

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
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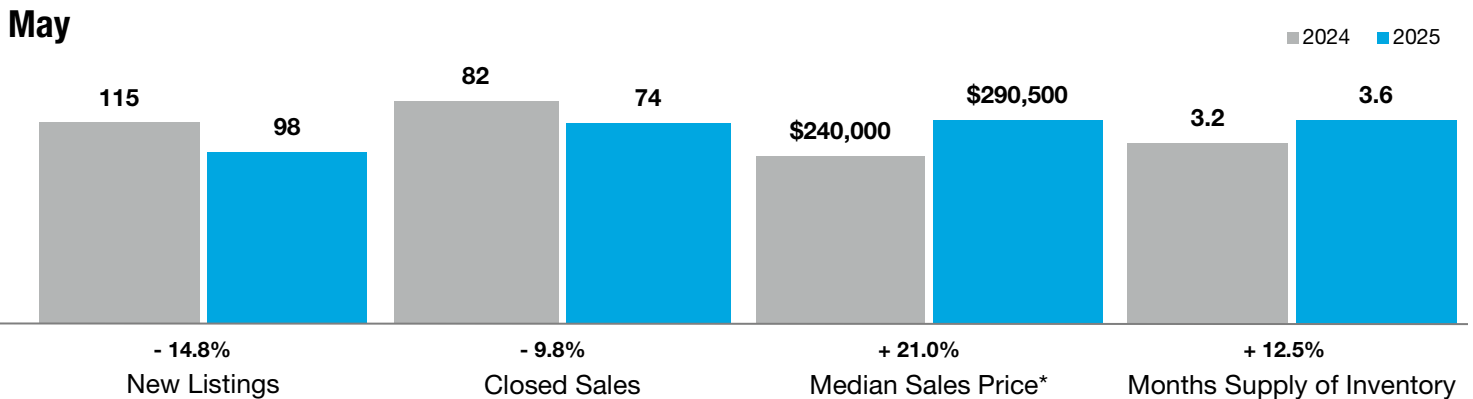


Burke County

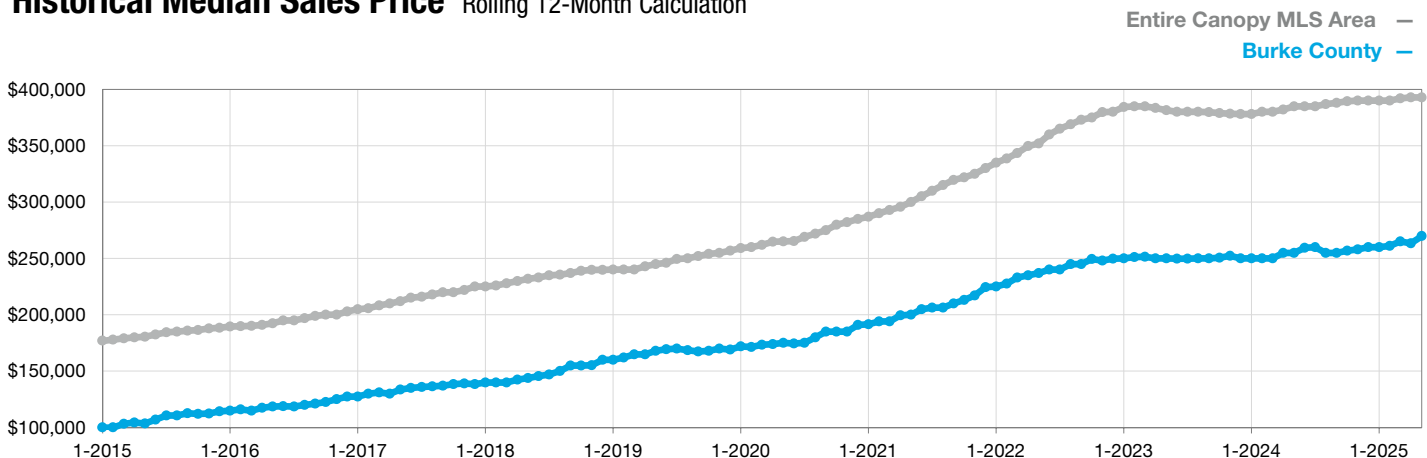
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	115	98	- 14.8%	492	460	- 6.5%
Pending Sales	72	73	+ 1.4%	356	340	- 4.5%
Closed Sales	82	74	- 9.8%	319	312	- 2.2%
Median Sales Price*	\$240,000	\$290,500	+ 21.0%	\$249,950	\$274,900	+ 10.0%
Average Sales Price*	\$287,505	\$320,103	+ 11.3%	\$299,781	\$322,717	+ 7.7%
Percent of Original List Price Received*	96.9%	93.3%	- 3.7%	94.9%	93.2%	- 1.8%
List to Close	70	109	+ 55.7%	76	109	+ 43.4%
Days on Market Until Sale	31	67	+ 116.1%	36	69	+ 91.7%
Cumulative Days on Market Until Sale	32	73	+ 128.1%	39	76	+ 94.9%
Average List Price	\$446,763	\$448,678	+ 0.4%	\$371,410	\$412,957	+ 11.2%
Inventory of Homes for Sale	206	235	+ 14.1%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



Current as of June 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.