

Local Market Update for April 2026

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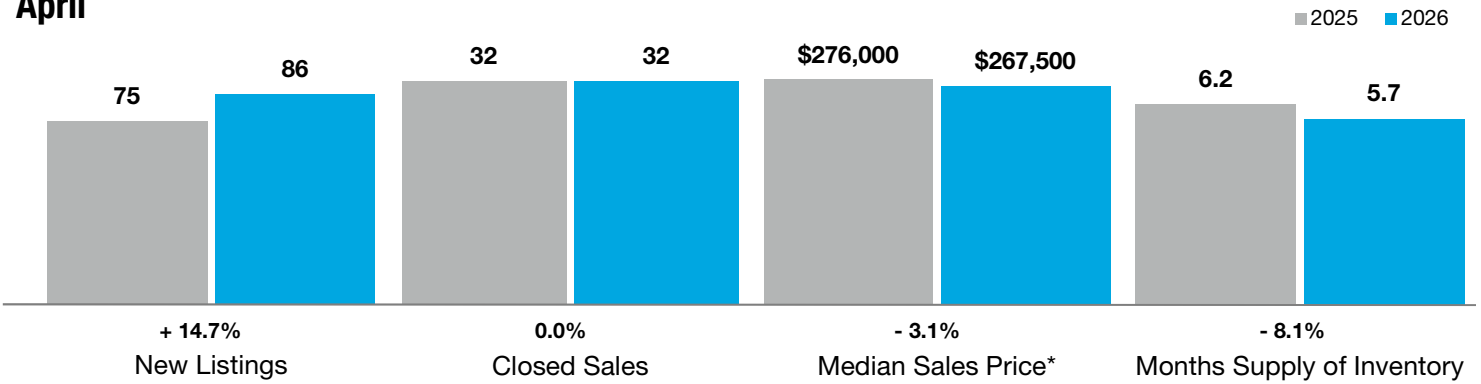
McDowell County

North Carolina

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	75	86	+ 14.7%	220	230	+ 4.5%
Pending Sales	33	44	+ 33.3%	128	129	+ 0.8%
Closed Sales	32	32	0.0%	121	111	- 8.3%
Median Sales Price*	\$276,000	\$267,500	- 3.1%	\$304,500	\$295,000	- 3.1%
Average Sales Price*	\$358,847	\$403,904	+ 12.6%	\$367,407	\$416,853	+ 13.5%
Percent of Original List Price Received*	91.1%	89.8%	- 1.4%	91.6%	89.9%	- 1.9%
List to Close	116	116	0.0%	126	134	+ 6.3%
Days on Market Until Sale	67	61	- 9.0%	74	94	+ 27.0%
Cumulative Days on Market Until Sale	71	87	+ 22.5%	78	115	+ 47.4%
Average List Price	\$531,383	\$558,824	+ 5.2%	\$520,484	\$524,752	+ 0.8%
Inventory of Homes for Sale	184	212	+ 15.2%	--	--	--
Months Supply of Inventory	6.2	5.7	- 8.1%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

