

Local Market Update for May 2026

A research tool provided by the Canopy Realtor® Association
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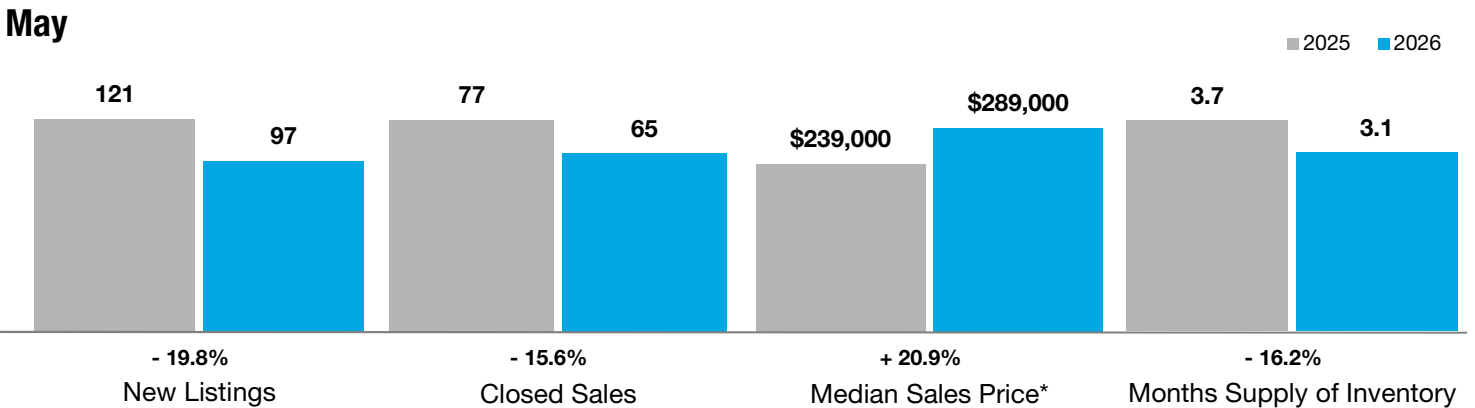


Caldwell County

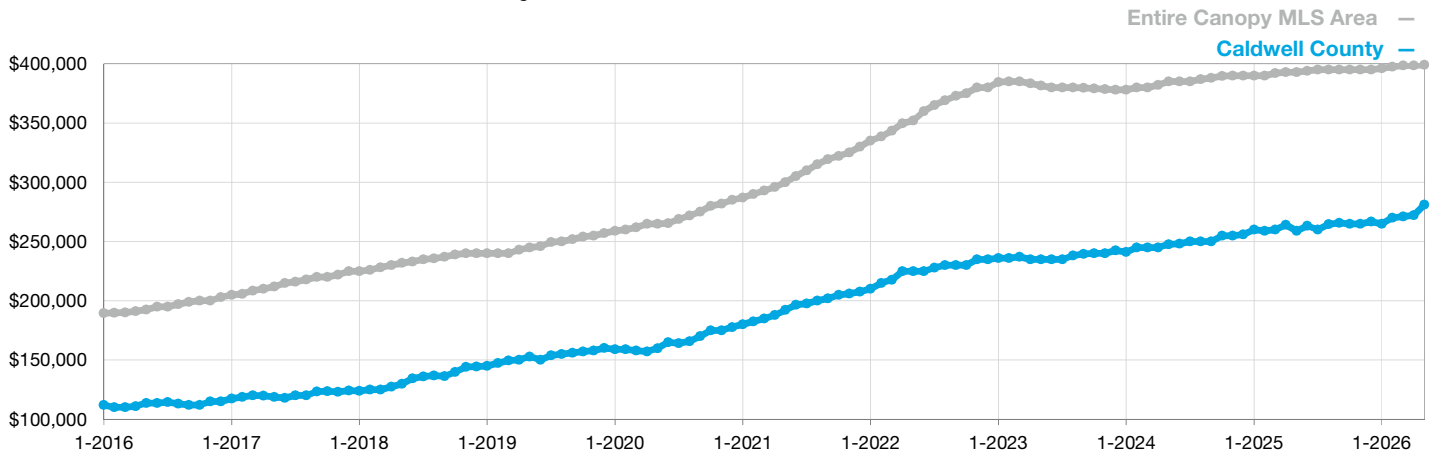
North Carolina

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 5-2025 | Thru 5-2026 | Percent Change |
| New Listings | 121 | 97 | - 19.8% | 452 | 444 | - 1.8% |
| Pending Sales | 69 | 79 | + 14.5% | 319 | 363 | + 13.8% |
| Closed Sales | 77 | 65 | - 15.6% | 299 | 306 | + 2.3% |
| Median Sales Price* | \$239,000 | \$289,000 | + 20.9% | \$255,000 | \$290,750 | + 14.0% |
| Average Sales Price* | \$300,326 | \$346,482 | + 15.4% | \$314,825 | \$342,926 | + 8.9% |
| Percent of Original List Price Received* | 94.8% | 94.6% | - 0.2% | 94.5% | 93.9% | - 0.6% |
| List to Close | 78 | 81 | + 3.8% | 88 | 106 | + 20.5% |
| Days on Market Until Sale | 40 | 44 | + 10.0% | 47 | 62 | + 31.9% |
| Cumulative Days on Market Until Sale | 46 | 45 | - 2.2% | 53 | 71 | + 34.0% |
| Average List Price | \$393,164 | \$505,246 | + 28.5% | \$388,646 | \$404,329 | + 4.0% |
| Inventory of Homes for Sale | 224 | 214 | - 4.5% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 3.1 | - 16.2% | -- | -- | -- |

* 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



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