

# Local Market Update for January 2026

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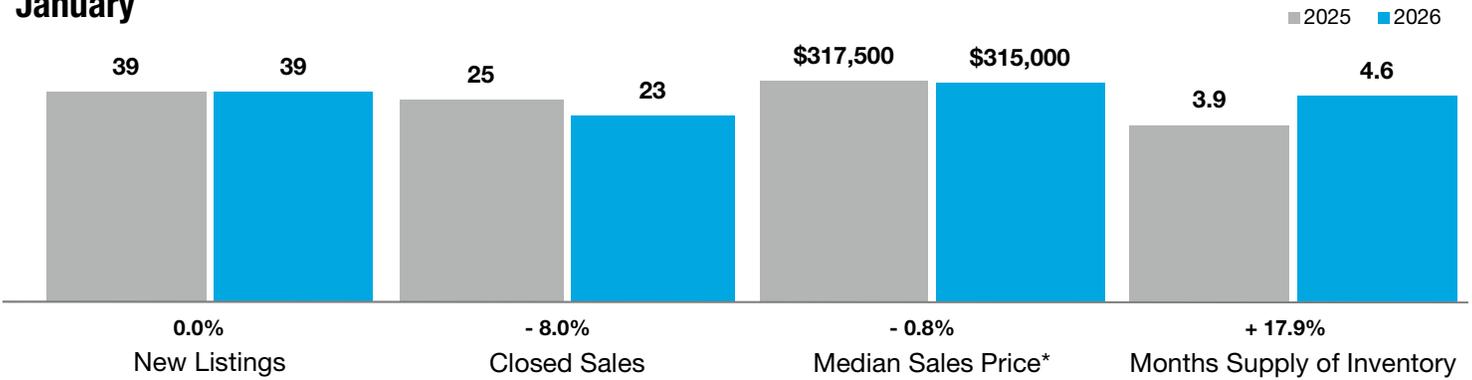
## McDowell County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	39	39	0.0%	39	39	0.0%
Pending Sales	41	25	- 39.0%	41	25	- 39.0%
Closed Sales	25	23	- 8.0%	25	23	- 8.0%
Median Sales Price*	\$317,500	<b>\$315,000</b>	- 0.8%	\$317,500	<b>\$315,000</b>	- 0.8%
Average Sales Price*	\$358,219	<b>\$586,874</b>	+ 63.8%	\$358,219	<b>\$586,874</b>	+ 63.8%
Percent of Original List Price Received*	91.8%	<b>89.8%</b>	- 2.2%	91.8%	<b>89.8%</b>	- 2.2%
List to Close	127	<b>148</b>	+ 16.5%	127	<b>148</b>	+ 16.5%
Days on Market Until Sale	66	<b>103</b>	+ 56.1%	66	<b>103</b>	+ 56.1%
Cumulative Days on Market Until Sale	69	<b>134</b>	+ 94.2%	69	<b>134</b>	+ 94.2%
Average List Price	\$492,336	<b>\$473,917</b>	- 3.7%	\$492,336	<b>\$473,917</b>	- 3.7%
Inventory of Homes for Sale	119	<b>162</b>	+ 36.1%	--	--	--
Months Supply of Inventory	3.9	<b>4.6</b>	+ 17.9%	--	--	--

\* 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.

### January



### Historical Median Sales Price Rolling 12-Month Calculation

