

# Local Market Update for February 2022

A research tool provided by the Canopy Realtor® Association  
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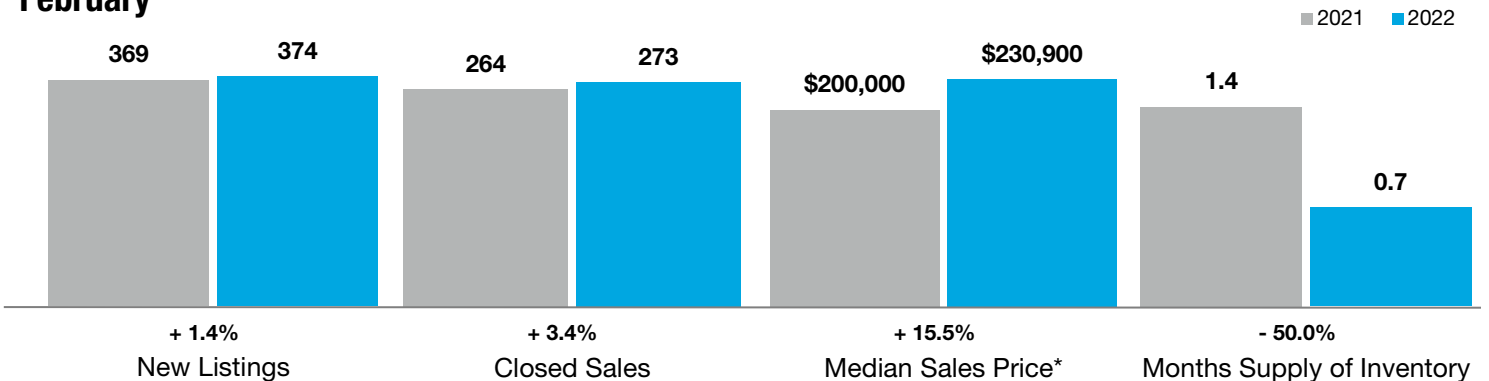
## Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

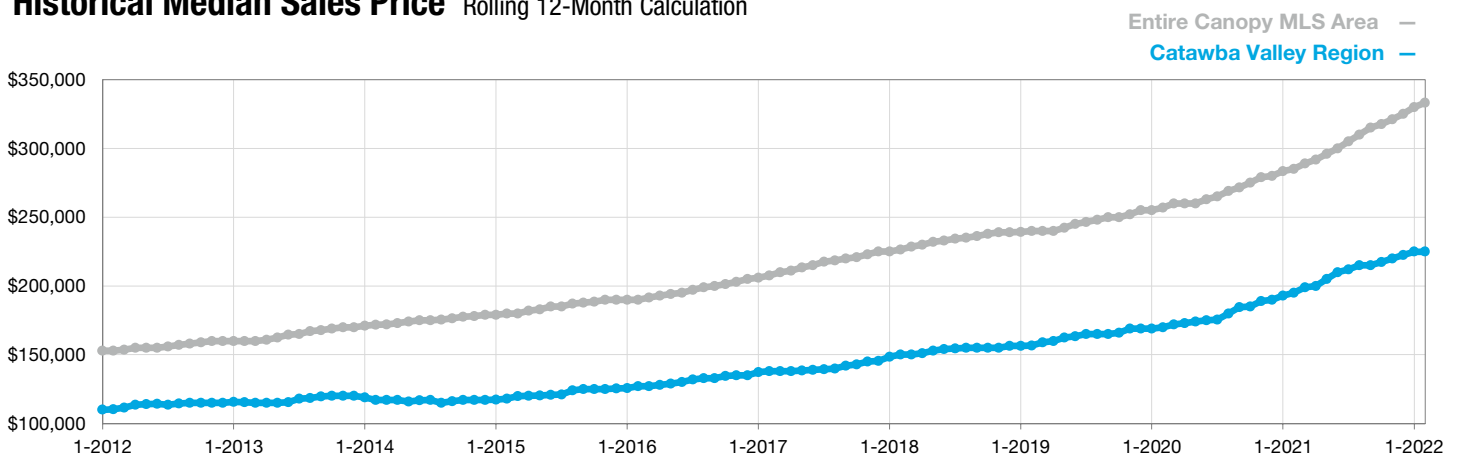
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	369	374	+ 1.4%	681	679	- 0.3%
Pending Sales	345	360	+ 4.3%	669	696	+ 4.0%
Closed Sales	264	273	+ 3.4%	521	607	+ 16.5%
Median Sales Price*	\$200,000	\$230,900	+ 15.5%	\$200,000	\$230,000	+ 15.0%
Average Sales Price*	\$251,809	\$310,283	+ 23.2%	\$253,488	\$286,436	+ 13.0%
Percent of Original List Price Received*	97.4%	97.4%	0.0%	97.7%	97.6%	- 0.1%
List to Close	79	80	+ 1.3%	81	79	- 2.5%
Days on Market Until Sale	29	27	- 6.9%	29	27	- 6.9%
Cumulative Days on Market Until Sale	33	29	- 12.1%	33	28	- 15.2%
Average List Price	\$277,109	\$308,617	+ 11.4%	\$276,831	\$312,854	+ 13.0%
Inventory of Homes for Sale	480	279	- 41.9%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation



