.8%	131	133	+ 1.5%
Closed Sales	41	31	- 24.4%	142	120	- 15.5%
Median Sales Price*	\$282,000	\$280,000	- 0.7%	\$292,500	\$305,000	+ 4.3%
Average Sales Price*	\$352,563	\$361,713	+ 2.6%	\$422,260	\$368,226	- 12.8%
Percent of Original List Price Received*	91.4%	91.1%	- 0.3%	91.6%	91.6%	0.0%
List to Close	114	117	+ 2.6%	119	127	+ 6.7%
Days on Market Until Sale	64	69	+ 7.8%	61	75	+ 23.0%
Cumulative Days on Market Until Sale	64	73	+ 14.1%	65	78	+ 20.0%
Average List Price	\$475,276	\$563,791	+ 18.6%	\$423,434	\$540,782	+ 27.7%
Inventory of Homes for Sale	118	174	+ 47.5%	--	--	--
Months Supply of Inventory	3.5	5.7	+ 62.9%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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