

# Local Market Update for July 2025

A research tool provided by the Canopy Realtor® Association  
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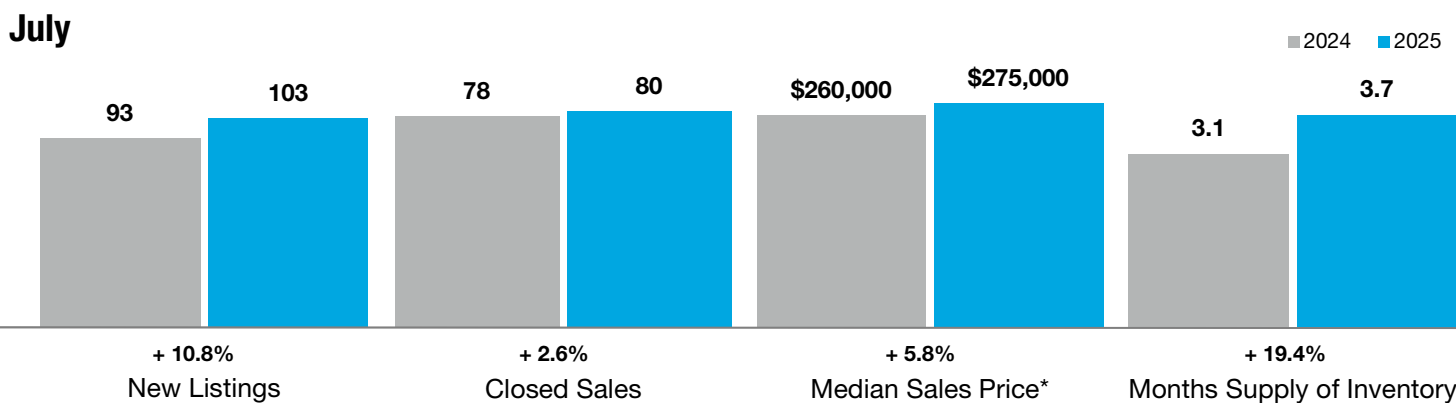


## Burke County

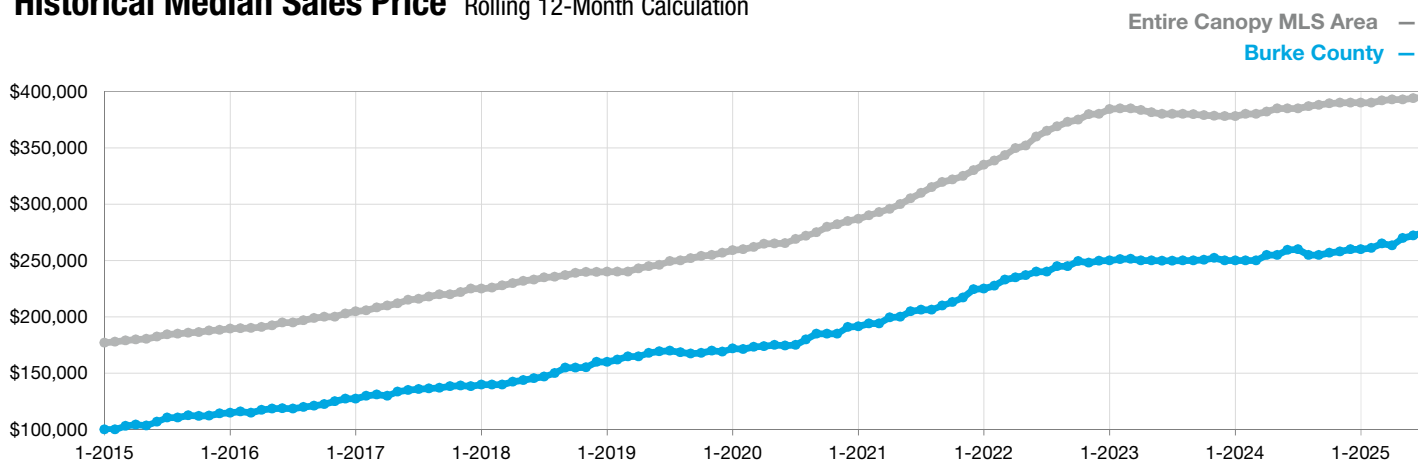
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	93	103	+ 10.8%	680	660	- 2.9%
Pending Sales	76	68	- 10.5%	506	488	- 3.6%
Closed Sales	78	80	+ 2.6%	465	467	+ 0.4%
Median Sales Price*	\$260,000	\$275,000	+ 5.8%	\$256,000	\$277,000	+ 8.2%
Average Sales Price*	\$276,357	\$364,104	+ 31.8%	\$307,763	\$338,282	+ 9.9%
Percent of Original List Price Received*	91.9%	93.5%	+ 1.7%	94.5%	93.5%	- 1.1%
List to Close	90	88	- 2.2%	78	102	+ 30.8%
Days on Market Until Sale	50	49	- 2.0%	39	62	+ 59.0%
Cumulative Days on Market Until Sale	56	61	+ 8.9%	41	71	+ 73.2%
Average List Price	\$387,476	\$350,249	- 9.6%	\$385,333	\$394,629	+ 2.4%
Inventory of Homes for Sale	205	245	+ 19.5%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--

\* 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 August 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.