Local Market Update for October 2026

A research tool provided by the Canopy Realtor® Association
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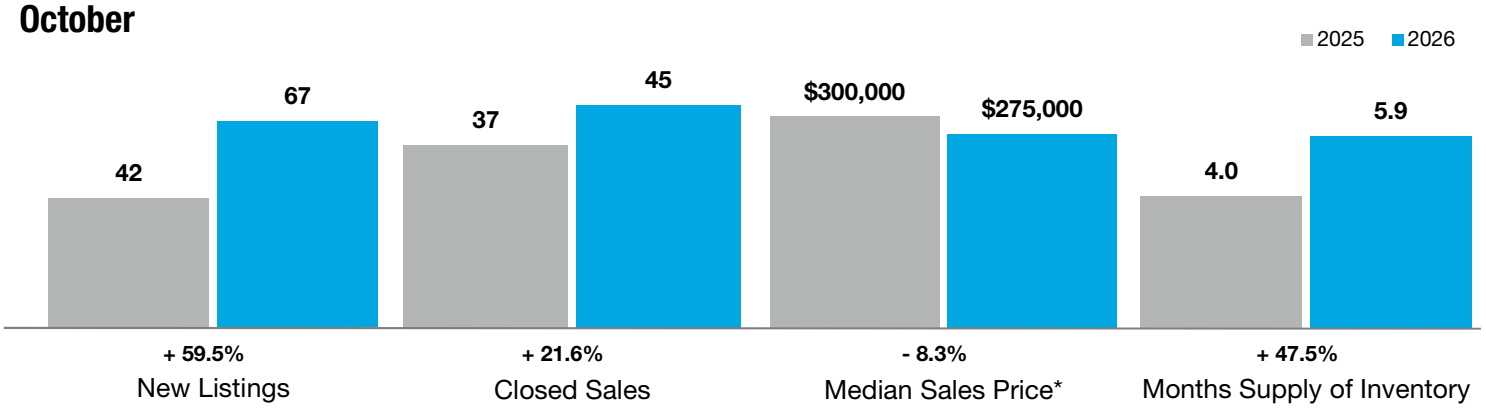
Morganton

North Carolina

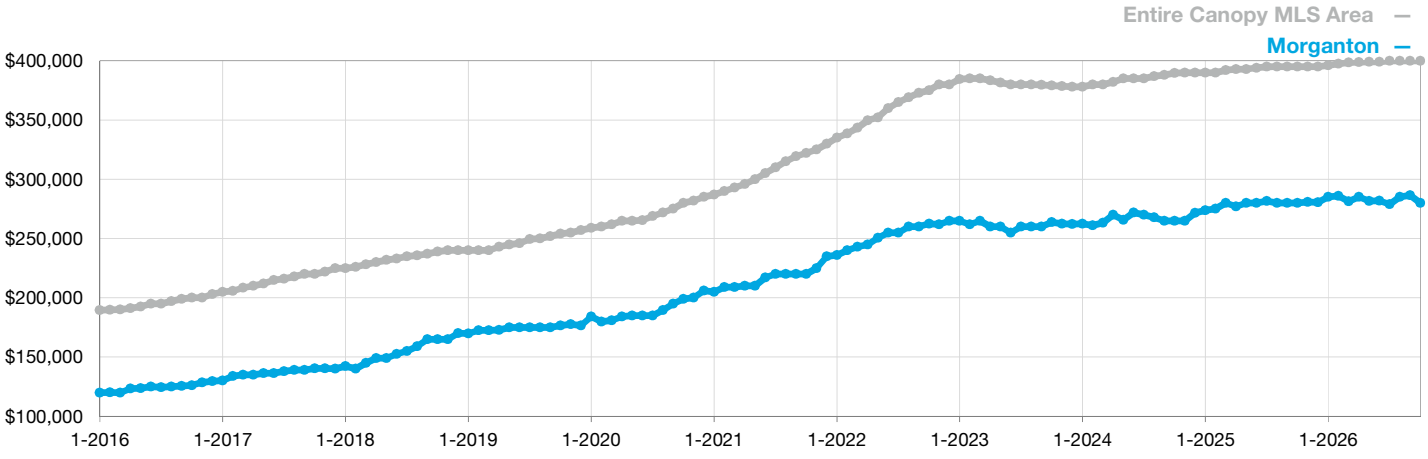
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	42	**67**	+ 59.5%	517	**641**	+ 24.0%
Pending Sales	35	**42**	+ 20.0%	392	**415**	+ 5.9%
Closed Sales	37	**45**	+ 21.6%	397	**384**	- 3.3%
Median Sales Price*	$300,000	**$275,000**	- 8.3%	$278,500	**$279,900**	+ 0.5%
Average Sales Price*	$374,553	**$393,467**	+ 5.0%	$335,108	**$348,291**	+ 3.9%
Percent of Original List Price Received*	93.8%	**93.2%**	- 0.6%	93.3%	**94.0%**	+ 0.8%
List to Close	84	**120**	+ 42.9%	102	**103**	+ 1.0%
Days on Market Until Sale	43	**74**	+ 72.1%	59	**62**	+ 5.1%
Cumulative Days on Market Until Sale	60	**94**	+ 56.7%	66	**69**	+ 4.5%
Average List Price	$377,505	**$292,824**	- 22.4%	$385,207	**$376,620**	- 2.2%
Inventory of Homes for Sale	152	**233**	+ 53.3%	--	**--**	--
Months Supply of Inventory	4.0	**5.9**	+ 47.5%	--	**--**	--

* 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.

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.