

Local Market Update for August 2026

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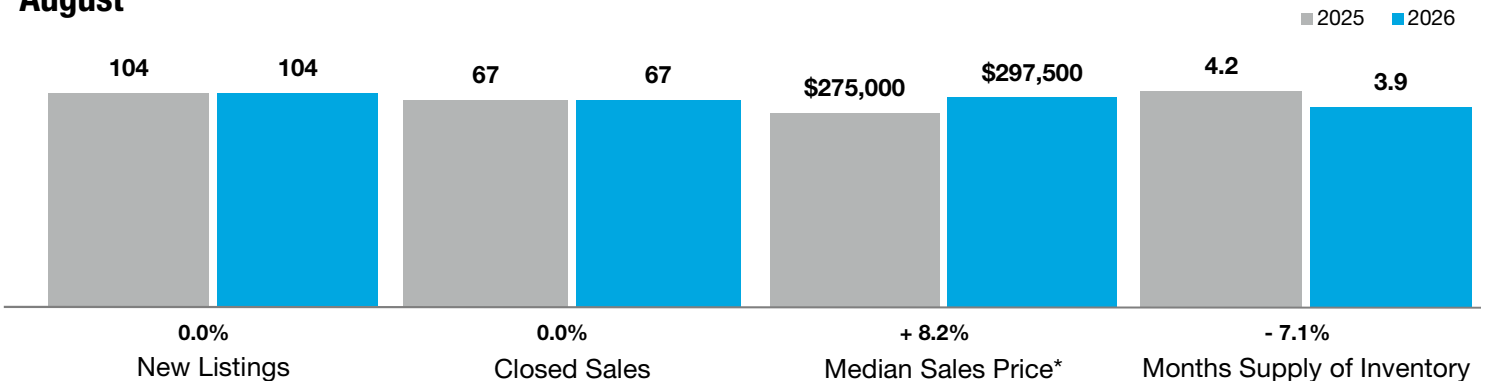
Caldwell County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	104	104	0.0%	763	796	+ 4.3%
Pending Sales	70	80	+ 14.3%	521	582	+ 11.7%
Closed Sales	67	67	0.0%	499	534	+ 7.0%
Median Sales Price*	\$275,000	\$297,500	+ 8.2%	\$266,500	\$294,000	+ 10.3%
Average Sales Price*	\$360,161	\$351,639	- 2.4%	\$328,265	\$348,001	+ 6.0%
Percent of Original List Price Received*	92.2%	94.8%	+ 2.8%	94.4%	94.2%	- 0.2%
List to Close	92	76	- 17.4%	87	96	+ 10.3%
Days on Market Until Sale	48	40	- 16.7%	45	54	+ 20.0%
Cumulative Days on Market Until Sale	63	45	- 28.6%	52	62	+ 19.2%
Average List Price	\$348,343	\$367,206	+ 5.4%	\$371,402	\$398,181	+ 7.2%
Inventory of Homes for Sale	265	274	+ 3.4%	--	--	--
Months Supply of Inventory	4.2	3.9	- 7.1%	--	--	--

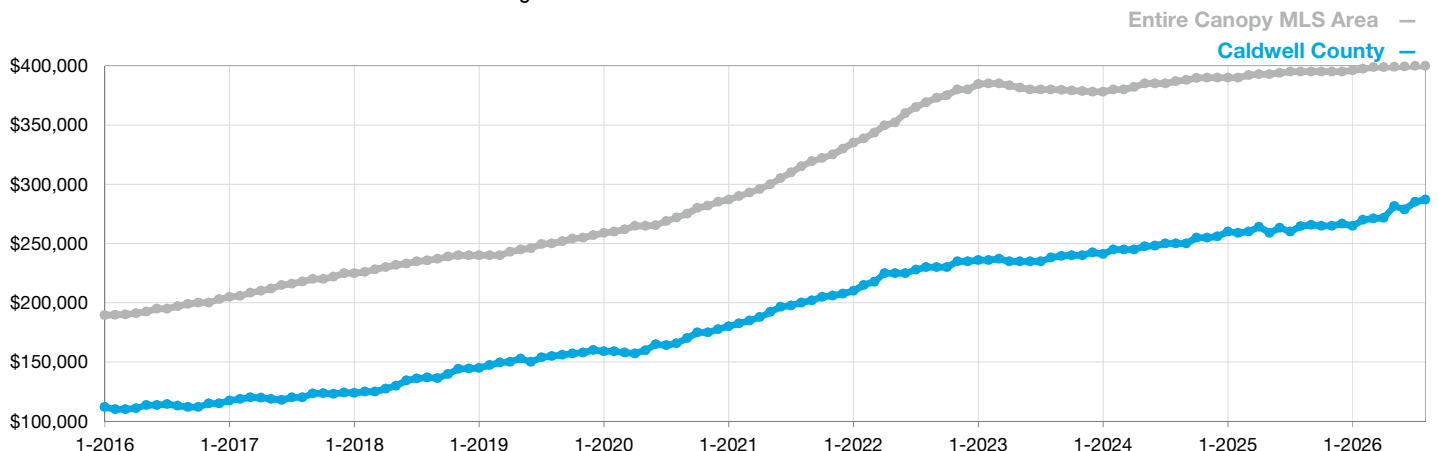
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.