

Local Market Update for September 2025

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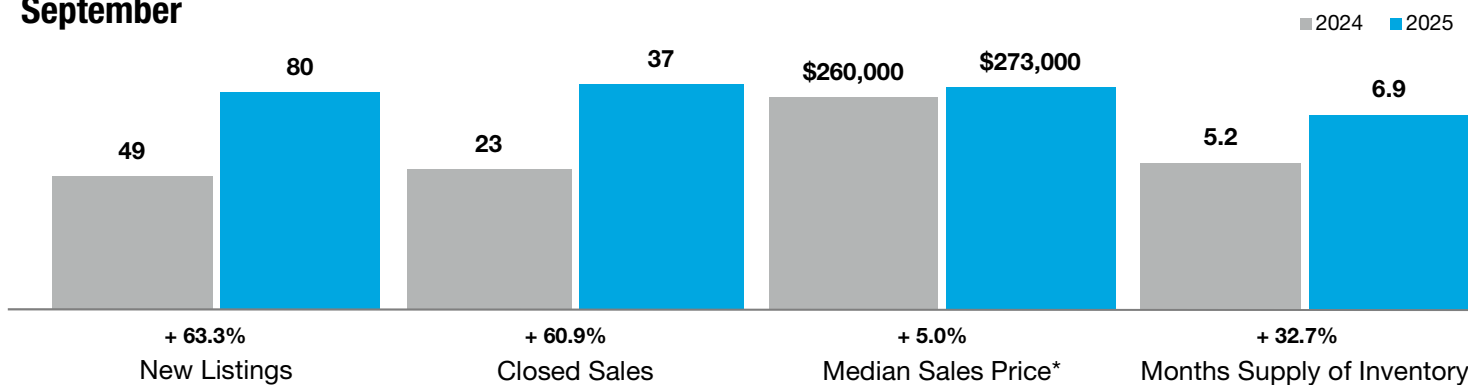
McDowell County

North Carolina

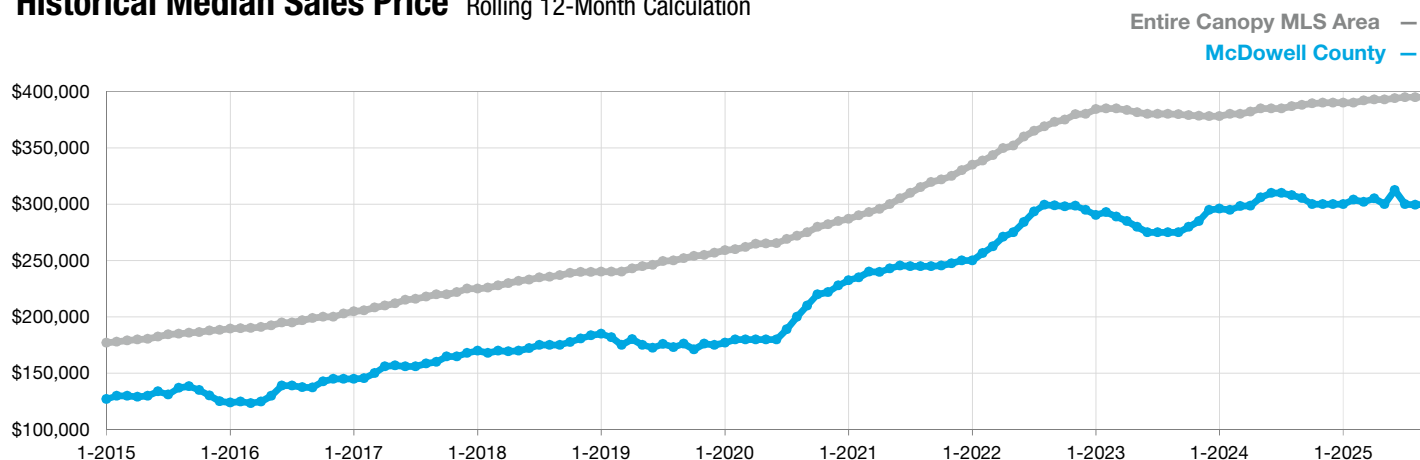
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	49	80	+ 63.3%	458	560	+ 22.3%
Pending Sales	21	37	+ 76.2%	293	338	+ 15.4%
Closed Sales	23	37	+ 60.9%	304	324	+ 6.6%
Median Sales Price*	\$260,000	\$273,000	+ 5.0%	\$295,000	\$299,000	+ 1.4%
Average Sales Price*	\$275,011	\$463,475	+ 68.5%	\$406,041	\$397,628	- 2.1%
Percent of Original List Price Received*	94.2%	91.3%	- 3.1%	92.5%	92.3%	- 0.2%
List to Close	72	104	+ 44.4%	107	109	+ 1.9%
Days on Market Until Sale	31	62	+ 100.0%	58	62	+ 6.9%
Cumulative Days on Market Until Sale	32	63	+ 96.9%	68	68	0.0%
Average List Price	\$520,118	\$554,285	+ 6.6%	\$457,186	\$520,502	+ 13.8%
Inventory of Homes for Sale	169	232	+ 37.3%	--	--	--
Months Supply of Inventory	5.2	6.9	+ 32.7%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation



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