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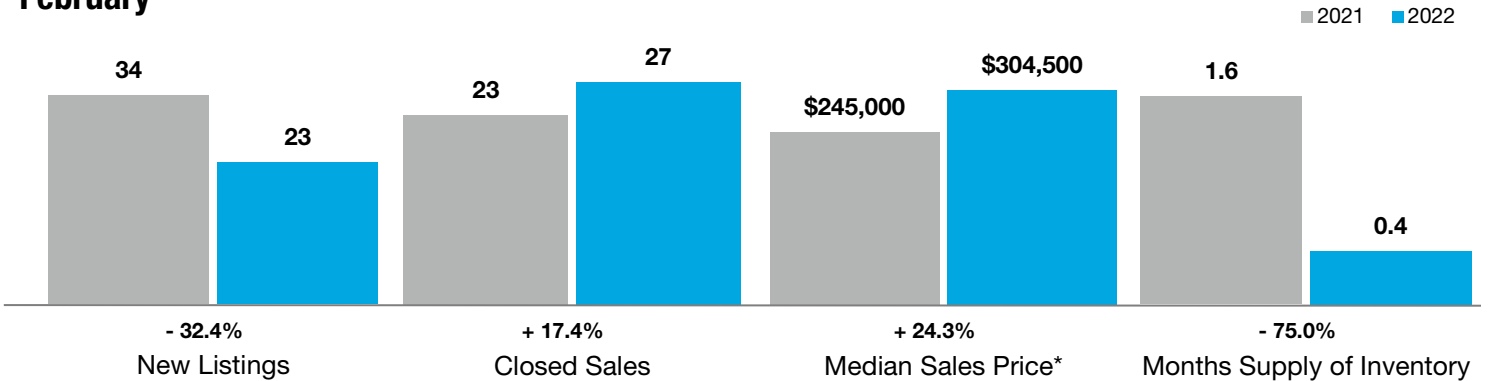
## Alexander County

North Carolina

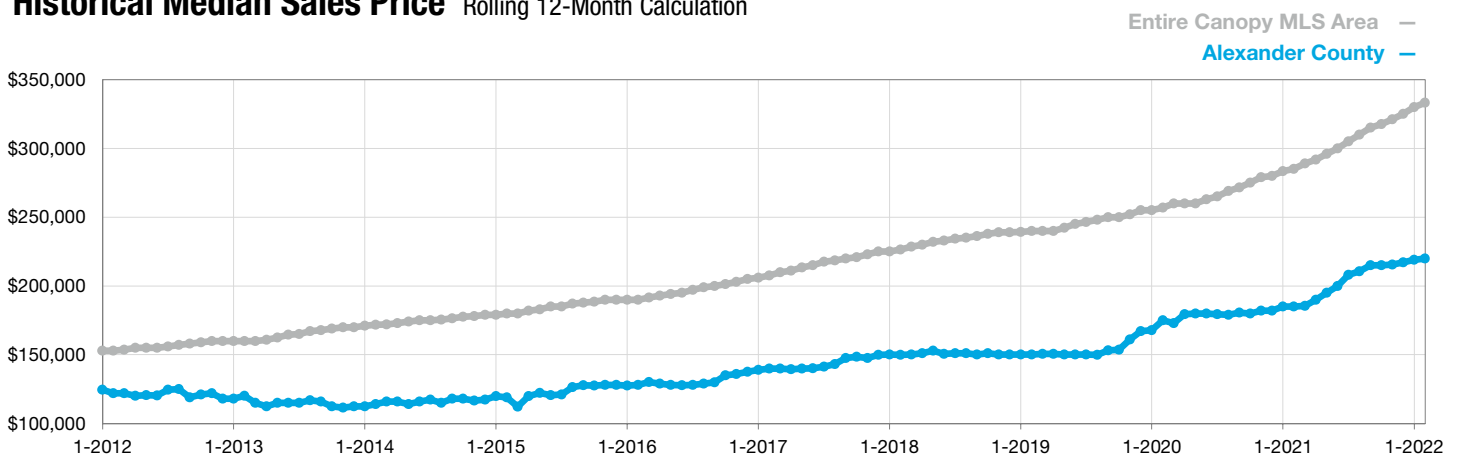
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	34	23	- 32.4%	59	48	- 18.6%
Pending Sales	28	35	+ 25.0%	56	59	+ 5.4%
Closed Sales	23	27	+ 17.4%	38	54	+ 42.1%
Median Sales Price*	\$245,000	\$304,500	+ 24.3%	\$225,000	\$246,200	+ 9.4%
Average Sales Price*	\$276,413	\$313,220	+ 13.3%	\$252,118	\$288,883	+ 14.6%
Percent of Original List Price Received*	95.5%	97.9%	+ 2.5%	95.6%	98.5%	+ 3.0%
List to Close	73	90	+ 23.3%	81	100	+ 23.5%
Days on Market Until Sale	27	22	- 18.5%	31	21	- 32.3%
Cumulative Days on Market Until Sale	32	22	- 31.3%	35	21	- 40.0%
Average List Price	\$238,920	\$324,980	+ 36.0%	\$335,241	\$310,078	- 7.5%
Inventory of Homes for Sale	46	13	- 71.7%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

