Local Market Update for October 2026

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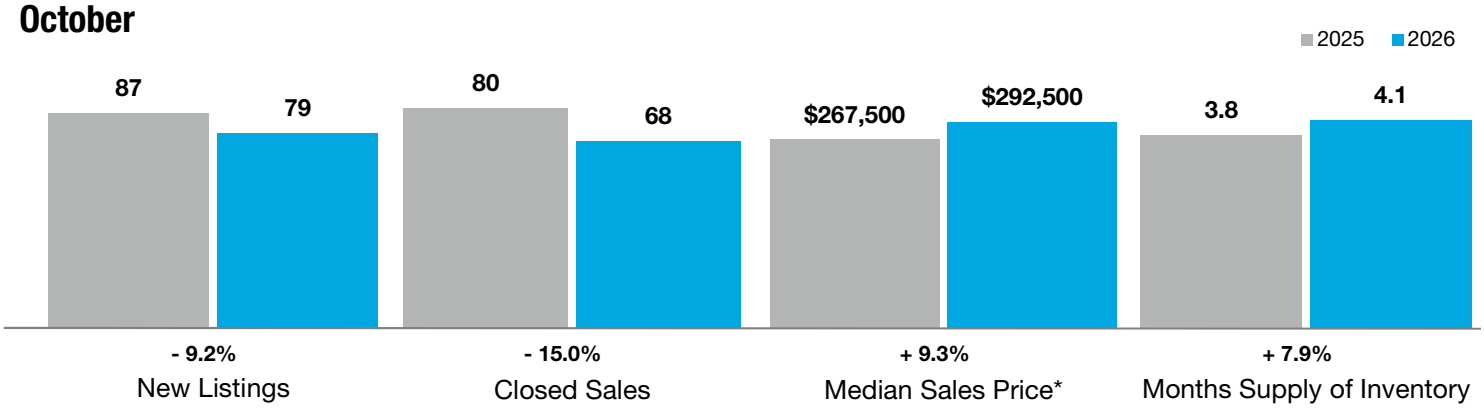
Caldwell County

North Carolina

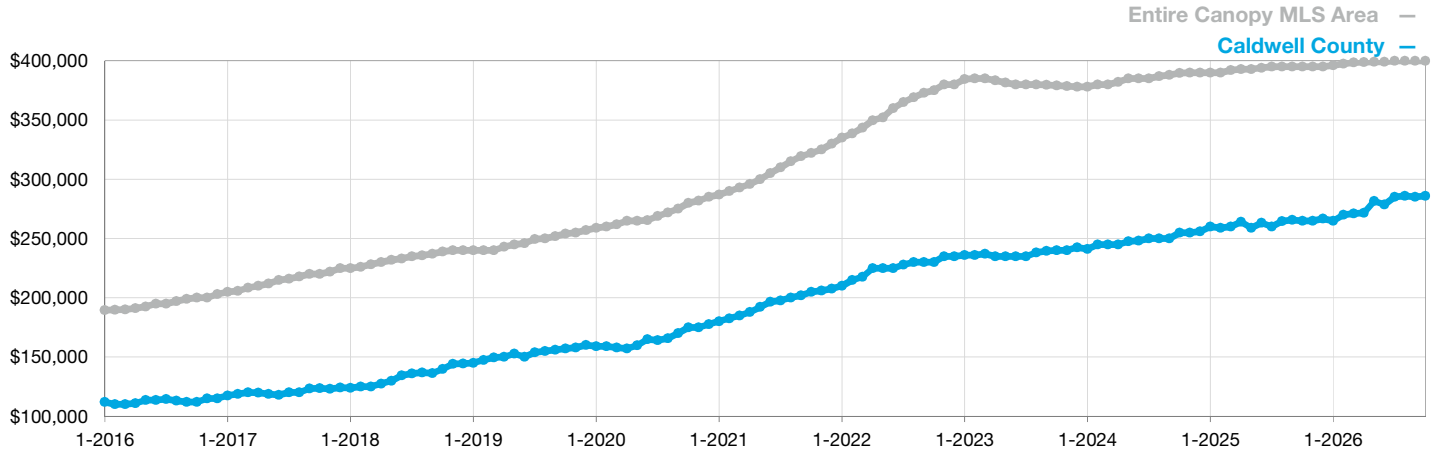
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	87	**79**	- 9.2%	938	**971**	+ 3.5%
Pending Sales	80	**66**	- 17.5%	667	**697**	+ 4.5%
Closed Sales	80	**68**	- 15.0%	642	**673**	+ 4.8%
Median Sales Price*	$267,500	**$292,500**	+ 9.3%	$267,000	**$290,000**	+ 8.6%
Average Sales Price*	$350,470	**$334,993**	- 4.4%	$333,022	**$341,801**	+ 2.6%
Percent of Original List Price Received*	92.7%	**94.9%**	+ 2.4%	94.2%	**94.2%**	0.0%
List to Close	88	**82**	- 6.8%	86	**92**	+ 7.0%
Days on Market Until Sale	52	**45**	- 13.5%	46	**52**	+ 13.0%
Cumulative Days on Market Until Sale	60	**50**	- 16.7%	53	**59**	+ 11.3%
Average List Price	$353,714	**$574,419**	+ 62.4%	$369,464	**$398,285**	+ 7.8%
Inventory of Homes for Sale	241	**274**	+ 13.7%	--	**--**	--
Months Supply of Inventory	3.8	**4.1**	+ 7.9%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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