

Local Market Update for May 2026

A research tool provided by the Canopy Realtor® Association
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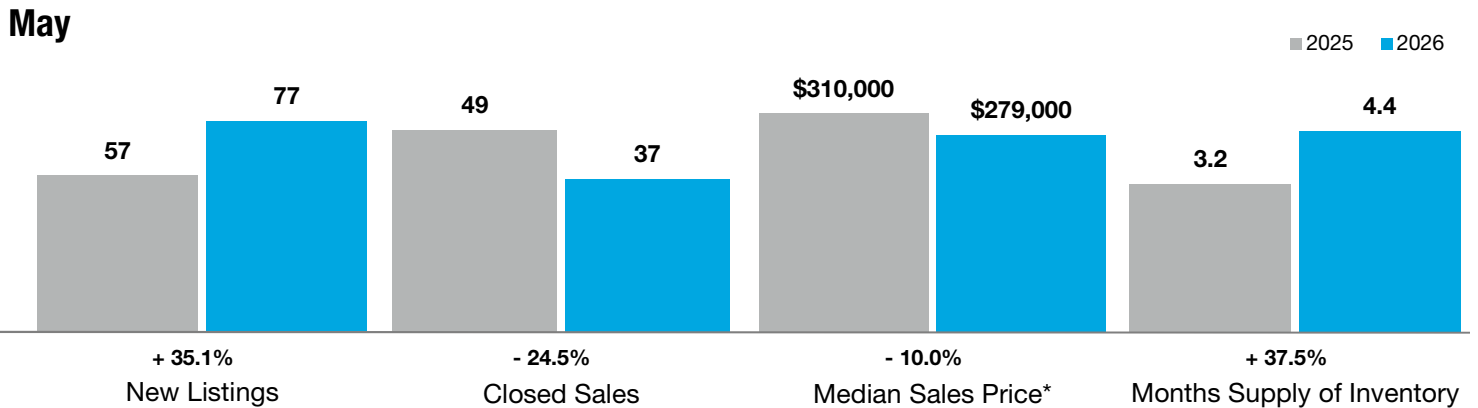


Morganton

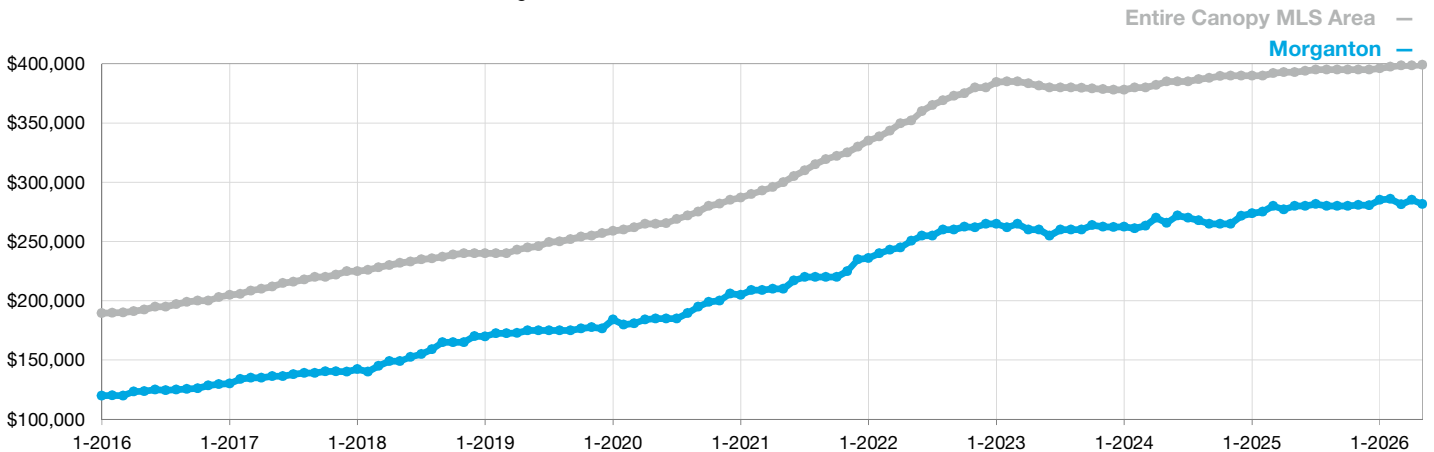
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	57	77	+ 35.1%	251	281	+ 12.0%
Pending Sales	39	53	+ 35.9%	205	202	- 1.5%
Closed Sales	49	37	- 24.5%	198	160	- 19.2%
Median Sales Price*	\$310,000	\$279,000	- 10.0%	\$282,000	\$286,500	+ 1.6%
Average Sales Price*	\$322,061	\$292,659	- 9.1%	\$324,101	\$341,022	+ 5.2%
Percent of Original List Price Received*	93.0%	95.5%	+ 2.7%	92.9%	93.8%	+ 1.0%
List to Close	111	100	- 9.9%	113	119	+ 5.3%
Days on Market Until Sale	68	56	- 17.6%	73	77	+ 5.5%
Cumulative Days on Market Until Sale	71	73	+ 2.8%	78	87	+ 11.5%
Average List Price	\$377,096	\$373,788	- 0.9%	\$384,435	\$405,192	+ 5.4%
Inventory of Homes for Sale	133	165	+ 24.1%	--	--	--
Months Supply of Inventory	3.2	4.4	+ 37.5%	--	--	--

* 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.