

Local Market Update for August 2026

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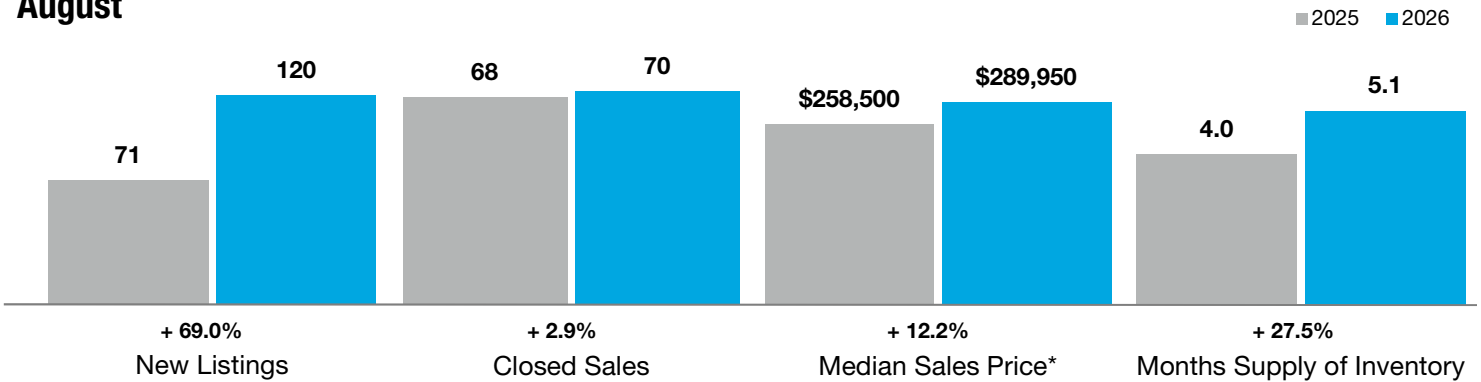
Burke County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	71	120	+ 69.0%	737	814	+ 10.4%
Pending Sales	60	77	+ 28.3%	543	548	+ 0.9%
Closed Sales	68	70	+ 2.9%	536	500	- 6.7%
Median Sales Price*	\$258,500	\$289,950	+ 12.2%	\$275,000	\$274,900	- 0.0%
Average Sales Price*	\$331,760	\$366,426	+ 10.4%	\$337,418	\$335,018	- 0.7%
Percent of Original List Price Received*	93.1%	94.1%	+ 1.1%	93.4%	94.4%	+ 1.1%
List to Close	98	91	- 7.1%	102	102	0.0%
Days on Market Until Sale	46	54	+ 17.4%	60	61	+ 1.7%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	68	67	- 1.5%
Average List Price	\$406,350	\$398,239	- 2.0%	\$388,880	\$395,518	+ 1.7%
Inventory of Homes for Sale	252	325	+ 29.0%	--	--	--
Months Supply of Inventory	4.0	5.1	+ 27.5%	--	--	--

* 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.

August



Historical Median Sales Price

Rolling 12-Month Calculation

