

Local Market Update for September 2026

A research tool provided by the Canopy Realtor® Association
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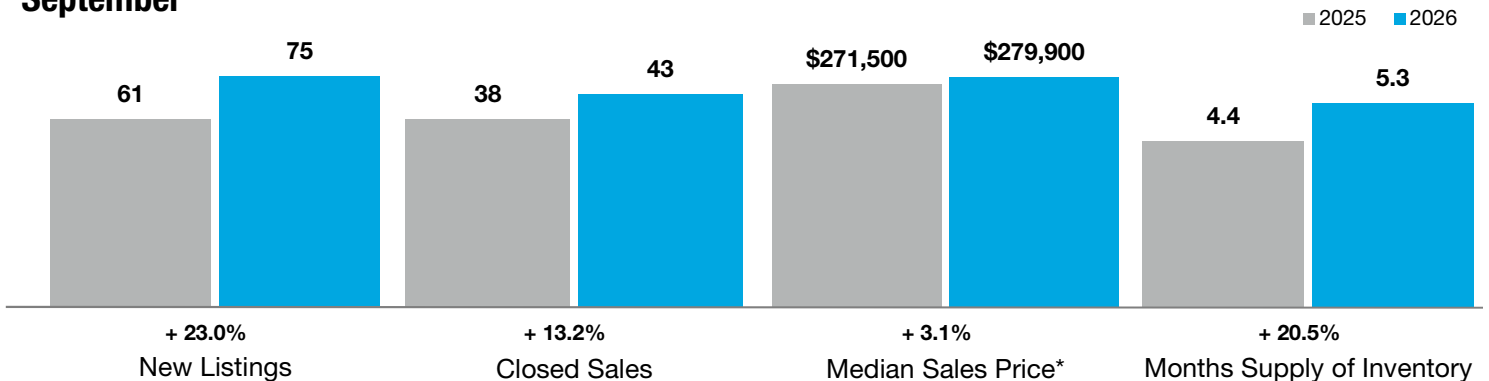
Morganton

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	61	75	+ 23.0%	475	574	+ 20.8%
Pending Sales	30	58	+ 93.3%	357	378	+ 5.9%
Closed Sales	38	43	+ 13.2%	360	337	- 6.4%
Median Sales Price*	\$271,500	\$279,900	+ 3.1%	\$276,000	\$280,000	+ 1.4%
Average Sales Price*	\$365,545	\$306,247	- 16.2%	\$331,043	\$340,394	+ 2.8%
Percent of Original List Price Received*	94.4%	93.2%	- 1.3%	93.3%	94.0%	+ 0.8%
List to Close	89	84	- 5.6%	104	102	- 1.9%
Days on Market Until Sale	49	49	0.0%	61	61	0.0%
Cumulative Days on Market Until Sale	49	50	+ 2.0%	67	66	- 1.5%
Average List Price	\$397,087	\$418,648	+ 5.4%	\$385,899	\$388,420	+ 0.7%
Inventory of Homes for Sale	164	211	+ 28.7%	--	--	--
Months Supply of Inventory	4.4	5.3	+ 20.5%	--	--	--

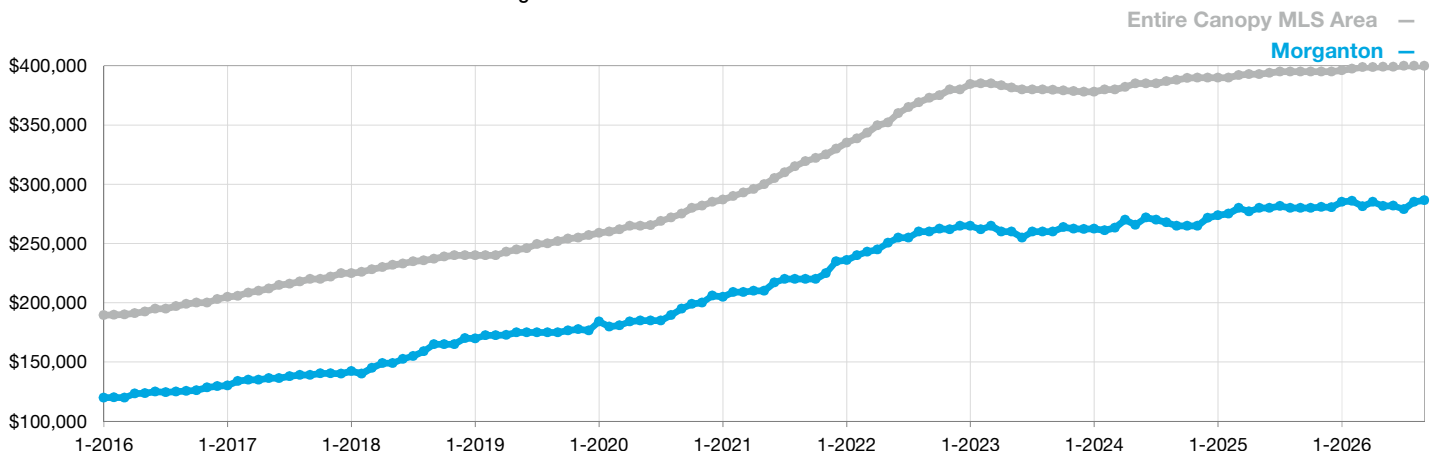
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

September



Historical Median Sales Price

Rolling 12-Month Calculation



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