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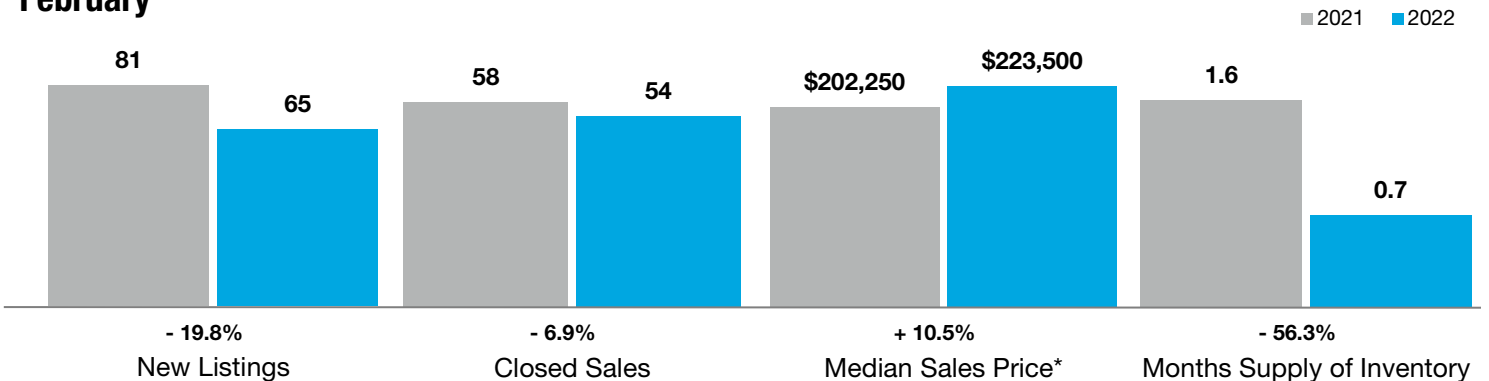
## Burke County

North Carolina

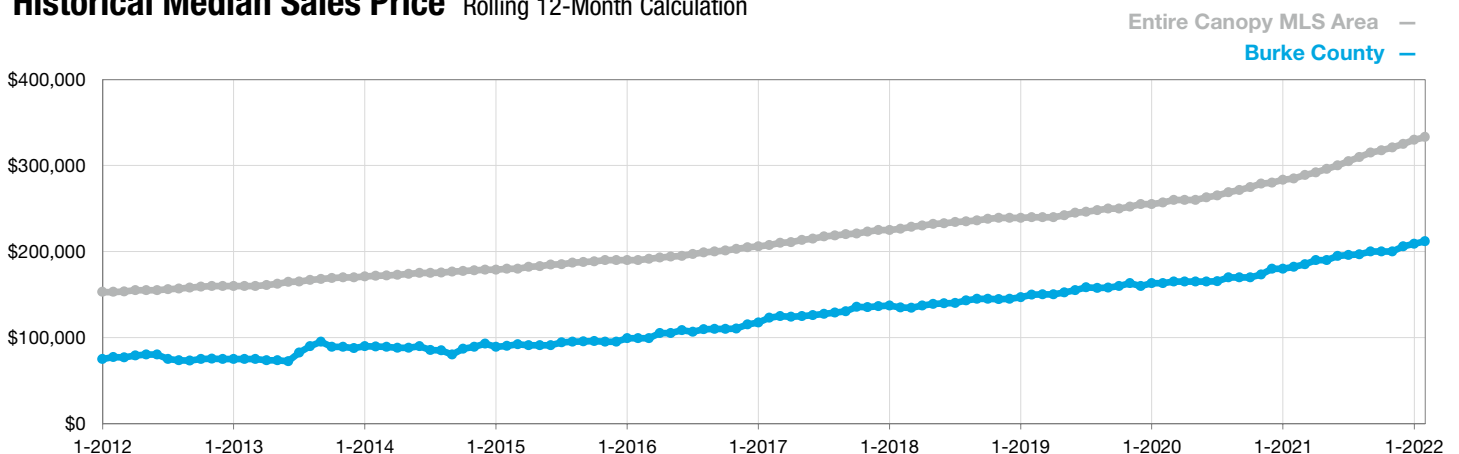
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	81	65	- 19.8%	152	129	- 15.1%
Pending Sales	84	77	- 8.3%	155	154	- 0.6%
Closed Sales	58	54	- 6.9%	116	132	+ 13.8%
Median Sales Price*	\$202,250	<b>\$223,500</b>	+ 10.5%	\$191,000	<b>\$220,000</b>	+ 15.2%
Average Sales Price*	\$241,616	<b>\$269,754</b>	+ 11.6%	\$223,113	<b>\$251,405</b>	+ 12.7%
Percent of Original List Price Received*	99.5%	<b>95.7%</b>	- 3.8%	98.6%	<b>95.6%</b>	- 3.0%
List to Close	67	<b>81</b>	+ 20.9%	79	<b>90</b>	+ 13.9%
Days on Market Until Sale	22	<b>32</b>	+ 45.5%	26	<b>35</b>	+ 34.6%
Cumulative Days on Market Until Sale	23	<b>35</b>	+ 52.2%	32	<b>36</b>	+ 12.5%
Average List Price	\$225,327	<b>\$230,949</b>	+ 2.5%	\$231,863	<b>\$271,339</b>	+ 17.0%
Inventory of Homes for Sale	115	<b>60</b>	- 47.8%	--	--	--
Months Supply of Inventory	1.6	<b>0.7</b>	- 56.3%	--	--	--

