

Local Market Update for July 2025

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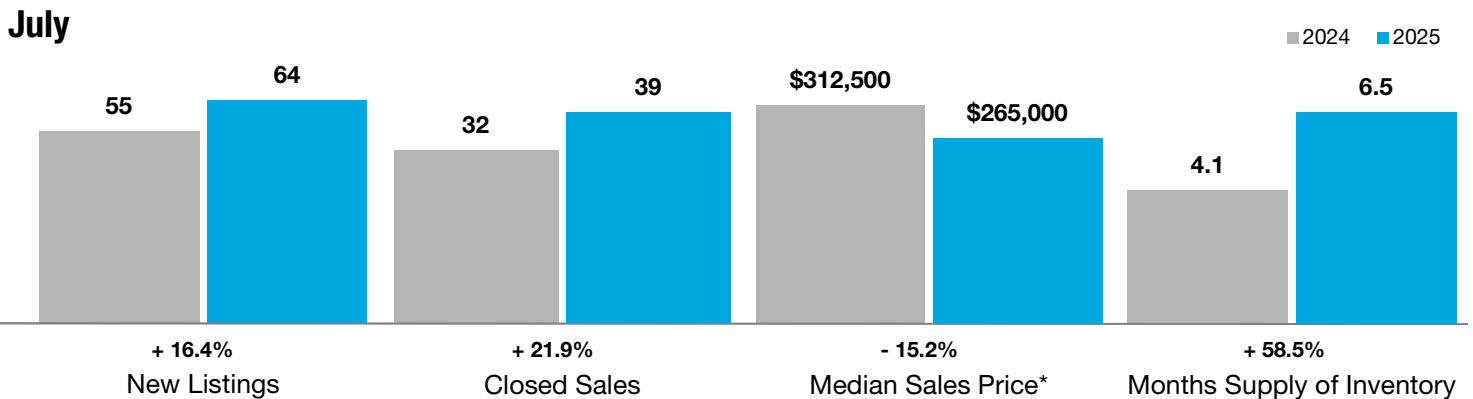


McDowell County

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	55	64	+ 16.4%	345	433	+ 25.5%
Pending Sales	35	48	+ 37.1%	242	270	+ 11.6%
Closed Sales	32	39	+ 21.9%	240	243	+ 1.3%
Median Sales Price*	\$312,500	\$265,000	- 15.2%	\$300,000	\$299,500	- 0.2%
Average Sales Price*	\$425,581	\$327,472	- 23.1%	\$424,744	\$386,455	- 9.0%
Percent of Original List Price Received*	92.3%	90.6%	- 1.8%	92.1%	92.3%	+ 0.2%
List to Close	112	81	- 27.7%	112	109	- 2.7%
Days on Market Until Sale	73	43	- 41.1%	63	61	- 3.2%
Cumulative Days on Market Until Sale	87	44	- 49.4%	71	68	- 4.2%
Average List Price	\$444,195	\$461,258	+ 3.8%	\$440,156	\$516,424	+ 17.3%
Inventory of Homes for Sale	139	211	+ 51.8%	--	--	--
Months Supply of Inventory	4.1	6.5	+ 58.5%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

