

Local Market Update for July 2024

A research tool provided by the Canopy Realtor® Association
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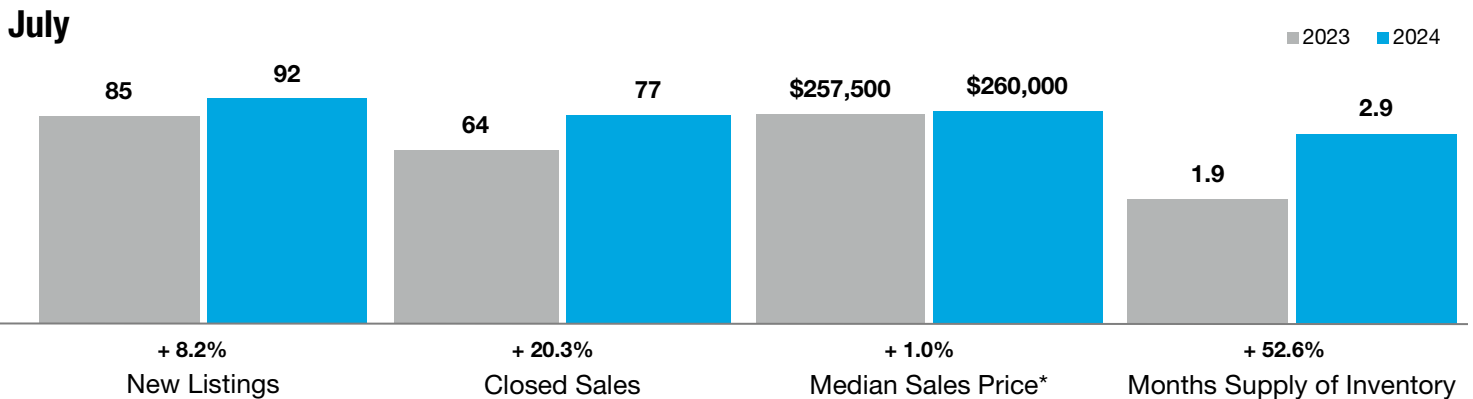


Burke County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	85	92	+ 8.2%	537	676	+ 25.9%
Pending Sales	55	83	+ 50.9%	476	511	+ 7.4%
Closed Sales	64	77	+ 20.3%	455	463	+ 1.8%
Median Sales Price*	\$257,500	\$260,000	+ 1.0%	\$247,199	\$256,000	+ 3.6%
Average Sales Price*	\$266,215	\$277,024	+ 4.1%	\$294,795	\$307,528	+ 4.3%
Percent of Original List Price Received*	94.9%	92.0%	- 3.1%	96.0%	94.5%	- 1.6%
List to Close	80	88	+ 10.0%	79	78	- 1.3%
Days on Market Until Sale	32	48	+ 50.0%	34	38	+ 11.8%
Cumulative Days on Market Until Sale	32	54	+ 68.8%	38	41	+ 7.9%
Average List Price	\$320,726	\$398,152	+ 24.1%	\$326,592	\$389,810	+ 19.4%
Inventory of Homes for Sale	120	197	+ 64.2%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--

* 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.



Historical Median Sales Price

Rolling 12-Month Calculation

