

# Local Market Update for June 2025

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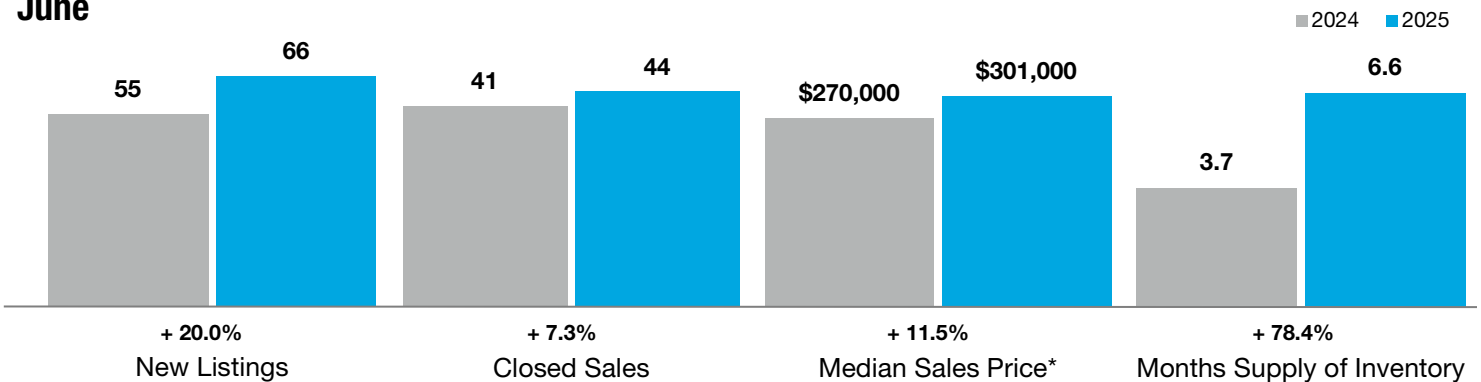
## McDowell County

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	55	66	+ 20.0%	290	368	+ 26.9%
Pending Sales	40	51	+ 27.5%	208	223	+ 7.2%
Closed Sales	41	44	+ 7.3%	208	204	- 1.9%
Median Sales Price*	\$270,000	\$301,000	+ 11.5%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$371,472	\$413,733	+ 11.4%	\$424,615	\$397,787	- 6.3%
Percent of Original List Price Received*	93.7%	92.7%	- 1.1%	92.1%	92.6%	+ 0.5%
List to Close	82	102	+ 24.4%	112	115	+ 2.7%
Days on Market Until Sale	40	53	+ 32.5%	61	65	+ 6.6%
Cumulative Days on Market Until Sale	54	69	+ 27.8%	69	73	+ 5.8%
Average List Price	\$418,028	\$616,618	+ 47.5%	\$439,386	\$529,664	+ 20.5%
Inventory of Homes for Sale	125	207	+ 65.6%	--	--	--
Months Supply of Inventory	3.7	6.6	+ 78.4%	--	--	--

\* 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.

### June



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

