

Local Market Update for August 2025

A research tool provided by the Canopy Realtor® Association
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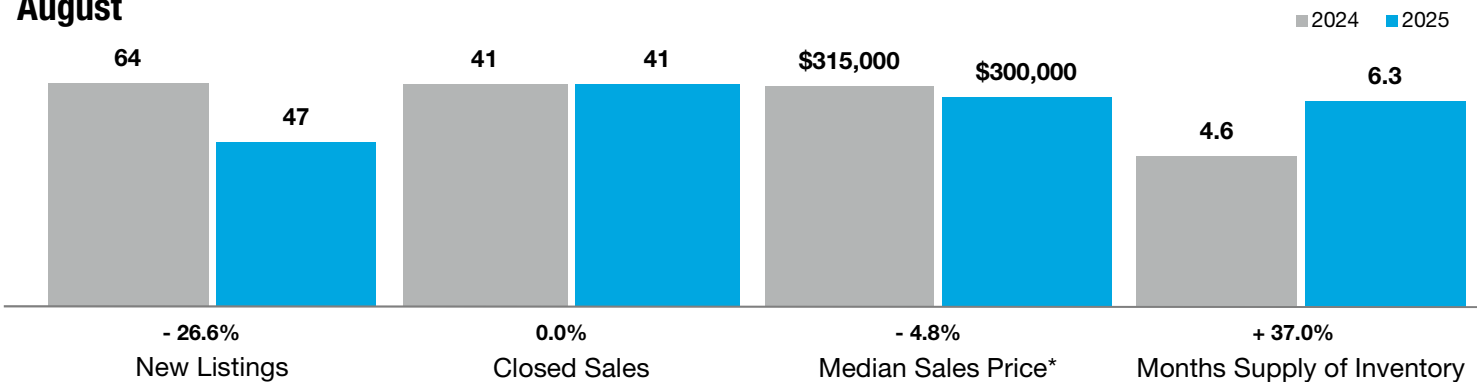
McDowell County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	64	47	- 26.6%	409	480	+ 17.4%
Pending Sales	30	35	+ 16.7%	272	304	+ 11.8%
Closed Sales	41	41	0.0%	281	286	+ 1.8%
Median Sales Price*	\$315,000	\$300,000	- 4.8%	\$300,000	\$300,000	0.0%
Average Sales Price*	\$370,061	\$412,824	+ 11.6%	\$416,765	\$389,563	- 6.5%
Percent of Original List Price Received*	93.9%	92.9%	- 1.1%	92.4%	92.5%	+ 0.1%
List to Close	94	112	+ 19.1%	110	109	- 0.9%
Days on Market Until Sale	47	72	+ 53.2%	60	62	+ 3.3%
Cumulative Days on Market Until Sale	67	74	+ 10.4%	71	69	- 2.8%
Average List Price	\$500,945	\$580,955	+ 16.0%	\$449,762	\$518,183	+ 15.2%
Inventory of Homes for Sale	156	207	+ 32.7%	--	--	--
Months Supply of Inventory	4.6	6.3	+ 37.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