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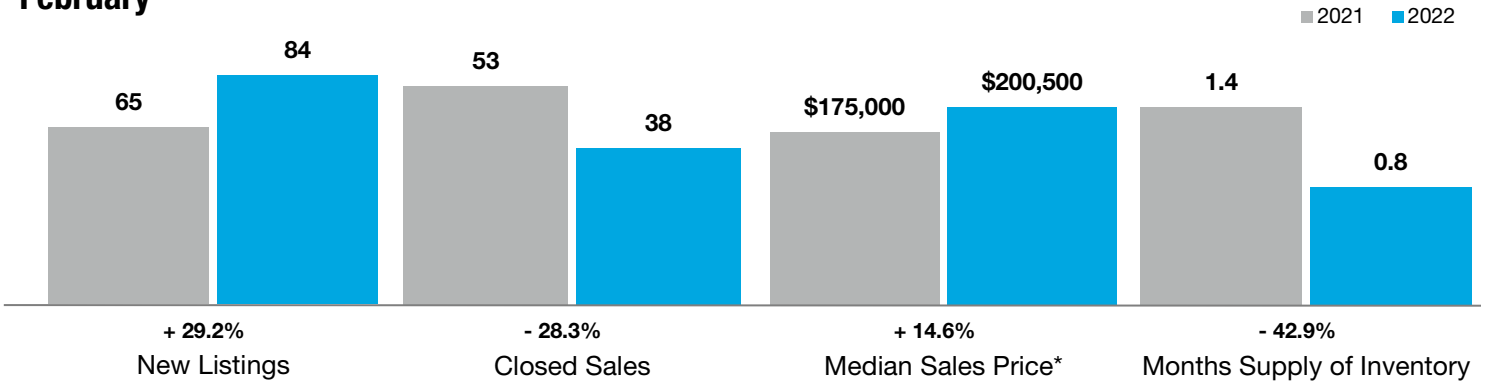
## Caldwell County

North Carolina

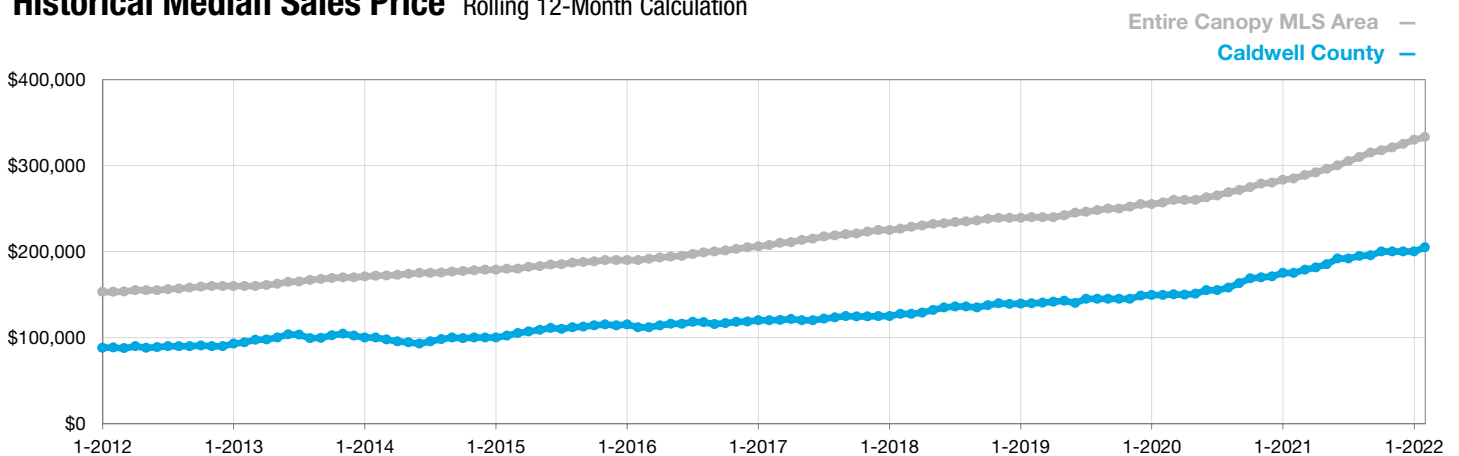
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	65	84	+ 29.2%	120	132	+ 10.0%
Pending Sales	65	69	+ 6.2%	117	121	+ 3.4%
Closed Sales	53	38	- 28.3%	103	100	- 2.9%
Median Sales Price*	\$175,000	\$200,500	+ 14.6%	\$177,900	\$210,000	+ 18.0%
Average Sales Price*	\$195,184	\$259,188	+ 32.8%	\$208,921	\$250,251	+ 19.8%
Percent of Original List Price Received*	95.5%	98.7%	+ 3.4%	97.7%	98.9%	+ 1.2%
List to Close	104	68	- 34.6%	92	71	- 22.8%
Days on Market Until Sale	39	23	- 41.0%	36	24	- 33.3%
Cumulative Days on Market Until Sale	43	23	- 46.5%	37	26	- 29.7%
Average List Price	\$301,694	\$261,802	- 13.2%	\$271,449	\$263,850	- 2.8%
Inventory of Homes for Sale	91	62	- 31.9%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--

