

Local Market Update for November 2025

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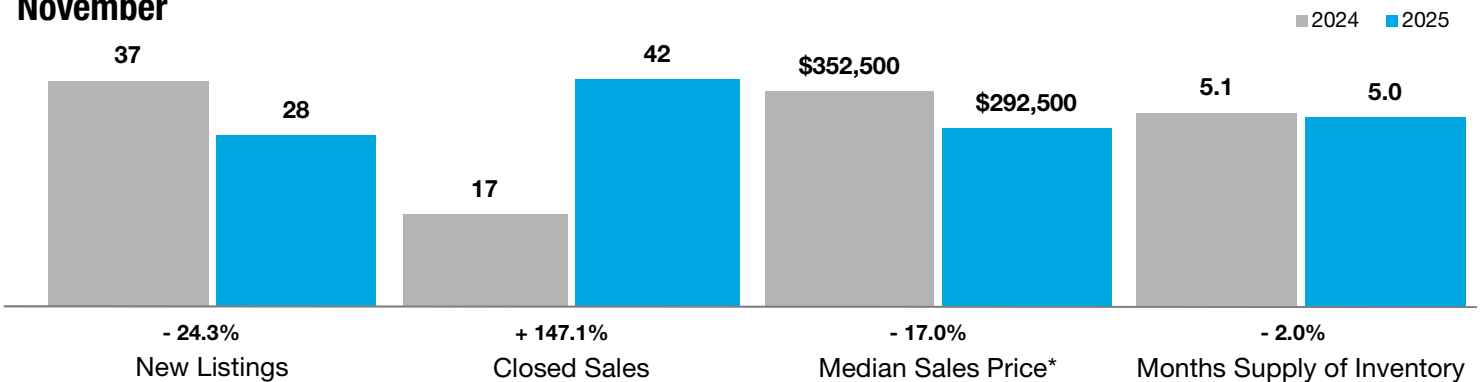
McDowell County

North Carolina

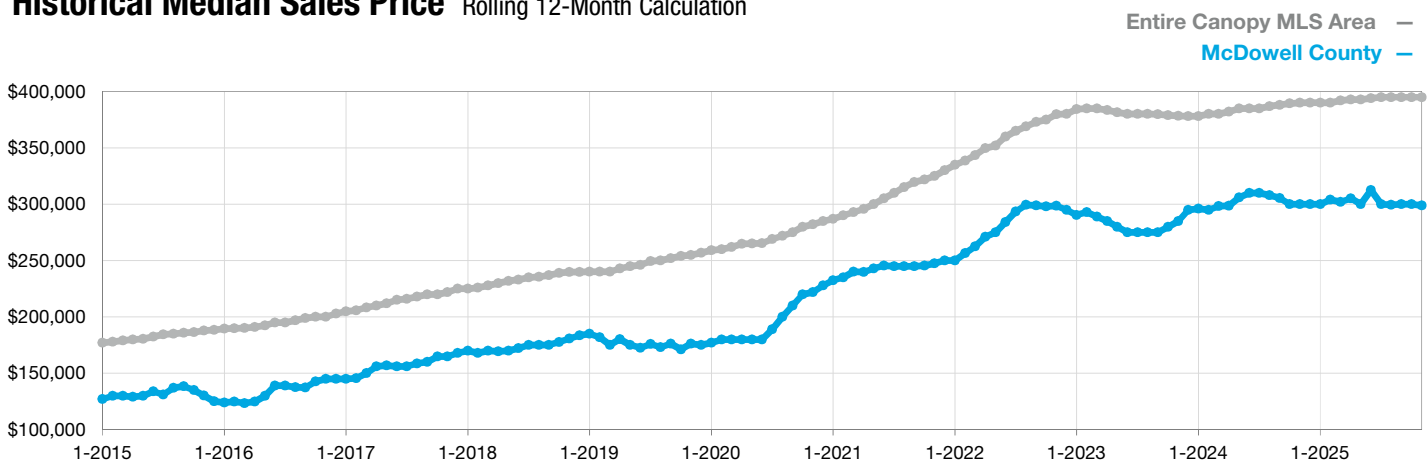
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	37	28	- 24.3%	530	641	+ 20.9%
Pending Sales	30	39	+ 30.0%	339	424	+ 25.1%
Closed Sales	17	42	+ 147.1%	348	407	+ 17.0%
Median Sales Price*	\$352,500	\$292,500	- 17.0%	\$300,000	\$299,000	- 0.3%
Average Sales Price*	\$467,035	\$430,526	- 7.8%	\$405,950	\$398,754	- 1.8%
Percent of Original List Price Received*	95.6%	88.3%	- 7.6%	92.6%	91.7%	- 1.0%
List to Close	77	120	+ 55.8%	104	111	+ 6.7%
Days on Market Until Sale	37	80	+ 116.2%	56	66	+ 17.9%
Cumulative Days on Market Until Sale	37	89	+ 140.5%	65	72	+ 10.8%
Average List Price	\$443,957	\$424,533	- 4.4%	\$445,103	\$507,559	+ 14.0%
Inventory of Homes for Sale	157	186	+ 18.5%	--	--	--
Months Supply of Inventory	5.1	5.0	- 2.0%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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