

Local Market Update for February 2026

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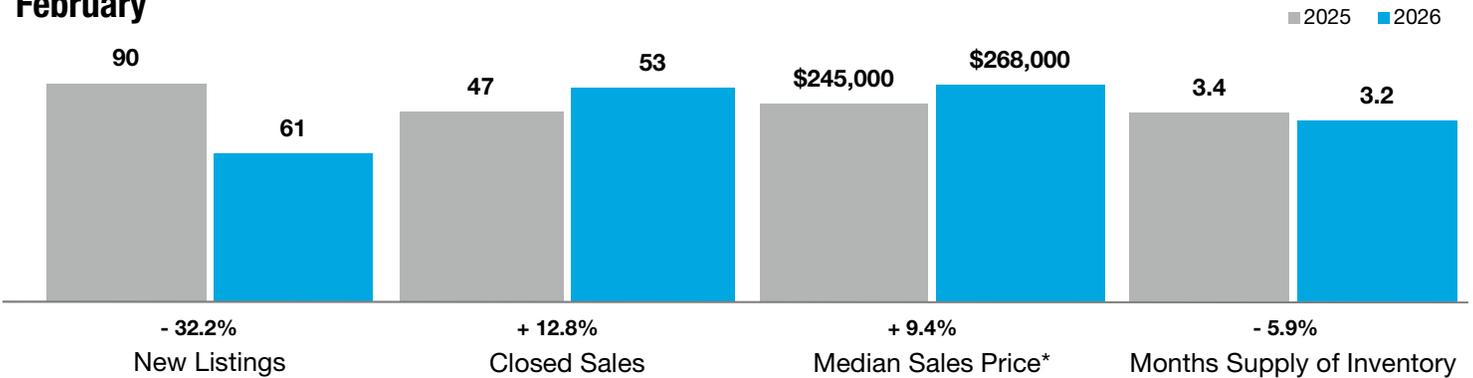
Burke County

North Carolina

| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 2-2025 | Thru 2-2026 | Percent Change |
| New Listings | 90 | 61 | - 32.2% | 153 | 133 | - 13.1% |
| Pending Sales | 66 | 59 | - 10.6% | 114 | 112 | - 1.8% |
| Closed Sales | 47 | 53 | + 12.8% | 104 | 91 | - 12.5% |
| Median Sales Price* | \$245,000 | \$268,000 | + 9.4% | \$250,000 | \$275,000 | + 10.0% |
| Average Sales Price* | \$321,202 | \$367,080 | + 14.3% | \$350,599 | \$359,128 | + 2.4% |
| Percent of Original List Price Received* | 92.9% | 92.3% | - 0.6% | 92.2% | 92.2% | 0.0% |
| List to Close | 110 | 140 | + 27.3% | 112 | 136 | + 21.4% |
| Days on Market Until Sale | 72 | 97 | + 34.7% | 76 | 92 | + 21.1% |
| Cumulative Days on Market Until Sale | 81 | 101 | + 24.7% | 84 | 99 | + 17.9% |
| Average List Price | \$381,409 | \$377,497 | - 1.0% | \$354,423 | \$374,643 | + 5.7% |
| Inventory of Homes for Sale | 221 | 202 | - 8.6% | -- | -- | -- |
| Months Supply of Inventory | 3.4 | 3.2 | - 5.9% | -- | -- | -- |

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

