

# Local Market Update for May 2026

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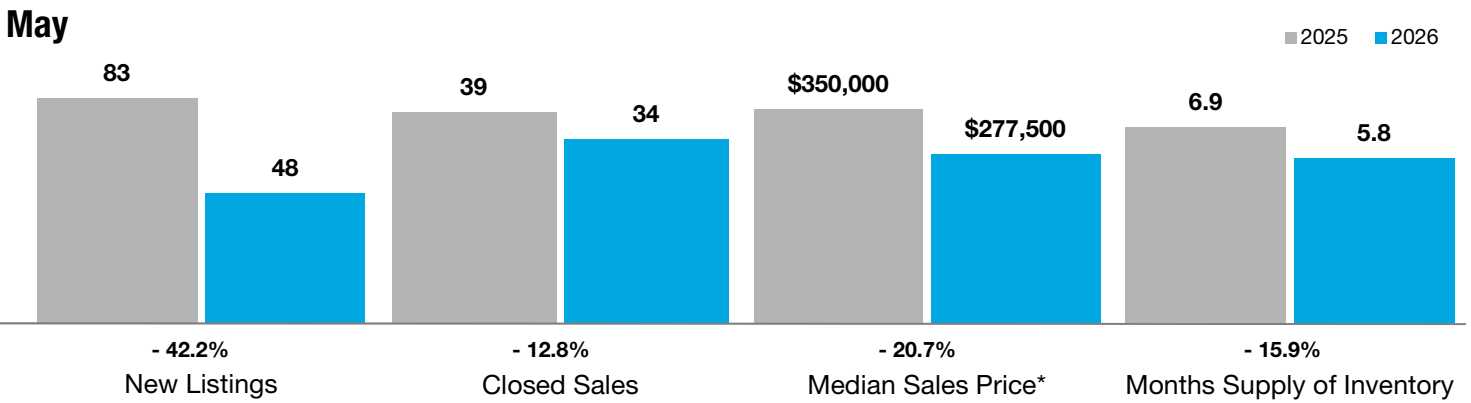


## McDowell County

North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	83	48	- 42.2%	303	278	- 8.3%
Pending Sales	44	44	0.0%	172	166	- 3.5%
Closed Sales	39	34	- 12.8%	160	145	- 9.4%
Median Sales Price*	\$350,000	\$277,500	- 20.7%	\$315,000	\$292,000	- 7.3%
Average Sales Price*	\$473,271	\$314,918	- 33.5%	\$393,374	\$392,951	- 0.1%
Percent of Original List Price Received*	95.8%	89.0%	- 7.1%	92.6%	89.7%	- 3.1%
List to Close	93	113	+ 21.5%	118	129	+ 9.3%
Days on Market Until Sale	48	76	+ 58.3%	68	90	+ 32.4%
Cumulative Days on Market Until Sale	61	79	+ 29.5%	74	107	+ 44.6%
Average List Price	\$454,368	\$516,453	+ 13.7%	\$502,190	\$518,792	+ 3.3%
Inventory of Homes for Sale	210	212	+ 1.0%	--	--	--
Months Supply of Inventory	6.9	5.8	- 15.9%	--	--	--

\* 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.



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

