

Local Market Update for June 2026

A research tool provided by the Canopy Realtor® Association
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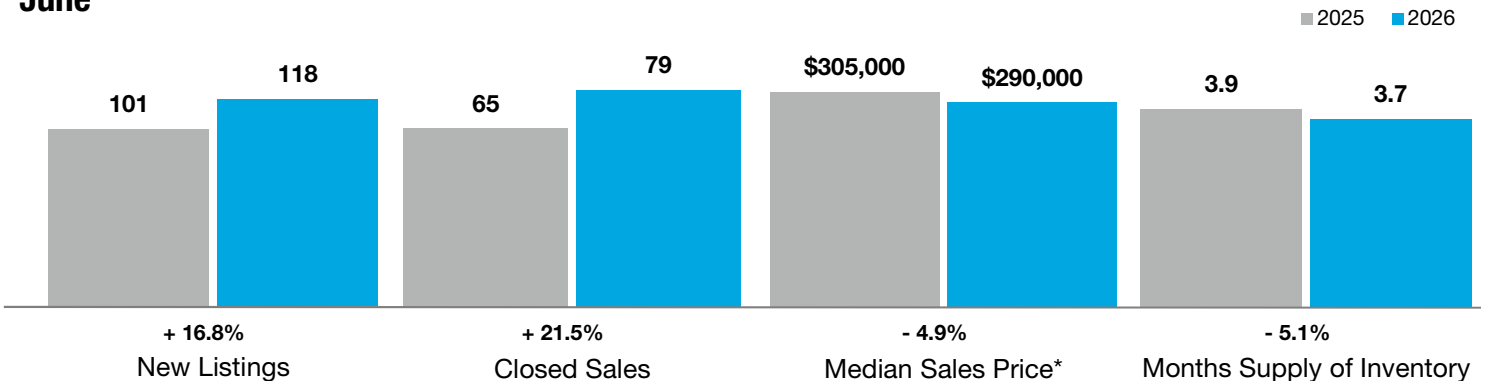
Caldwell County

North Carolina

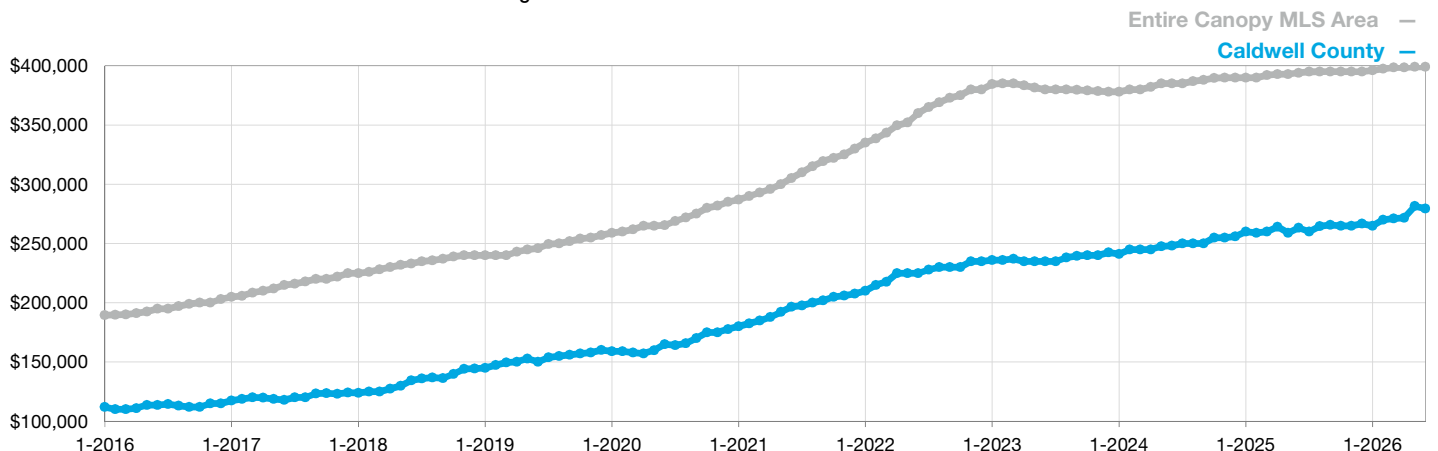
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	101	118	+ 16.8%	553	562	+ 1.6%
Pending Sales	67	76	+ 13.4%	386	427	+ 10.6%
Closed Sales	65	79	+ 21.5%	364	390	+ 7.1%
Median Sales Price*	\$305,000	\$290,000	- 4.9%	\$264,500	\$290,750	+ 9.9%
Average Sales Price*	\$357,770	\$346,596	- 3.1%	\$322,494	\$343,542	+ 6.5%
Percent of Original List Price Received*	96.6%	95.0%	- 1.7%	94.9%	94.2%	- 0.7%
List to Close	80	81	+ 1.3%	86	100	+ 16.3%
Days on Market Until Sale	34	39	+ 14.7%	45	57	+ 26.7%
Cumulative Days on Market Until Sale	40	49	+ 22.5%	51	66	+ 29.4%
Average List Price	\$350,467	\$466,477	+ 33.1%	\$381,567	\$414,052	+ 8.5%
Inventory of Homes for Sale	239	252	+ 5.4%	--	--	--
Months Supply of Inventory	3.9	3.7	- 5.1%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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