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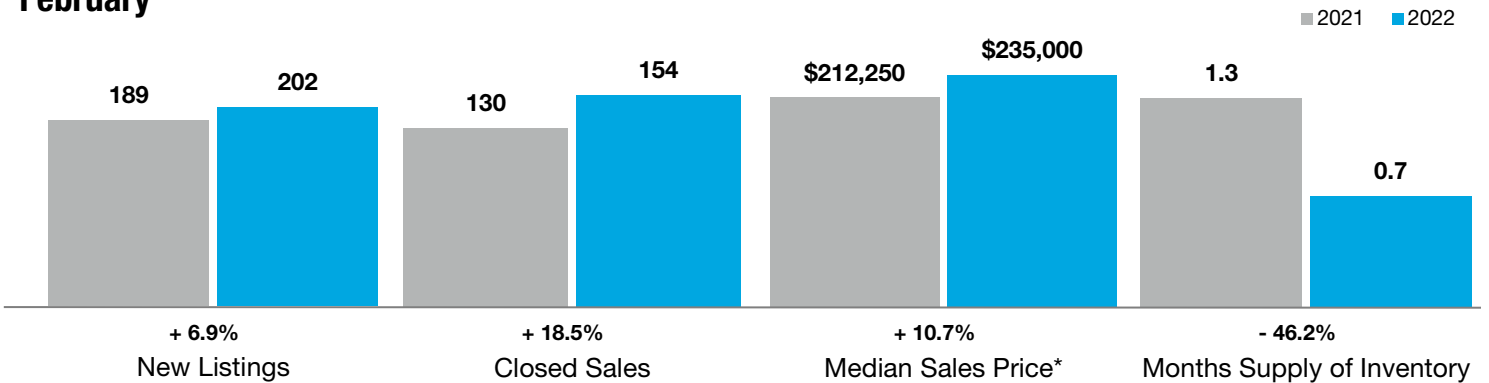
## Catawba County

North Carolina

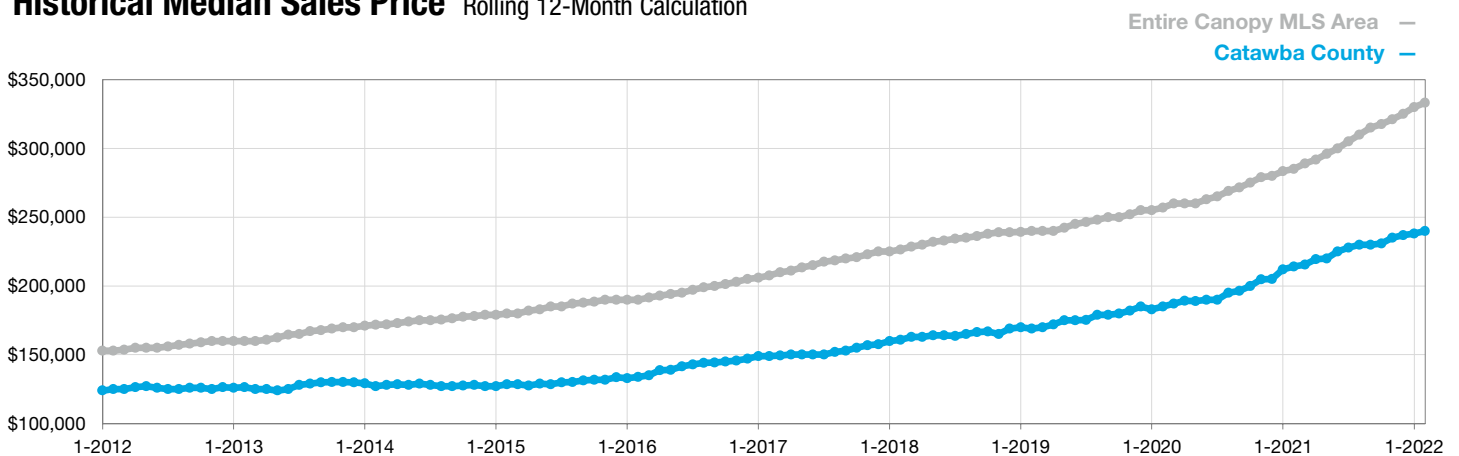
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	189	202	+ 6.9%	350	370	+ 5.7%
Pending Sales	168	179	+ 6.5%	341	362	+ 6.2%
Closed Sales	130	154	+ 18.5%	264	321	+ 21.6%
Median Sales Price*	\$212,250	\$235,000	+ 10.7%	\$217,250	\$239,900	+ 10.4%
Average Sales Price*	\$275,089	\$336,588	+ 22.4%	\$284,419	\$311,703	+ 9.6%
Percent of Original List Price Received*	97.6%	97.7%	+ 0.1%	97.7%	97.8%	+ 0.1%
List to Close	75	81	+ 8.0%	78	74	- 5.1%
Days on Market Until Sale	28	28	0.0%	28	25	- 10.7%
Cumulative Days on Market Until Sale	33	29	- 12.1%	33	27	- 18.2%
Average List Price	\$297,864	\$351,425	+ 18.0%	\$288,629	\$345,347	+ 19.7%
Inventory of Homes for Sale	228	144	- 36.8%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

