

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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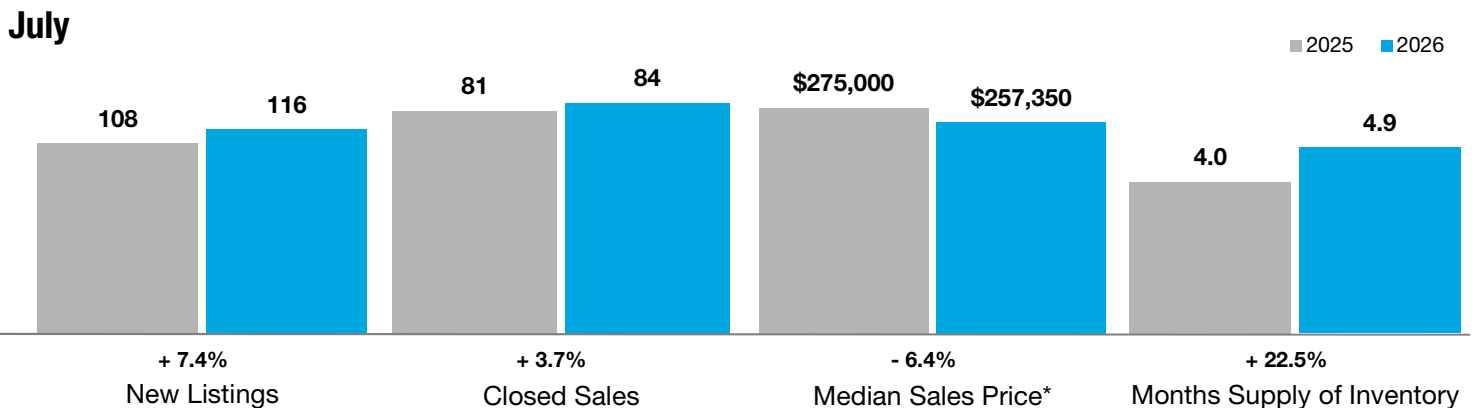


Burke County

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	108	116	+ 7.4%	666	694	+ 4.2%
Pending Sales	66	85	+ 28.8%	483	474	- 1.9%
Closed Sales	81	84	+ 3.7%	468	427	- 8.8%
Median Sales Price*	\$275,000	\$257,350	- 6.4%	\$278,000	\$272,500	- 2.0%
Average Sales Price*	\$363,560	\$315,389	- 13.2%	\$338,242	\$330,071	- 2.4%
Percent of Original List Price Received*	93.5%	95.7%	+ 2.4%	93.5%	94.5%	+ 1.1%
List to Close	87	78	- 10.3%	102	104	+ 2.0%
Days on Market Until Sale	49	36	- 26.5%	61	62	+ 1.6%
Cumulative Days on Market Until Sale	61	38	- 37.7%	70	68	- 2.9%
Average List Price	\$333,360	\$376,704	+ 13.0%	\$387,134	\$397,679	+ 2.7%
Inventory of Homes for Sale	259	304	+ 17.4%	--	--	--
Months Supply of Inventory	4.0	4.9	+ 22.5%	--	--	--

* 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

