

Local Market Update for May 2026

A research tool provided by the Canopy Realtor® Association
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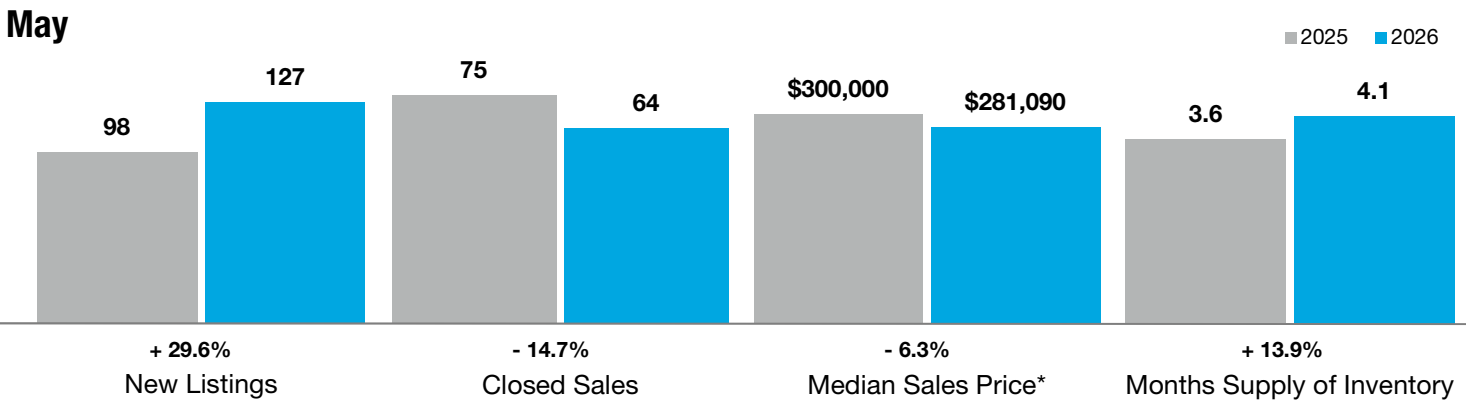


Burke County

North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	98	127	+ 29.6%	460	462	+ 0.4%
Pending Sales	71	89	+ 25.4%	337	337	0.0%
Closed Sales	75	64	- 14.7%	313	277	- 11.5%
Median Sales Price*	\$300,000	\$281,090	- 6.3%	\$274,950	\$274,000	- 0.3%
Average Sales Price*	\$320,701	\$313,084	- 2.4%	\$322,852	\$328,627	+ 1.8%
Percent of Original List Price Received*	93.4%	94.7%	+ 1.4%	93.2%	93.9%	+ 0.8%
List to Close	109	105	- 3.7%	109	116	+ 6.4%
Days on Market Until Sale	67	61	- 9.0%	69	73	+ 5.8%
Cumulative Days on Market Until Sale	73	78	+ 6.8%	76	81	+ 6.6%
Average List Price	\$434,199	\$397,791	- 8.4%	\$402,763	\$402,305	- 0.1%
Inventory of Homes for Sale	238	259	+ 8.8%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

