

Local Market Update for June 2026

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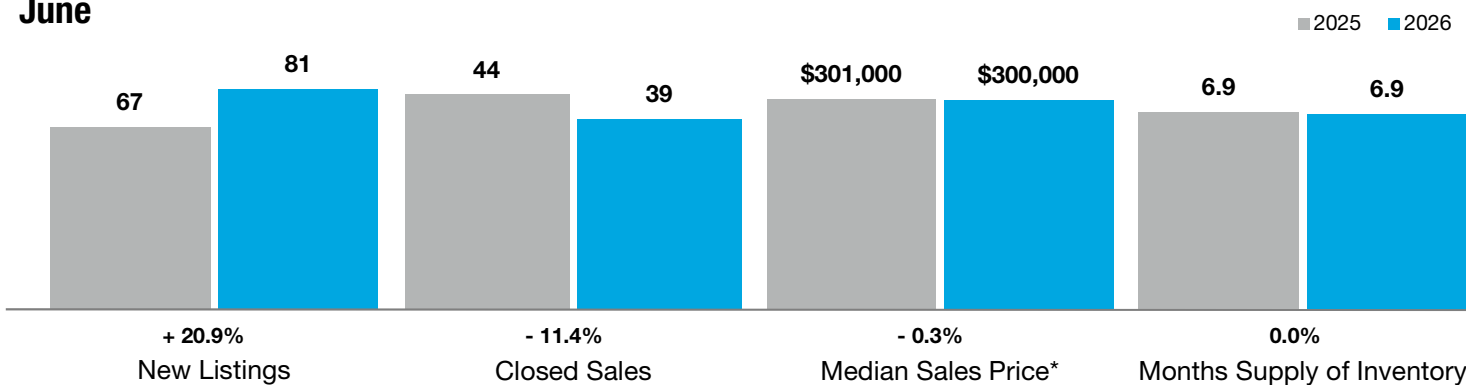
McDowell County

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	67	81	+ 20.9%	370	359	- 3.0%
Pending Sales	48	33	- 31.3%	220	196	- 10.9%
Closed Sales	44	39	- 11.4%	204	184	- 9.8%
Median Sales Price*	\$301,000	\$300,000	- 0.3%	\$315,000	\$293,750	- 6.7%
Average Sales Price*	\$413,733	\$448,387	+ 8.4%	\$397,787	\$404,701	+ 1.7%
Percent of Original List Price Received*	92.7%	95.6%	+ 3.1%	92.6%	91.0%	- 1.7%
List to Close	102	91	- 10.8%	115	121	+ 5.2%
Days on Market Until Sale	53	49	- 7.5%	65	81	+ 24.6%
Cumulative Days on Market Until Sale	69	63	- 8.7%	73	97	+ 32.9%
Average List Price	\$576,410	\$574,365	- 0.4%	\$515,588	\$525,242	+ 1.9%
Inventory of Homes for Sale	216	240	+ 11.1%	--	--	--
Months Supply of Inventory	6.9	6.9	0.0%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

