Local Market Update for October 2026

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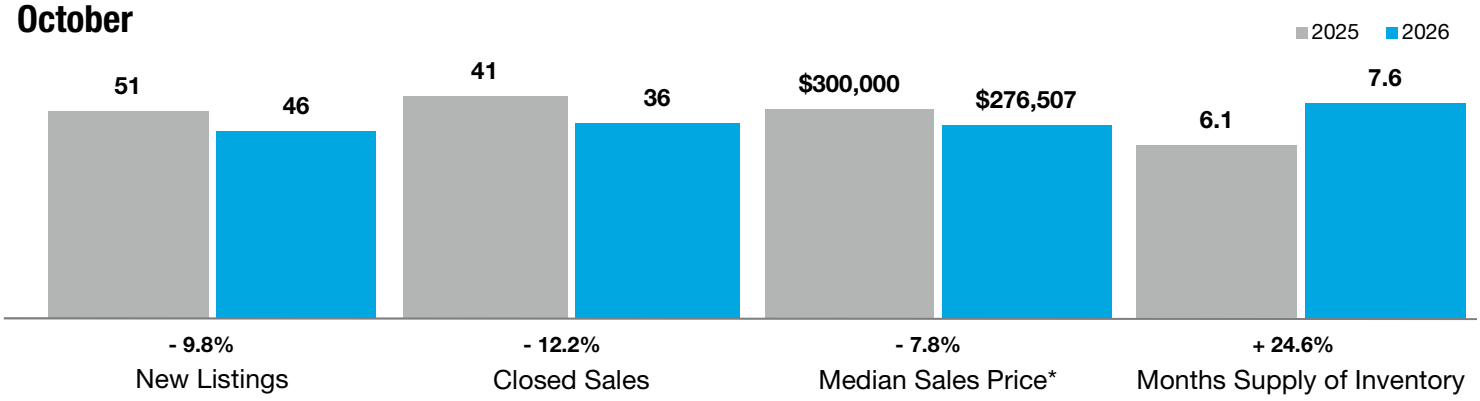
McDowell County

North Carolina

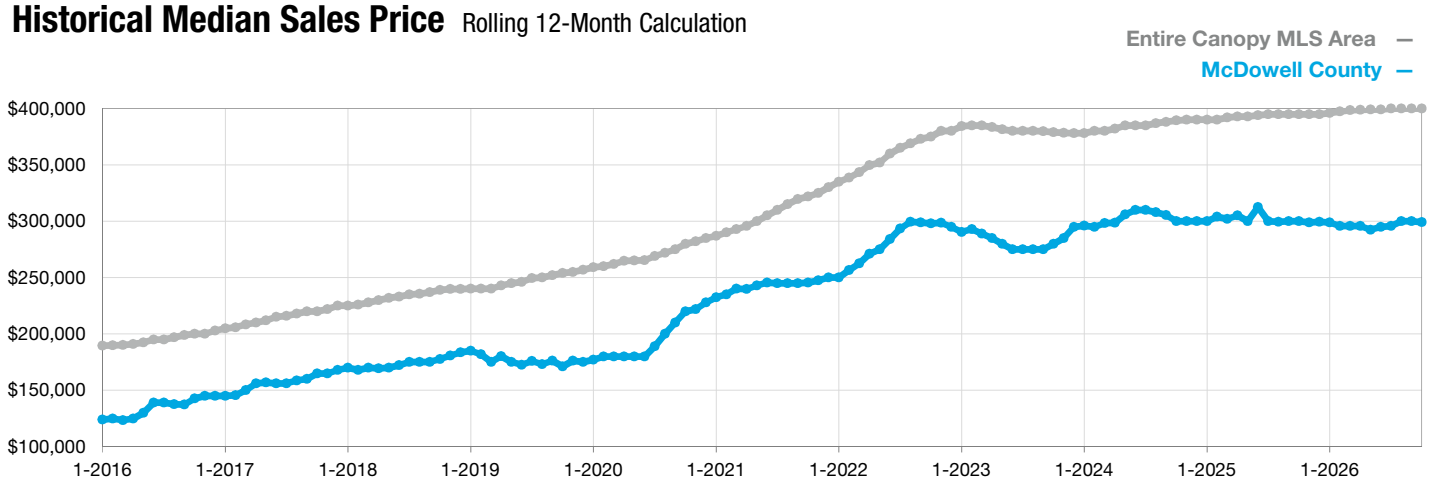
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	51	**46**	- 9.8%	613	**608**	- 0.8%
Pending Sales	48	**33**	- 31.3%	383	**342**	- 10.7%
Closed Sales	41	**36**	- 12.2%	366	**333**	- 9.0%
Median Sales Price*	$300,000	**$276,507**	- 7.8%	$299,000	**$296,500**	- 0.8%
Average Sales Price*	$375,079	**$354,510**	- 5.5%	$394,555	**$410,889**	+ 4.1%
Percent of Original List Price Received*	90.1%	**92.9%**	+ 3.1%	92.0%	**91.5%**	- 0.5%
List to Close	119	**101**	- 15.1%	110	**116**	+ 5.5%
Days on Market Until Sale	81	**58**	- 28.4%	65	**73**	+ 12.3%
Cumulative Days on Market Until Sale	84	**77**	- 8.3%	70	**88**	+ 25.7%
Average List Price	$448,514	**$521,391**	+ 16.2%	$503,991	**$530,653**	+ 5.3%
Inventory of Homes for Sale	221	**254**	+ 14.9%	--	--	--
Months Supply of Inventory	6.1	**7.6**	+ 24.6%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.