

Local Market Update for June 2026

A research tool provided by the Canopy Realtor® Association
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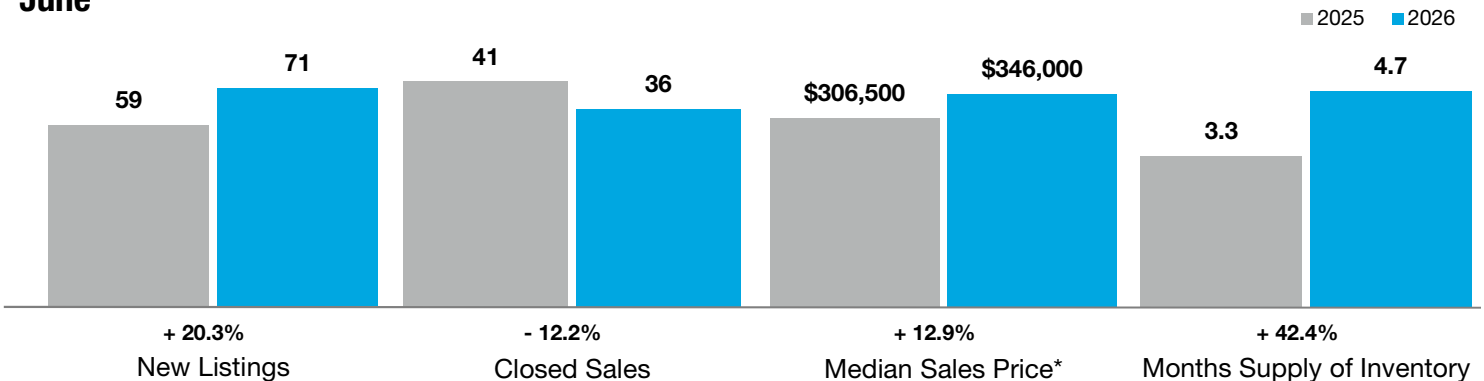
Morganton

North Carolina

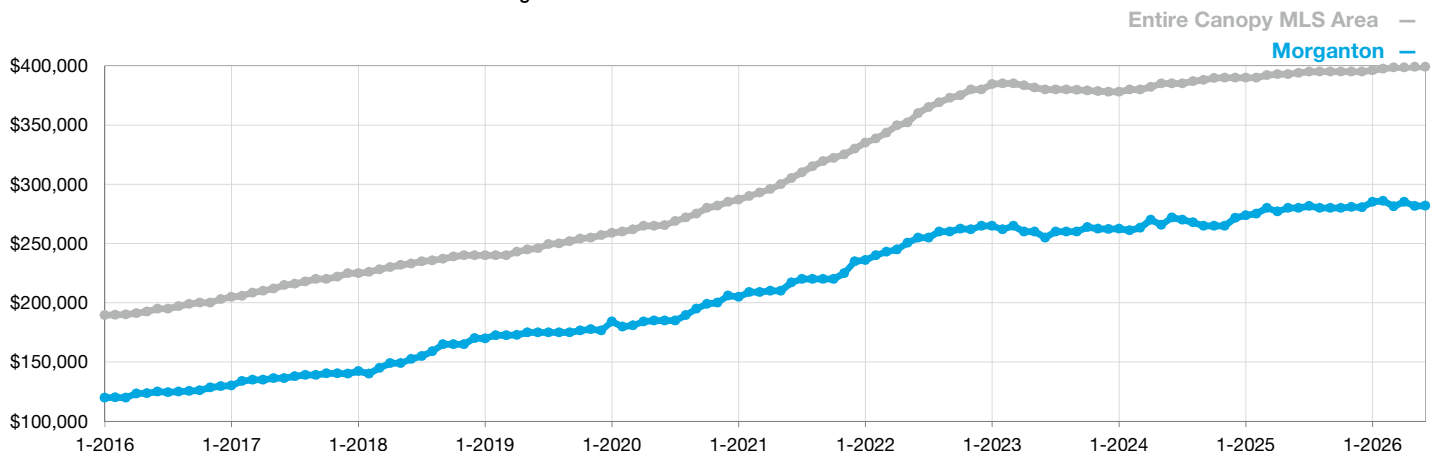
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	59	71	+ 20.3%	310	352	+ 13.5%
Pending Sales	42	49	+ 16.7%	247	241	- 2.4%
Closed Sales	41	36	- 12.2%	239	196	- 18.0%
Median Sales Price*	\$306,500	\$346,000	+ 12.9%	\$285,000	\$295,005	+ 3.5%
Average Sales Price*	\$326,368	\$412,207	+ 26.3%	\$324,491	\$354,097	+ 9.1%
Percent of Original List Price Received*	94.5%	94.7%	+ 0.2%	93.1%	93.9%	+ 0.9%
List to Close	82	97	+ 18.3%	108	115	+ 6.5%
Days on Market Until Sale	40	53	+ 32.5%	67	73	+ 9.0%
Cumulative Days on Market Until Sale	54	55	+ 1.9%	74	81	+ 9.5%
Average List Price	\$355,862	\$366,110	+ 2.9%	\$379,138	\$400,400	+ 5.6%
Inventory of Homes for Sale	133	176	+ 32.3%	--	--	--
Months Supply of Inventory	3.3	4.7	+ 42.4%	--	--	--

* 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.