

Local Market Update for October 2025

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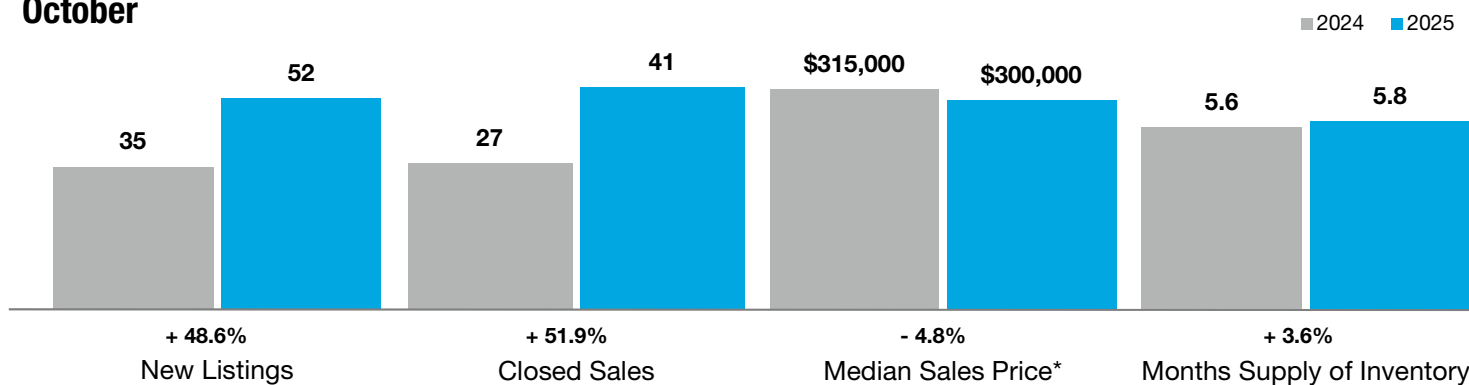
McDowell County

North Carolina

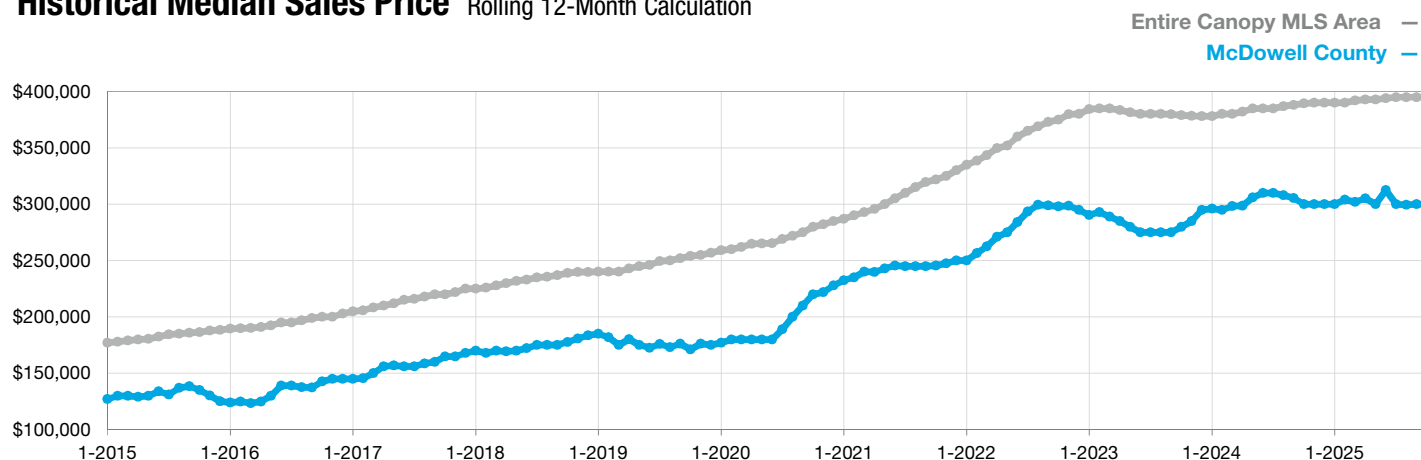
Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	35	52	+ 48.6%	493	613	+ 24.3%
Pending Sales	16	52	+ 225.0%	309	389	+ 25.9%
Closed Sales	27	41	+ 51.9%	331	365	+ 10.3%
Median Sales Price*	\$315,000	\$300,000	- 4.8%	\$299,500	\$299,000	- 0.2%
Average Sales Price*	\$366,474	\$375,079	+ 2.3%	\$402,813	\$395,089	- 1.9%
Percent of Original List Price Received*	91.0%	90.1%	- 1.0%	92.4%	92.1%	- 0.3%
List to Close	95	119	+ 25.3%	106	110	+ 3.8%
Days on Market Until Sale	47	81	+ 72.3%	57	65	+ 14.0%
Cumulative Days on Market Until Sale	53	84	+ 58.5%	66	70	+ 6.1%
Average List Price	\$289,584	\$471,710	+ 62.9%	\$445,190	\$513,405	+ 15.3%
Inventory of Homes for Sale	172	213	+ 23.8%	--	--	--
Months Supply of Inventory	5.6	5.8	+ 3.6%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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