

# Local Market Update for April 2023

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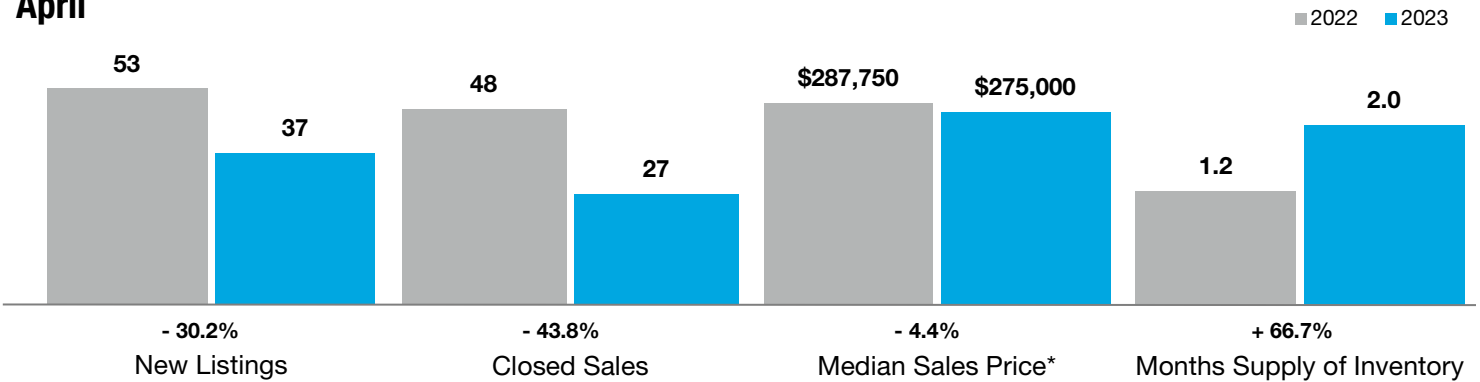
## McDowell County

North Carolina

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	53	37	- 30.2%	168	139	- 17.3%
Pending Sales	41	30	- 26.8%	169	125	- 26.0%
Closed Sales	48	27	- 43.8%	152	110	- 27.6%
Median Sales Price*	\$287,750	\$275,000	- 4.4%	\$296,500	\$275,000	- 7.3%
Average Sales Price*	\$365,178	\$358,256	- 1.9%	\$407,941	\$332,052	- 18.6%
Percent of Original List Price Received*	99.1%	97.7%	- 1.4%	96.6%	94.1%	- 2.6%
List to Close	95	102	+ 7.4%	103	93	- 9.7%
Days on Market Until Sale	38	37	- 2.6%	46	43	- 6.5%
Cumulative Days on Market Until Sale	38	44	+ 15.8%	52	46	- 11.5%
Average List Price	\$510,046	\$381,078	- 25.3%	\$399,609	\$407,676	+ 2.0%
Inventory of Homes for Sale	51	67	+ 31.4%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

\* 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.

### April



### Historical Median Sales Price Rolling 12-Month Calculation

