

Local Market Update for August 2026

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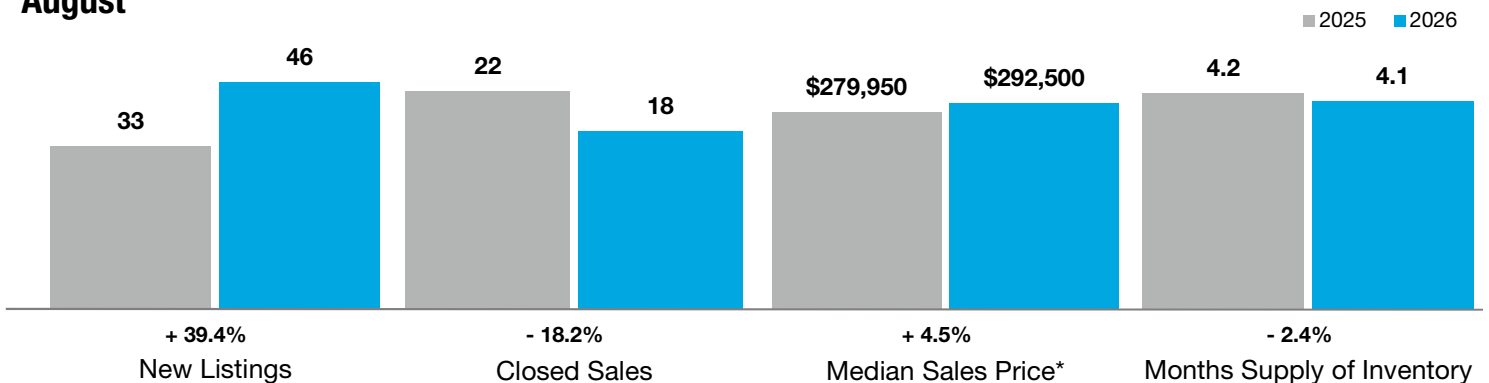
Alexander County

North Carolina

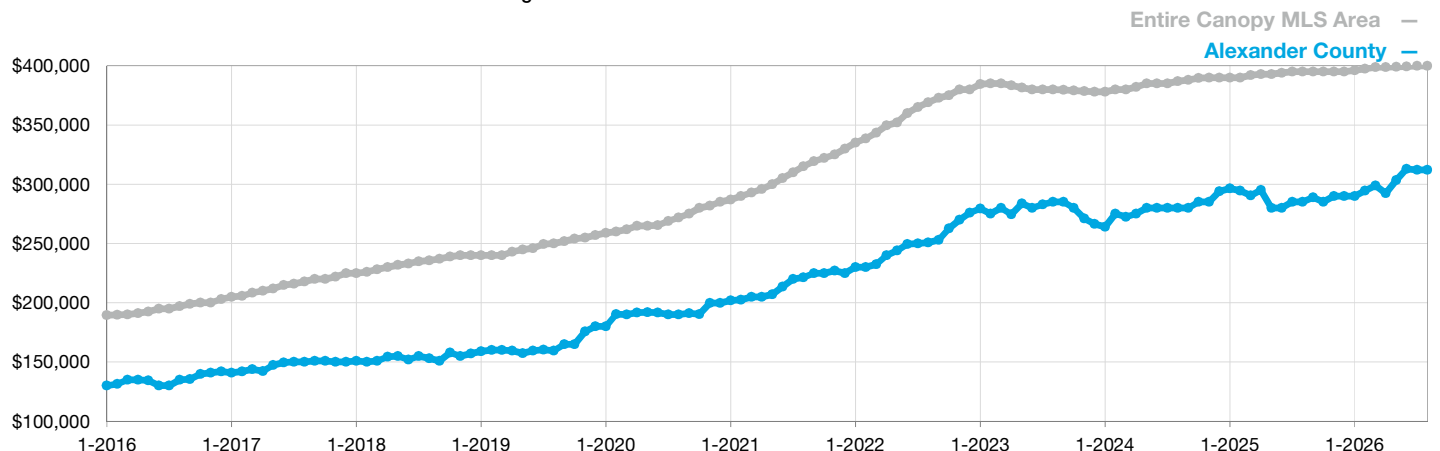
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	33	46	+ 39.4%	249	263	+ 5.6%
Pending Sales	23	27	+ 17.4%	191	181	- 5.2%
Closed Sales	22	18	- 18.2%	183	167	- 8.7%
Median Sales Price*	\$279,950	\$292,500	+ 4.5%	\$280,500	\$314,900	+ 12.3%
Average Sales Price*	\$383,649	\$456,050	+ 18.9%	\$363,117	\$384,484	+ 5.9%
Percent of Original List Price Received*	93.1%	97.4%	+ 4.6%	95.4%	94.9%	- 0.5%
List to Close	132	58	- 56.1%	99	97	- 2.0%
Days on Market Until Sale	91	20	- 78.0%	55	50	- 9.1%
Cumulative Days on Market Until Sale	93	30	- 67.7%	65	56	- 13.8%
Average List Price	\$482,900	\$462,313	- 4.3%	\$385,061	\$431,859	+ 12.2%
Inventory of Homes for Sale	93	96	+ 3.2%	--	--	--
Months Supply of Inventory	4.2	4.1	- 2.4%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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