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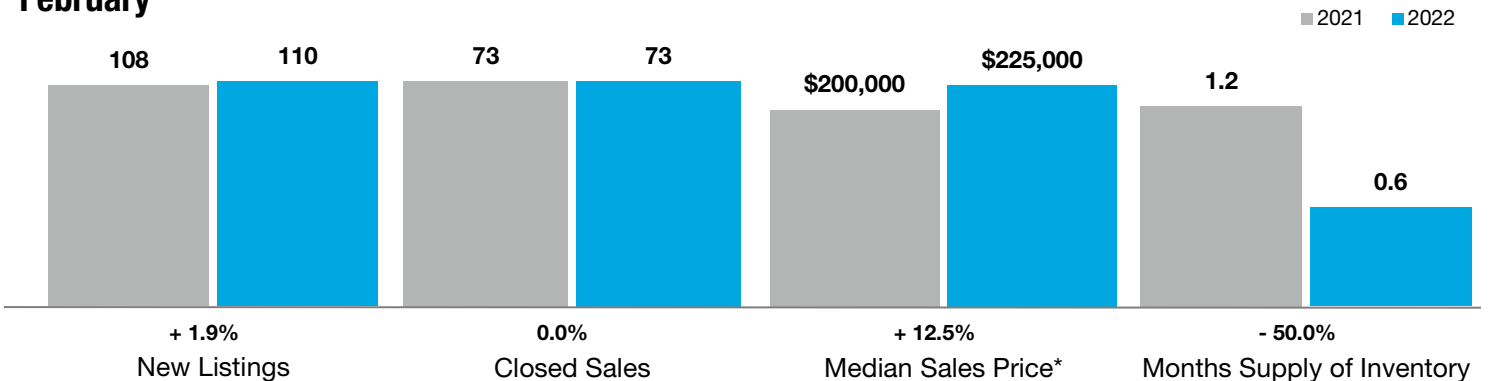
## Hickory

North Carolina

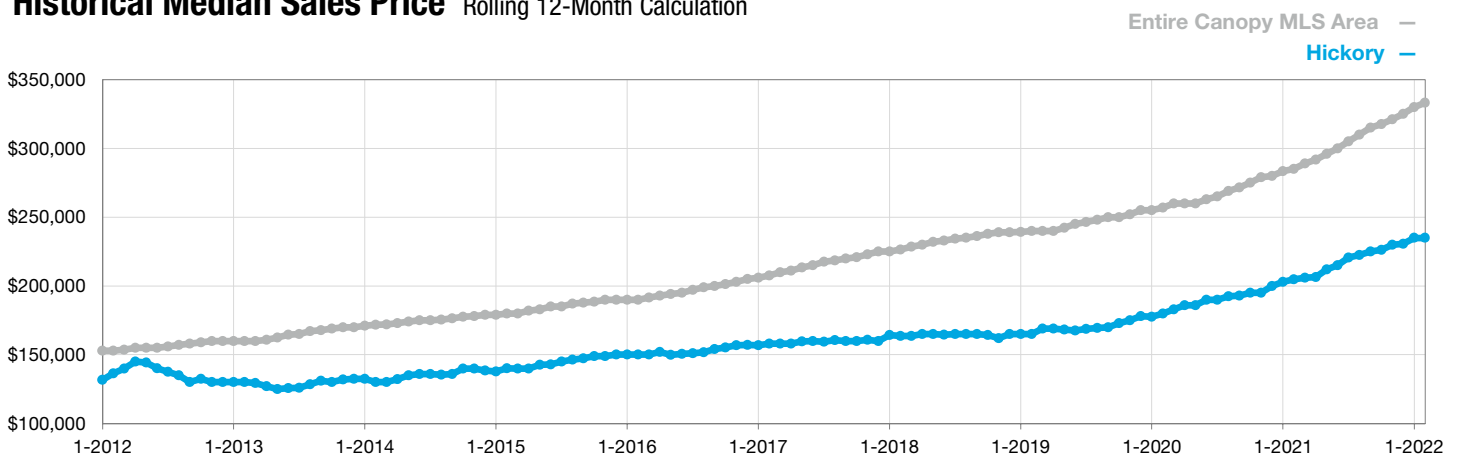
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	108	110	+ 1.9%	210	193	- 8.1%
Pending Sales	95	97	+ 2.1%	197	192	- 2.5%
Closed Sales	73	73	0.0%	144	168	+ 16.7%
Median Sales Price*	\$200,000	\$225,000	+ 12.5%	\$209,000	\$235,995	+ 12.9%
Average Sales Price*	\$244,103	\$264,674	+ 8.4%	\$241,847	\$272,972	+ 12.9%
Percent of Original List Price Received*	98.9%	97.2%	- 1.7%	98.5%	97.7%	- 0.8%
List to Close	73	78	+ 6.8%	72	73	+ 1.4%
Days on Market Until Sale	26	31	+ 19.2%	26	24	- 7.7%
Cumulative Days on Market Until Sale	28	33	+ 17.9%	27	26	- 3.7%
Average List Price	\$265,501	\$287,303	+ 8.2%	\$248,609	\$293,760	+ 18.2%
Inventory of Homes for Sale	120	70	- 41.7%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

