

Local Market Update for March 2026

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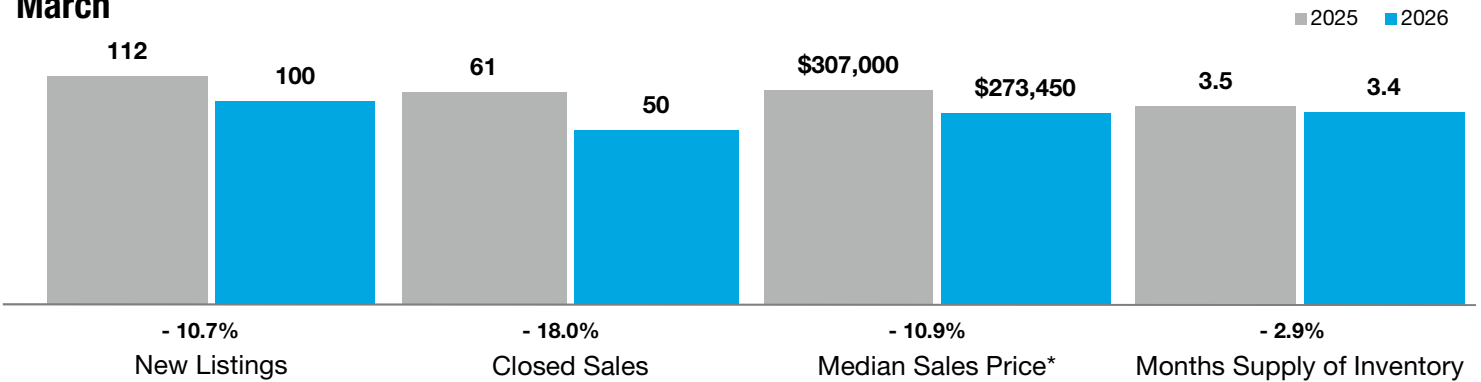
Burke County

North Carolina

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	112	100	- 10.7%	265	233	- 12.1%
Pending Sales	77	76	- 1.3%	191	184	- 3.7%
Closed Sales	61	50	- 18.0%	165	142	- 13.9%
Median Sales Price*	\$307,000	\$273,450	- 10.9%	\$279,000	\$274,900	- 1.5%
Average Sales Price*	\$325,843	\$298,797	- 8.3%	\$341,391	\$337,855	- 1.0%
Percent of Original List Price Received*	93.6%	94.3%	+ 0.7%	92.8%	93.0%	+ 0.2%
List to Close	118	101	- 14.4%	114	123	+ 7.9%
Days on Market Until Sale	74	63	- 14.9%	75	81	+ 8.0%
Cumulative Days on Market Until Sale	80	66	- 17.5%	83	87	+ 4.8%
Average List Price	\$427,470	\$410,055	- 4.1%	\$385,611	\$386,207	+ 0.2%
Inventory of Homes for Sale	229	212	- 7.4%	--	--	--
Months Supply of Inventory	3.5	3.4	- 2.9%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

