

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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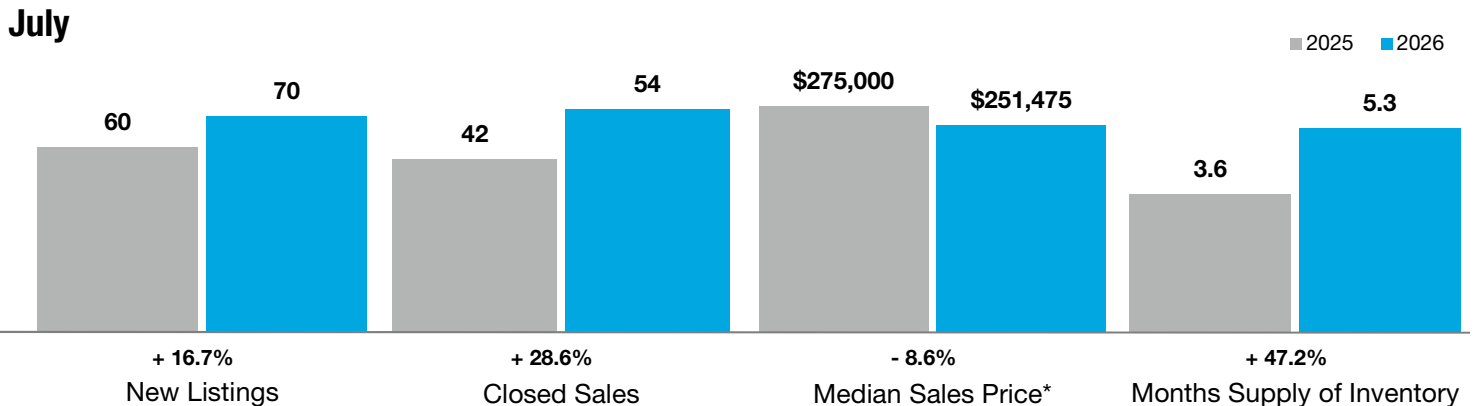


Morganton

North Carolina

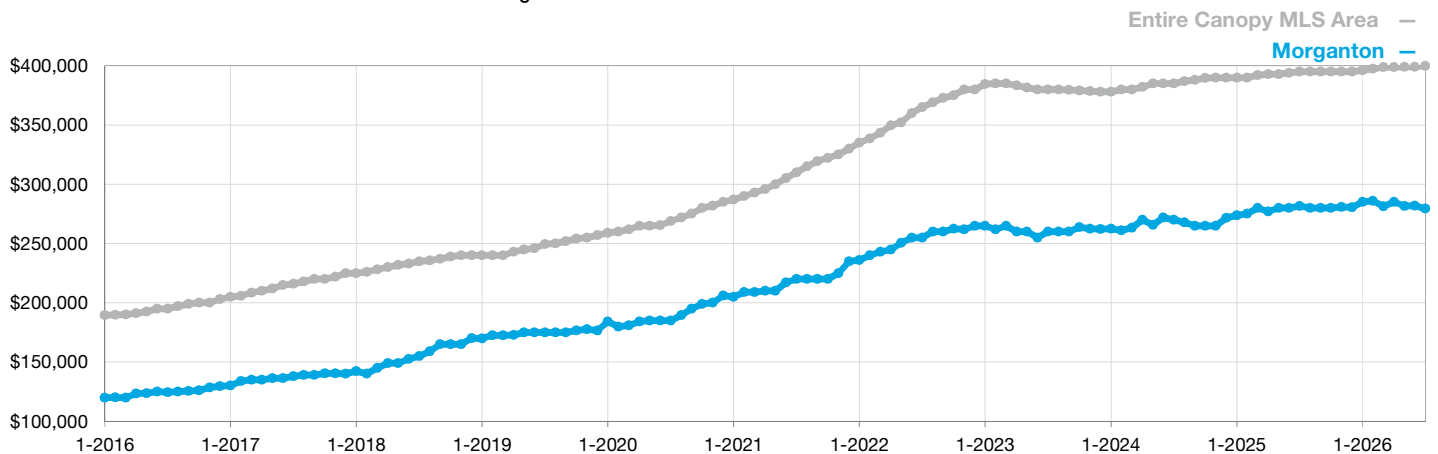
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	60	70	+ 16.7%	370	423	+ 14.3%
Pending Sales	43	44	+ 2.3%	290	279	- 3.8%
Closed Sales	42	54	+ 28.6%	281	252	- 10.3%
Median Sales Price*	\$275,000	\$251,475	- 8.6%	\$285,000	\$279,950	- 1.8%
Average Sales Price*	\$338,498	\$294,817	- 12.9%	\$326,592	\$341,560	+ 4.6%
Percent of Original List Price Received*	93.8%	95.2%	+ 1.5%	93.2%	94.2%	+ 1.1%
List to Close	88	77	- 12.5%	105	106	+ 1.0%
Days on Market Until Sale	47	33	- 29.8%	64	64	0.0%
Cumulative Days on Market Until Sale	59	34	- 42.4%	72	70	- 2.8%
Average List Price	\$388,050	\$337,209	- 13.1%	\$380,534	\$387,169	+ 1.7%
Inventory of Homes for Sale	142	197	+ 38.7%	--	--	--
Months Supply of Inventory	3.6	5.3	+ 47.2%	--	--	--

* 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.