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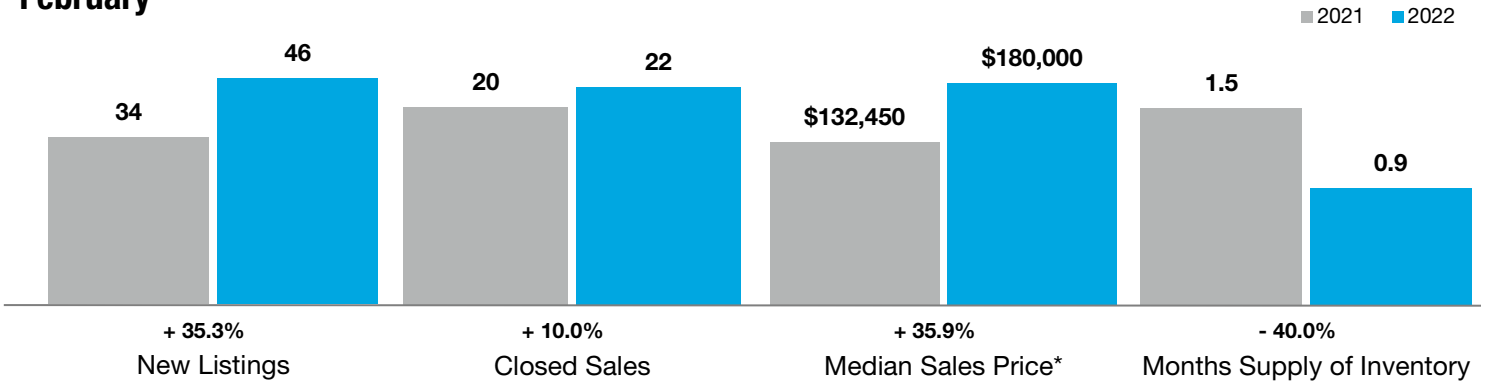
## Lenoir

North Carolina

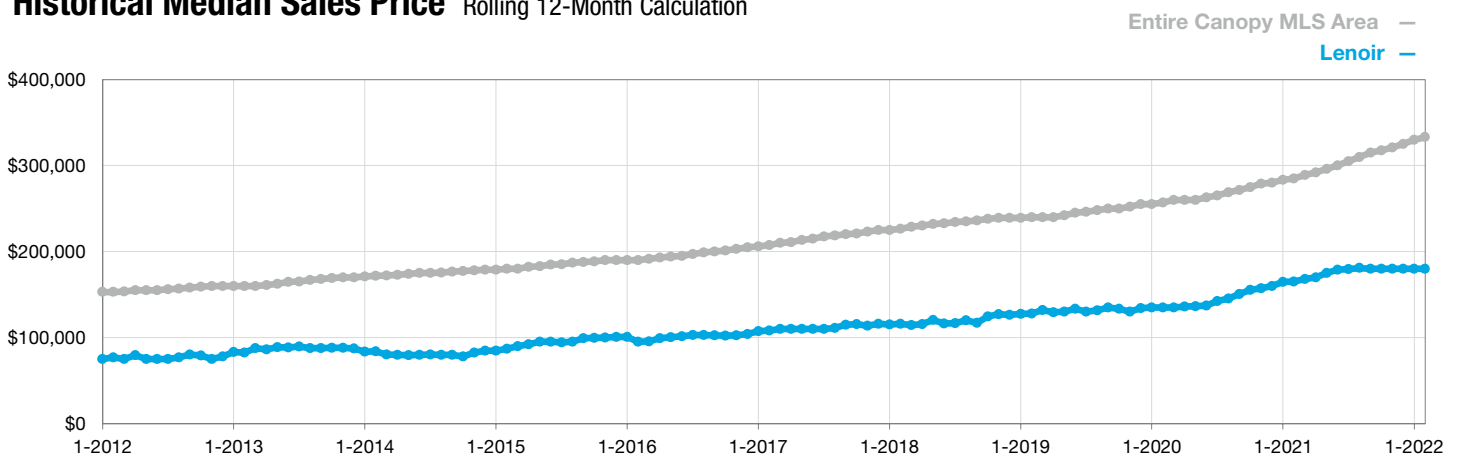
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	34	46	+ 35.3%	61	72	+ 18.0%
Pending Sales	35	35	0.0%	58	59	+ 1.7%
Closed Sales	20	22	+ 10.0%	46	60	+ 30.4%
Median Sales Price*	\$132,450	\$180,000	+ 35.9%	\$174,950	\$196,750	+ 12.5%
Average Sales Price*	\$194,710	\$223,582	+ 14.8%	\$204,774	\$232,558	+ 13.6%
Percent of Original List Price Received*	95.3%	96.4%	+ 1.2%	97.3%	97.8%	+ 0.5%
List to Close	110	69	- 37.3%	91	74	- 18.7%
Days on Market Until Sale	43	30	- 30.2%	35	27	- 22.9%
Cumulative Days on Market Until Sale	54	30	- 44.4%	38	30	- 21.1%
Average List Price	\$324,347	\$240,675	- 25.8%	\$261,980	\$240,631	- 8.1%
Inventory of Homes for Sale	54	38	- 29.6%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

