

Local Market Update for September 2026

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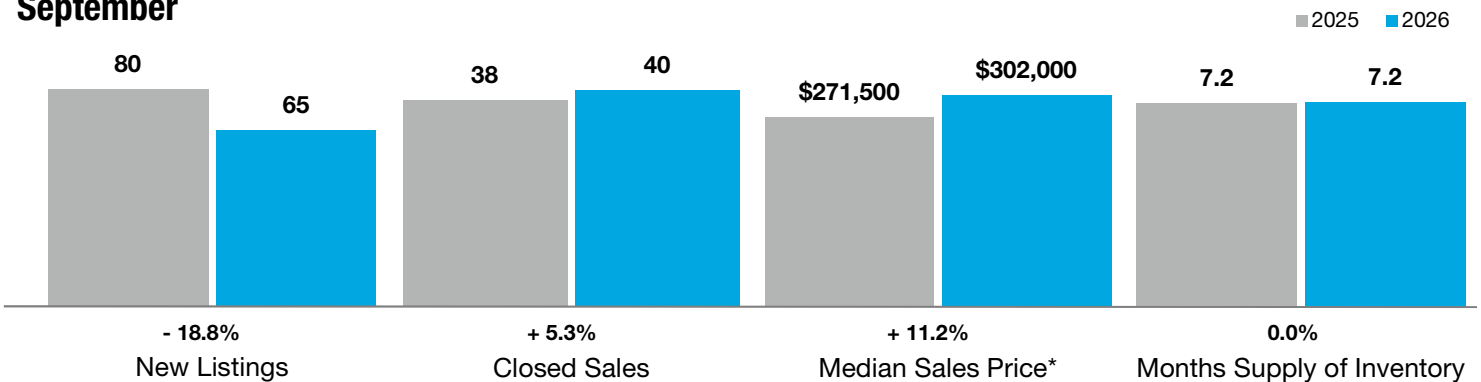
McDowell County

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	80	65	- 18.8%	562	562	0.0%
Pending Sales	34	40	+ 17.6%	335	315	- 6.0%
Closed Sales	38	40	+ 5.3%	325	295	- 9.2%
Median Sales Price*	\$271,500	\$302,000	+ 11.2%	\$299,000	\$300,000	+ 0.3%
Average Sales Price*	\$456,554	\$350,064	- 23.3%	\$397,020	\$418,531	+ 5.4%
Percent of Original List Price Received*	90.9%	91.0%	+ 0.1%	92.3%	91.3%	- 1.1%
List to Close	107	116	+ 8.4%	109	118	+ 8.3%
Days on Market Until Sale	64	61	- 4.7%	63	75	+ 19.0%
Cumulative Days on Market Until Sale	65	83	+ 27.7%	68	89	+ 30.9%
Average List Price	\$522,280	\$593,372	+ 13.6%	\$509,282	\$533,827	+ 4.8%
Inventory of Homes for Sale	240	254	+ 5.8%	--	--	--
Months Supply of Inventory	7.2	7.2	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.

September



Historical Median Sales Price Rolling 12-Month Calculation

