

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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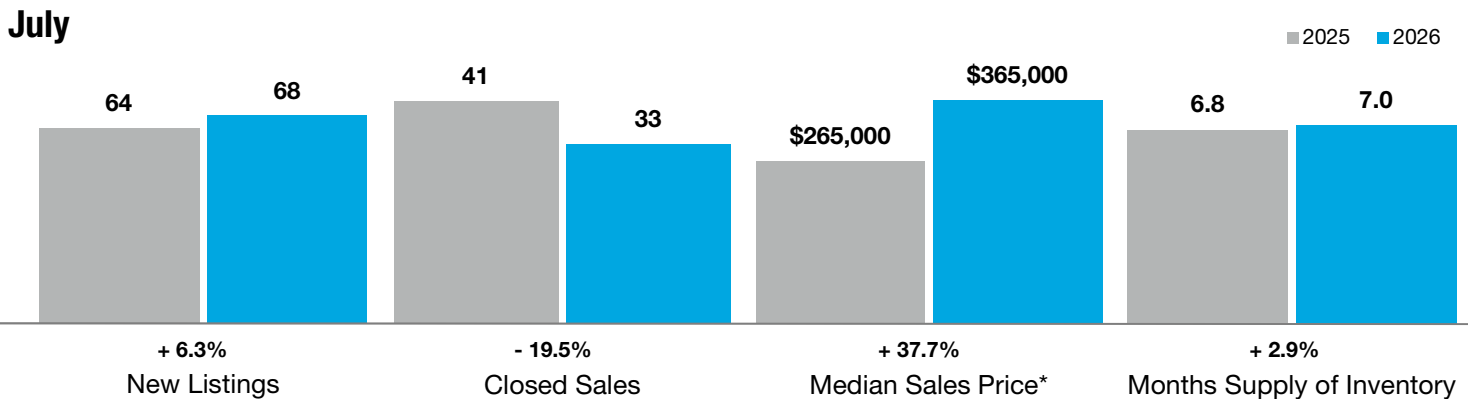


McDowell County

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	64	68	+ 6.3%	434	429	- 1.2%
Pending Sales	47	51	+ 8.5%	267	243	- 9.0%
Closed Sales	41	33	- 19.5%	245	217	- 11.4%
Median Sales Price*	\$265,000	\$365,000	+ 37.7%	\$299,500	\$295,000	- 1.5%
Average Sales Price*	\$325,583	\$536,193	+ 64.7%	\$385,654	\$424,697	+ 10.1%
Percent of Original List Price Received*	91.1%	90.4%	- 0.8%	92.4%	90.9%	- 1.6%
List to Close	79	114	+ 44.3%	109	120	+ 10.1%
Days on Market Until Sale	42	70	+ 66.7%	61	80	+ 31.1%
Cumulative Days on Market Until Sale	43	78	+ 81.4%	68	94	+ 38.2%
Average List Price	\$438,787	\$485,910	+ 10.7%	\$504,071	\$518,432	+ 2.8%
Inventory of Homes for Sale	219	244	+ 11.4%	--	--	--
Months Supply of Inventory	6.8	7.0	+ 2.9%	--	--	--

* 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

