

McDowell County, NC

County · NC · North Carolina

BALANCED MARKET

\$222K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

602

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



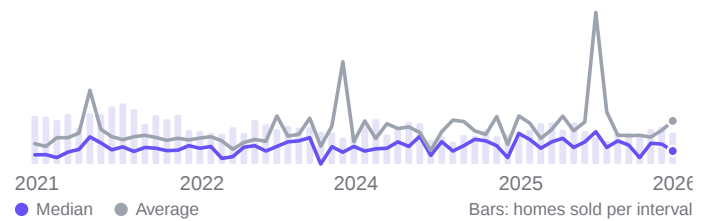
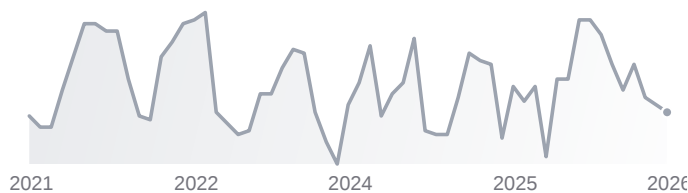
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$196K · Average \$359K

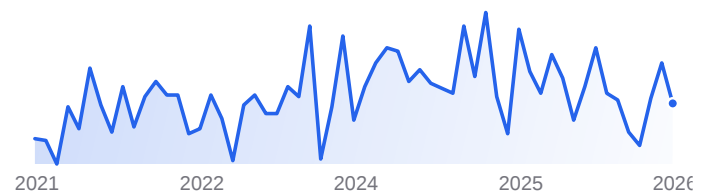
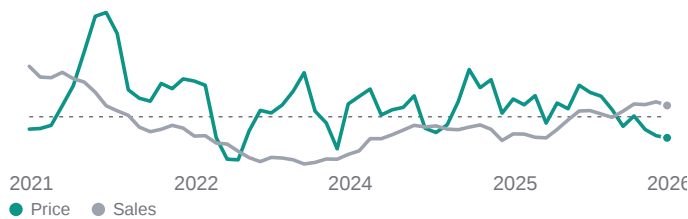


Growth (year over year)

Price -12.2% · Sales +6.5%

Price per square foot

\$166/ft²

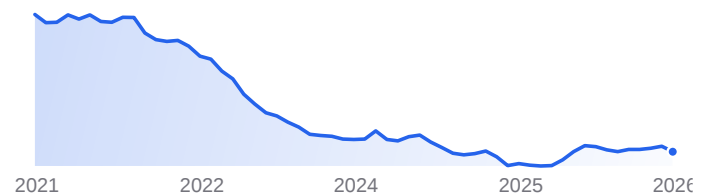
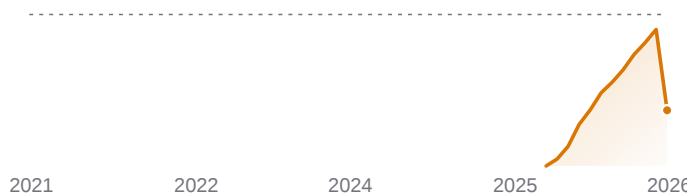


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

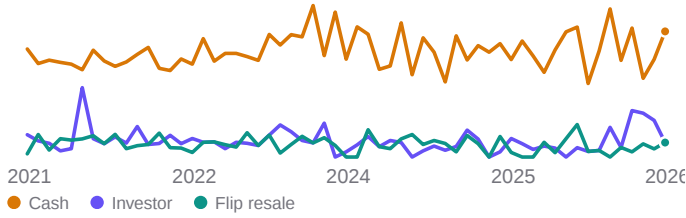
3.0%



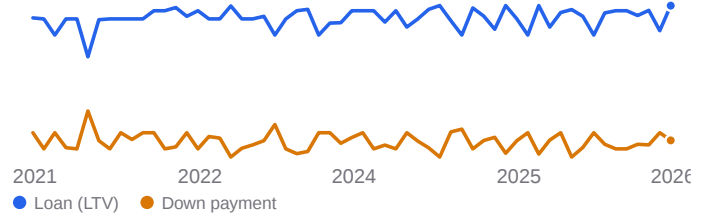
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 6.3% · Flip resale 6.3%

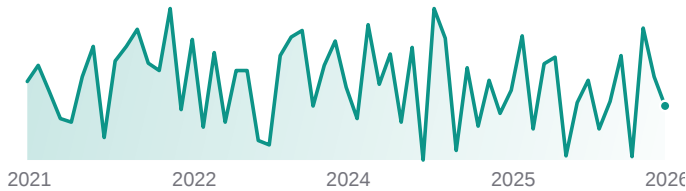


Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



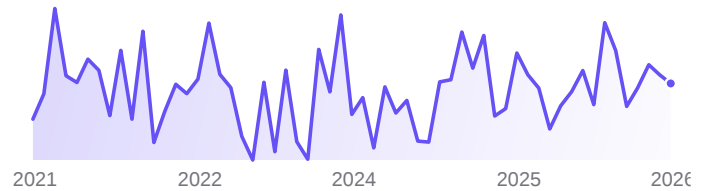
Sellers who sold at a gain

86%



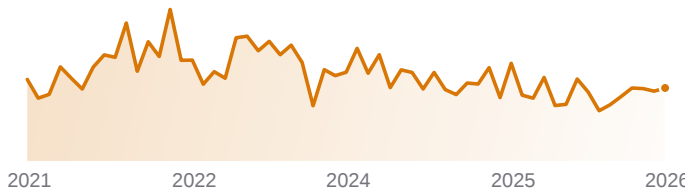
Typical hold before selling

4.9 yrs



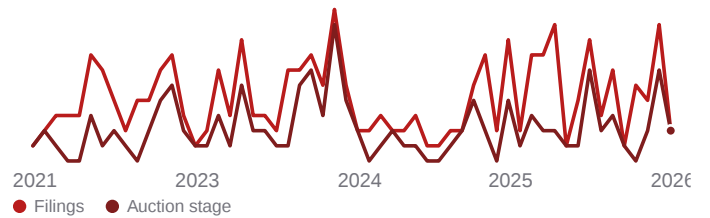
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	20,092
Median value (AVM)	\$216K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1979
Single family	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.9%
Owner occupied	55%
Company owned	9.6%
Median loan-to-value	19%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	45,584
Density	104 / mi²
Median household income	\$54K
Average household income	\$72K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	96
Homes occupied	84%
Bachelor's or higher	11%
Poverty rate	17.4%
Unemployment	1.0%
Average temp	57°F
Annual precip	53 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.