

# Local Market Update for March 2026

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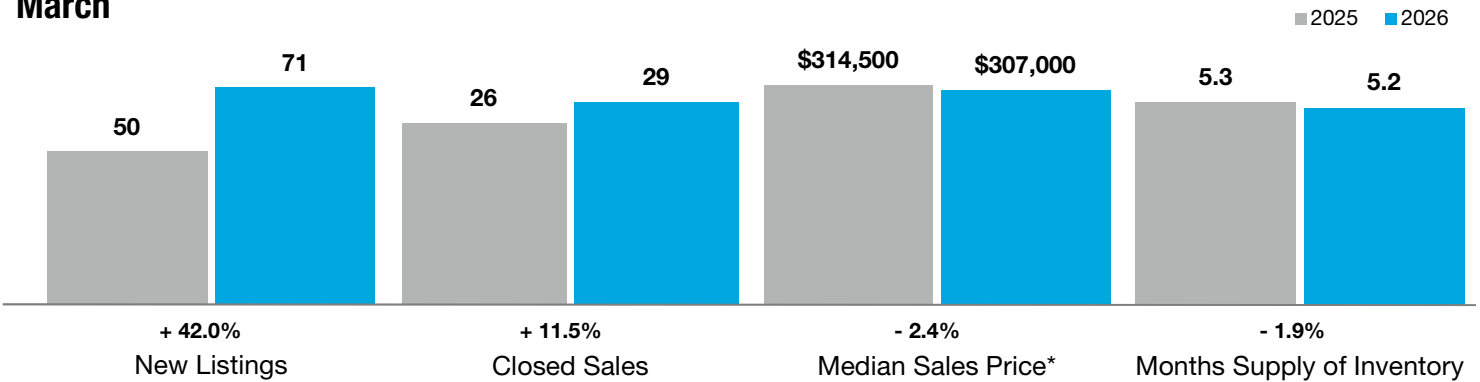
## McDowell County

North Carolina

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	50	71	+ 42.0%	145	144	- 0.7%
Pending Sales	30	35	+ 16.7%	95	86	- 9.5%
Closed Sales	26	29	+ 11.5%	89	78	- 12.4%
Median Sales Price*	\$314,500	\$307,000	- 2.4%	\$310,000	\$295,000	- 4.8%
Average Sales Price*	\$382,881	\$389,083	+ 1.6%	\$370,520	\$422,253	+ 14.0%
Percent of Original List Price Received*	92.9%	92.8%	- 0.1%	91.8%	90.2%	- 1.7%
List to Close	151	132	- 12.6%	130	138	+ 6.2%
Days on Market Until Sale	88	89	+ 1.1%	77	105	+ 36.4%
Cumulative Days on Market Until Sale	93	114	+ 22.6%	80	125	+ 56.3%
Average List Price	\$546,487	\$568,117	+ 4.0%	\$514,768	\$512,394	- 0.5%
Inventory of Homes for Sale	158	188	+ 19.0%	--	--	--
Months Supply of Inventory	5.3	5.2	- 1.9%	--	--	--

\* 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.

### March



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

