

Local Market Update for May 2023

A research tool provided by the Canopy Realtor® Association
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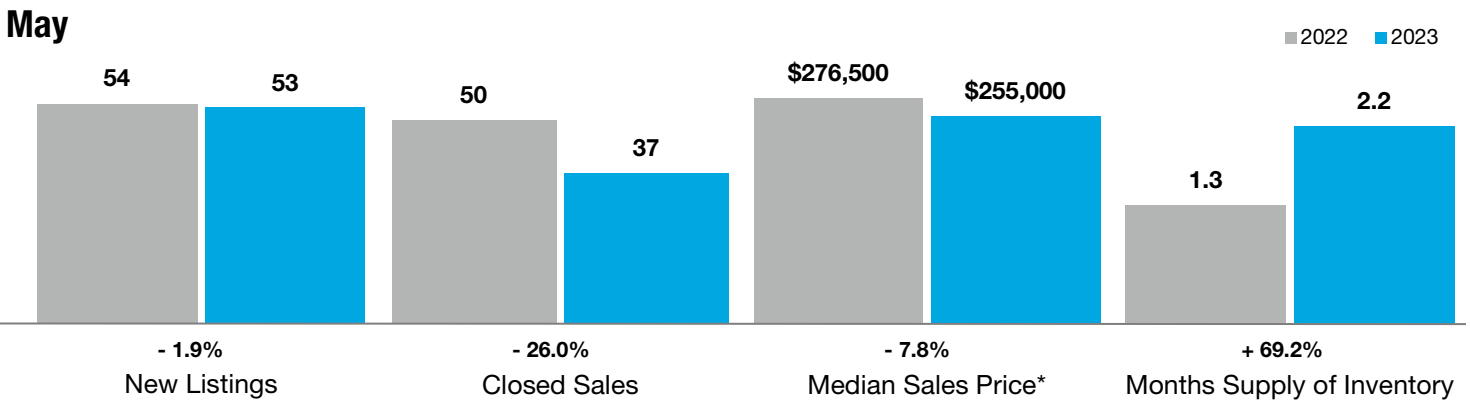


McDowell County

North Carolina

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	54	53	- 1.9%	222	193	- 13.1%
Pending Sales	46	42	- 8.7%	215	166	- 22.8%
Closed Sales	50	37	- 26.0%	202	149	- 26.2%
Median Sales Price*	\$276,500	\$255,000	- 7.8%	\$291,500	\$275,000	- 5.7%
Average Sales Price*	\$326,174	\$307,659	- 5.7%	\$387,701	\$323,899	- 16.5%
Percent of Original List Price Received*	102.1%	96.2%	- 5.8%	98.0%	94.7%	- 3.4%
List to Close	90	66	- 26.7%	100	88	- 12.0%
Days on Market Until Sale	38	24	- 36.8%	44	39	- 11.4%
Cumulative Days on Market Until Sale	43	35	- 18.6%	50	44	- 12.0%
Average List Price	\$356,164	\$563,334	+ 58.2%	\$389,047	\$448,595	+ 15.3%
Inventory of Homes for Sale	54	73	+ 35.2%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--

* 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

