

Local Market Update for December 2025

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

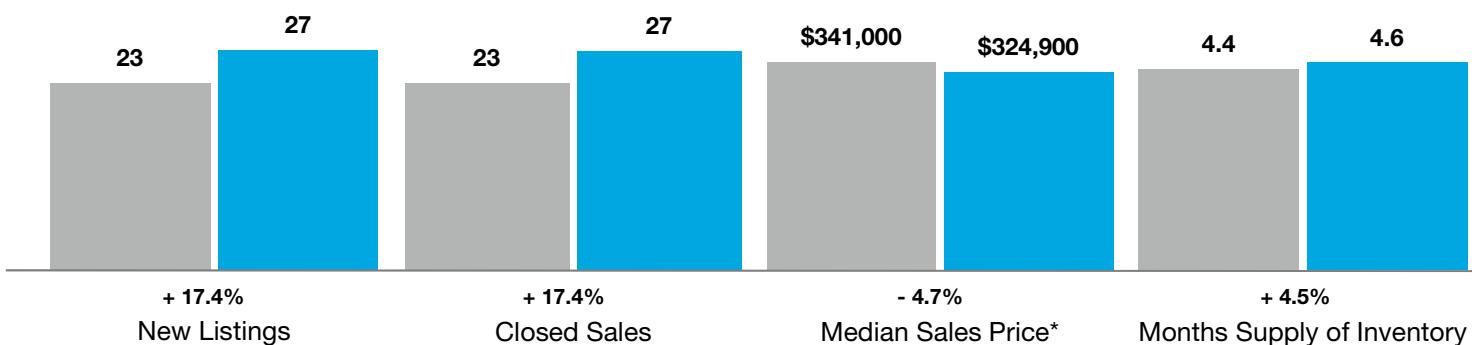
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	23	27	+ 17.4%	553	669	+ 21.0%
Pending Sales	22	25	+ 13.6%	361	446	+ 23.5%
Closed Sales	23	27	+ 17.4%	371	435	+ 17.3%
Median Sales Price*	\$341,000	\$324,900	- 4.7%	\$300,000	\$300,000	0.0%
Average Sales Price*	\$636,665	\$368,274	- 42.2%	\$420,253	\$396,651	- 5.6%
Percent of Original List Price Received*	93.3%	92.6%	- 0.8%	92.6%	91.7%	- 1.0%
List to Close	93	89	- 4.3%	104	110	+ 5.8%
Days on Market Until Sale	54	54	0.0%	56	65	+ 16.1%
Cumulative Days on Market Until Sale	69	61	- 11.6%	65	71	+ 9.2%
Average List Price	\$522,509	\$414,719	- 20.6%	\$448,211	\$503,271	+ 12.3%
Inventory of Homes for Sale	133	170	+ 27.8%	--	--	--
Months Supply of Inventory	4.4	4.6	+ 4.5%	--	--	--

* 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.

December

■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
McDowell County —

