

Local Market Update for August 2026

A research tool provided by the Canopy Realtor® Association
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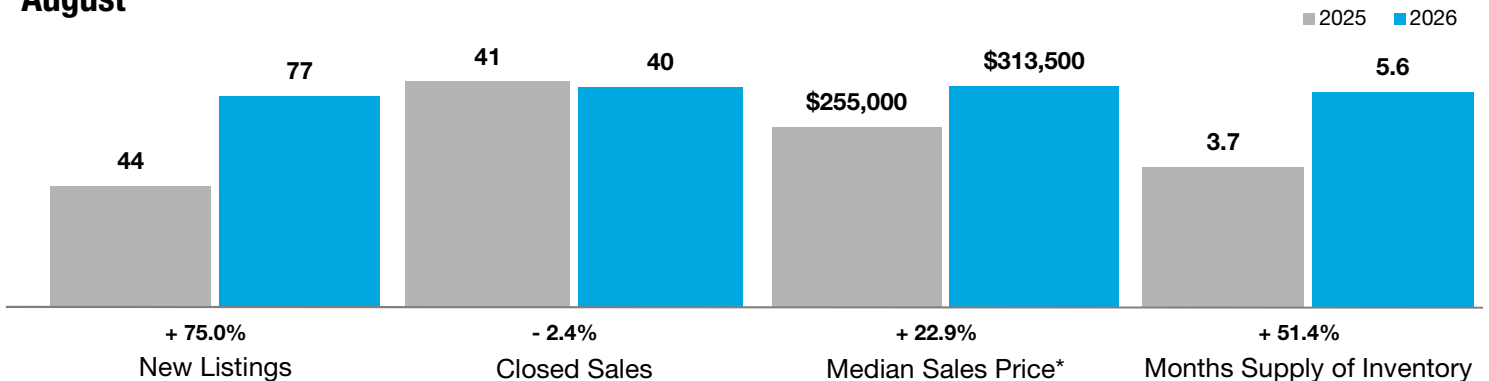
Morganton

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	44	77	+ 75.0%	414	499	+ 20.5%
Pending Sales	37	46	+ 24.3%	327	323	- 1.2%
Closed Sales	41	40	- 2.4%	322	294	- 8.7%
Median Sales Price*	\$255,000	\$313,500	+ 22.9%	\$280,000	\$283,590	+ 1.3%
Average Sales Price*	\$329,457	\$374,801	+ 13.8%	\$326,958	\$345,388	+ 5.6%
Percent of Original List Price Received*	92.6%	94.3%	+ 1.8%	93.2%	94.2%	+ 1.1%
List to Close	113	96	- 15.0%	106	104	- 1.9%
Days on Market Until Sale	50	57	+ 14.0%	62	63	+ 1.6%
Cumulative Days on Market Until Sale	53	57	+ 7.5%	69	68	- 1.4%
Average List Price	\$421,298	\$392,088	- 6.9%	\$384,733	\$386,138	+ 0.4%
Inventory of Homes for Sale	141	211	+ 49.6%	--	--	--
Months Supply of Inventory	3.7	5.6	+ 51.4%	--	--	--

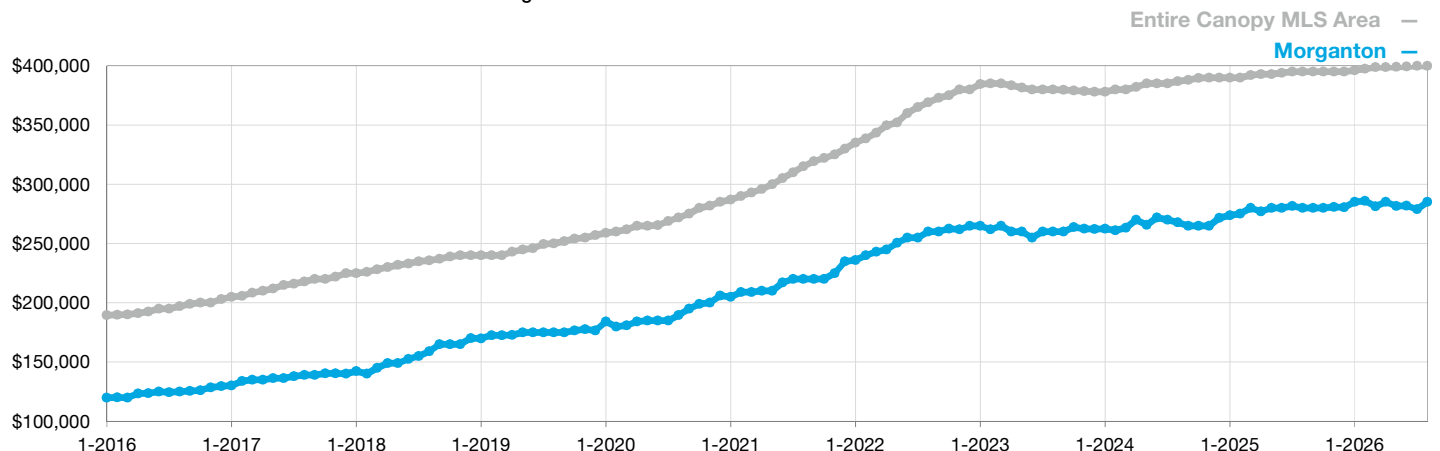
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.