

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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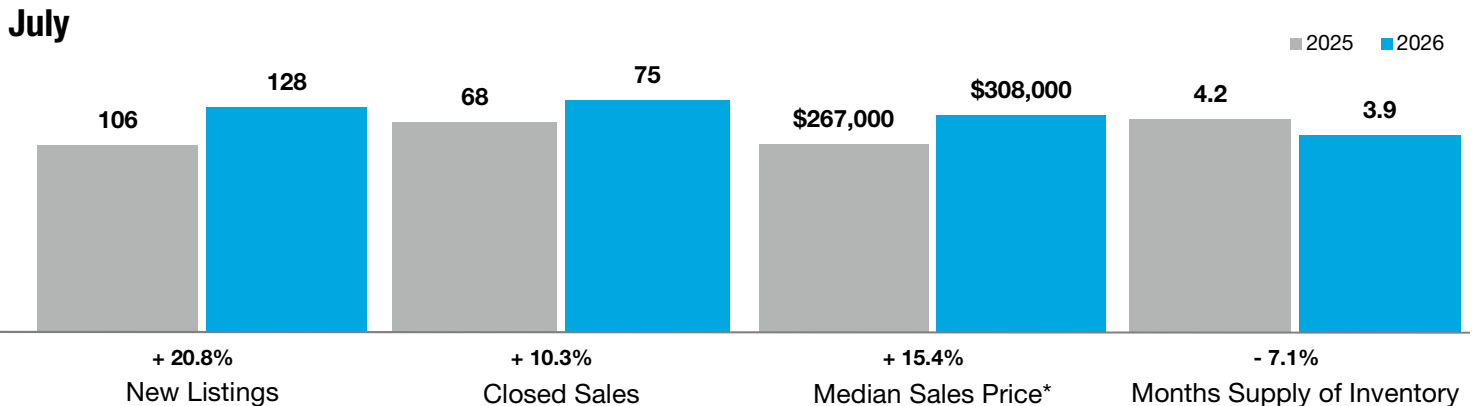


Caldwell County

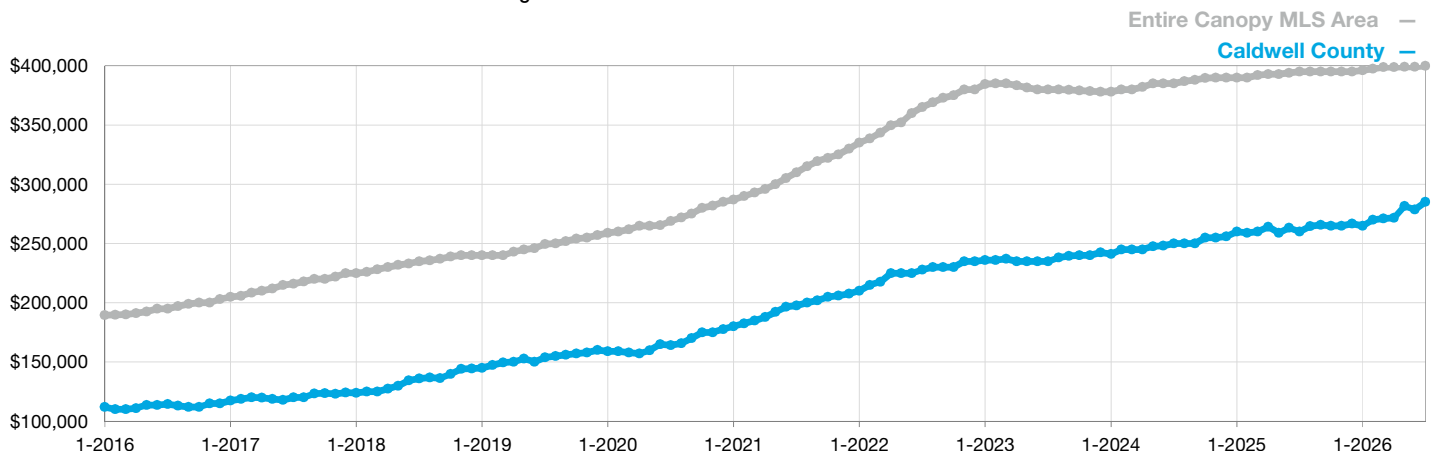
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	106	128	+ 20.8%	659	691	+ 4.9%
Pending Sales	65	89	+ 36.9%	451	510	+ 13.1%
Closed Sales	68	75	+ 10.3%	432	467	+ 8.1%
Median Sales Price*	\$267,000	\$308,000	+ 15.4%	\$265,000	\$292,000	+ 10.2%
Average Sales Price*	\$327,729	\$370,084	+ 12.9%	\$323,318	\$347,479	+ 7.5%
Percent of Original List Price Received*	94.0%	93.7%	- 0.3%	94.7%	94.1%	- 0.6%
List to Close	82	88	+ 7.3%	86	99	+ 15.1%
Days on Market Until Sale	45	50	+ 11.1%	45	56	+ 24.4%
Cumulative Days on Market Until Sale	50	51	+ 2.0%	51	64	+ 25.5%
Average List Price	\$340,488	\$369,590	+ 8.5%	\$375,005	\$404,870	+ 8.0%
Inventory of Homes for Sale	255	269	+ 5.5%	--	--	--
Months Supply of Inventory	4.2	3.9	- 7.1%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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