Local Market Update for August 2026

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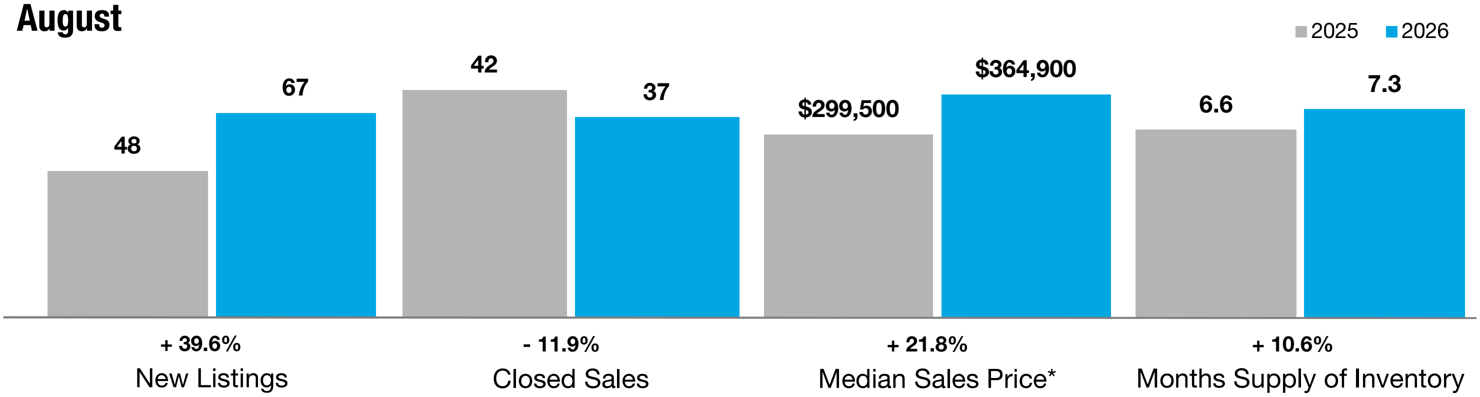
McDowell County

North Carolina

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	48	**67**	+ 39.6%	482	**496**	+ 2.9%
Pending Sales	34	**36**	+ 5.9%	301	**277**	- 8.0%
Closed Sales	42	**37**	- 11.9%	287	**255**	- 11.1%
Median Sales Price*	$299,500	**$364,900**	+ 21.8%	$299,500	**$300,000**	+ 0.2%
Average Sales Price*	$409,186	**$460,130**	+ 12.5%	$389,110	**$429,271**	+ 10.3%
Percent of Original List Price Received*	92.9%	**94.3%**	+ 1.5%	92.5%	**91.4%**	- 1.2%
List to Close	112	**105**	- 6.3%	109	**119**	+ 9.2%
Days on Market Until Sale	71	**56**	- 21.1%	62	**77**	+ 24.2%
Cumulative Days on Market Until Sale	73	**58**	- 20.5%	69	**90**	+ 30.4%
Average List Price	$536,036	**$561,010**	+ 4.7%	$507,151	**$531,074**	+ 4.7%
Inventory of Homes for Sale	214	**256**	+ 19.6%	--	--	--
Months Supply of Inventory	6.6	**7.3**	+ 10.6%	--	**--**	--

* 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.

August



Historical Median Sales Price
Rolling 12-Month Calculation