

# Local Market Update for February 2026

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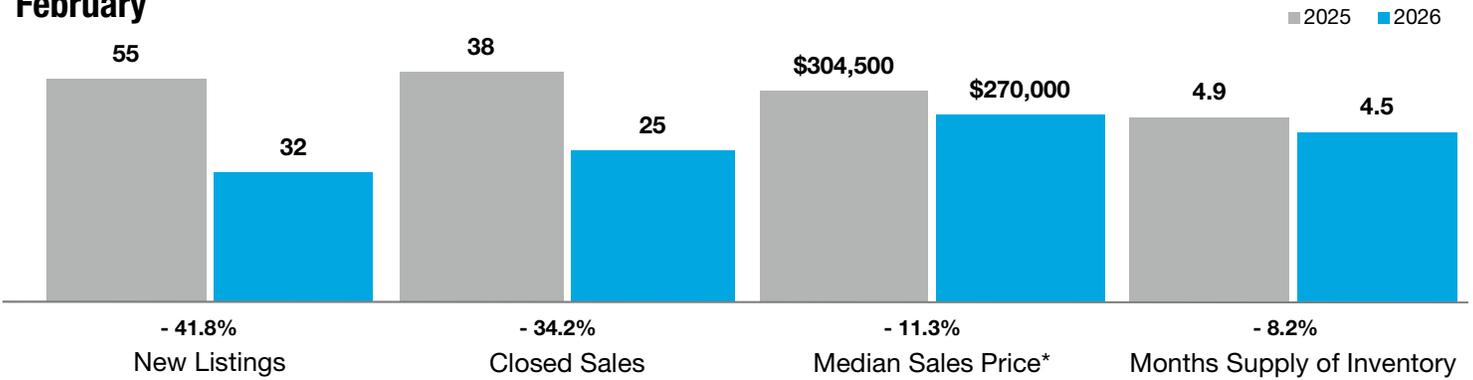
## McDowell County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	55	32	- 41.8%	95	71	- 25.3%
Pending Sales	23	26	+ 13.0%	65	50	- 23.1%
Closed Sales	38	25	- 34.2%	63	48	- 23.8%
Median Sales Price*	\$304,500	\$270,000	- 11.3%	\$310,000	\$293,500	- 5.3%
Average Sales Price*	\$369,832	\$295,369	- 20.1%	\$365,337	\$435,048	+ 19.1%
Percent of Original List Price Received*	91.1%	87.5%	- 4.0%	91.4%	88.6%	- 3.1%
List to Close	118	139	+ 17.8%	122	143	+ 17.2%
Days on Market Until Sale	76	127	+ 67.1%	72	115	+ 59.7%
Cumulative Days on Market Until Sale	79	130	+ 64.6%	75	132	+ 76.0%
Average List Price	\$503,325	\$463,113	- 8.0%	\$498,766	\$467,234	- 6.3%
Inventory of Homes for Sale	146	161	+ 10.3%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

\* 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.

### February



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

