

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
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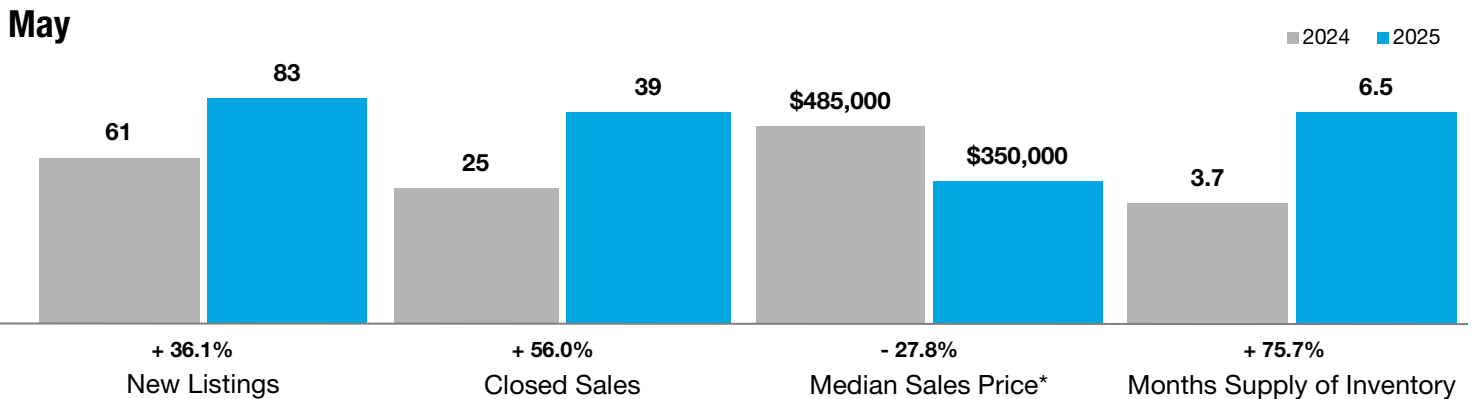


McDowell County

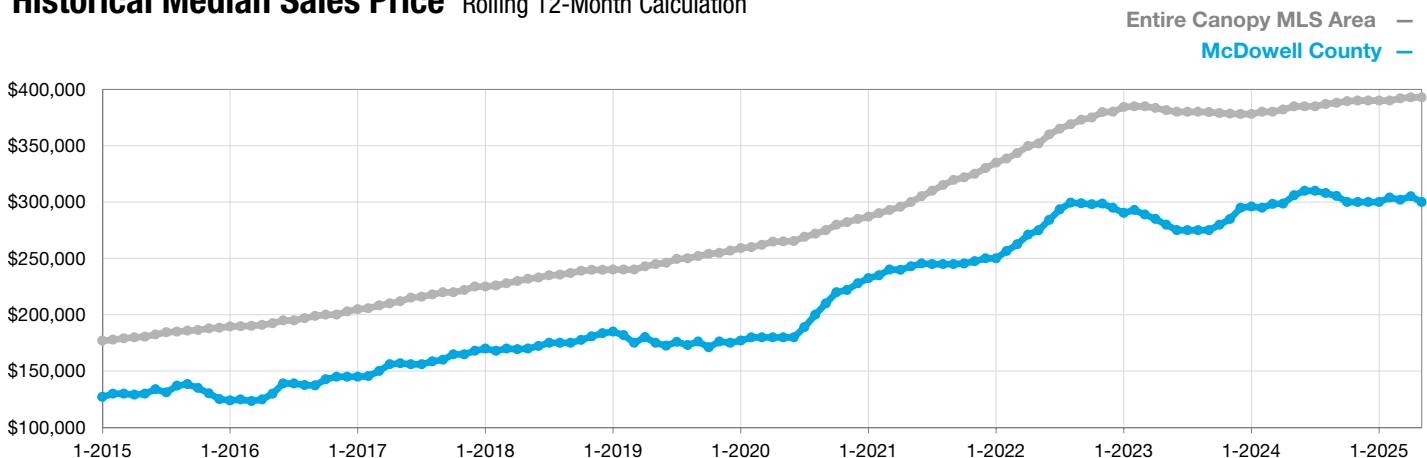
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	61	83	+ 36.1%	235	302	+ 28.5%
Pending Sales	37	47	+ 27.0%	168	175	+ 4.2%
Closed Sales	25	39	+ 56.0%	167	160	- 4.2%
Median Sales Price*	\$485,000	\$350,000	- 27.8%	\$310,000	\$315,000	+ 1.6%
Average Sales Price*	\$525,146	\$473,271	- 9.9%	\$437,663	\$393,374	- 10.1%
Percent of Original List Price Received*	92.2%	95.8%	+ 3.9%	91.7%	92.6%	+ 1.0%
List to Close	127	93	- 26.8%	120	118	- 1.7%
Days on Market Until Sale	96	48	- 50.0%	66	68	+ 3.0%
Cumulative Days on Market Until Sale	111	61	- 45.0%	72	74	+ 2.8%
Average List Price	\$504,300	\$475,124	- 5.8%	\$444,258	\$518,853	+ 16.8%
Inventory of Homes for Sale	124	201	+ 62.1%	--	--	--
Months Supply of Inventory	3.7	6.5	+ 75.7%	--	--	--

* 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 June 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.