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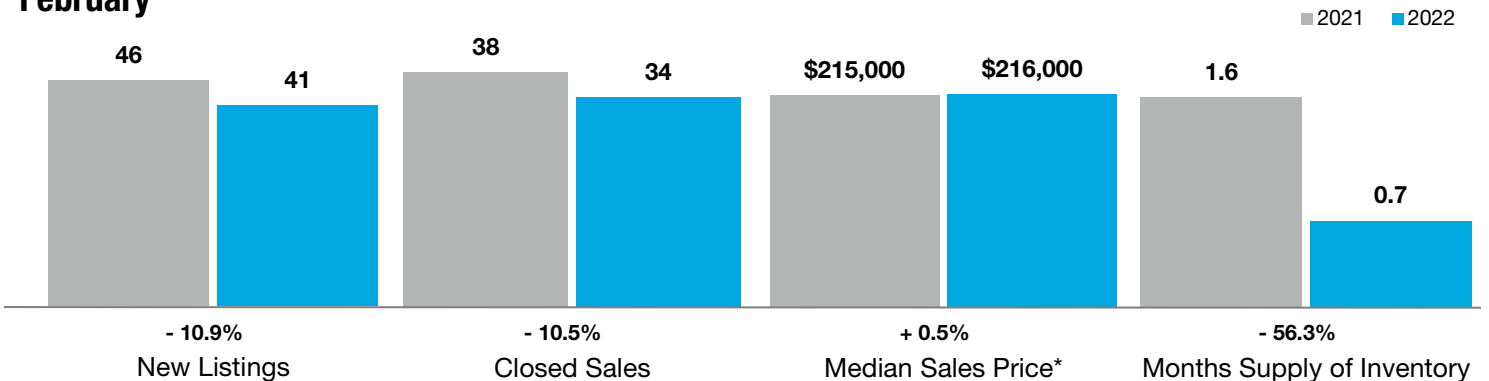
## Morganton

North Carolina

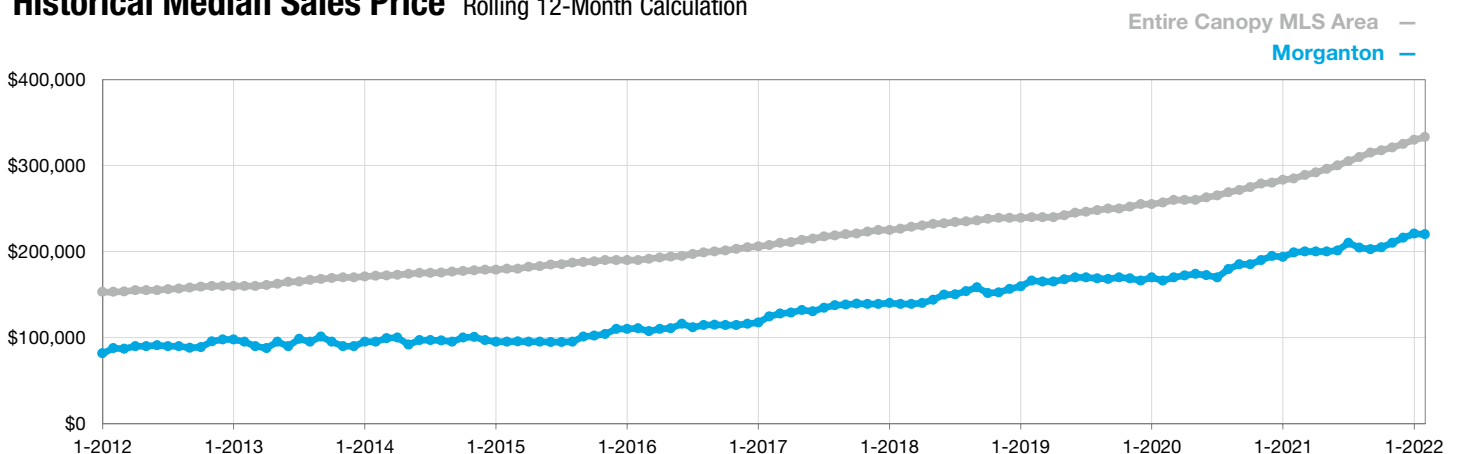
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	46	41	- 10.9%	86	78	- 9.3%
Pending Sales	53	55	+ 3.8%	92	102	+ 10.9%
Closed Sales	38	34	- 10.5%	67	76	+ 13.4%
Median Sales Price*	\$215,000	\$216,000	+ 0.5%	\$200,000	\$228,000	+ 14.0%
Average Sales Price*	\$244,803	\$234,347	- 4.3%	\$223,425	\$256,674	+ 14.9%
Percent of Original List Price Received*	98.6%	94.6%	- 4.1%	98.6%	94.5%	- 4.2%
List to Close	75	76	+ 1.3%	79	80	+ 1.3%
Days on Market Until Sale	28	29	+ 3.6%	27	35	+ 29.6%
Cumulative Days on Market Until Sale	31	34	+ 9.7%	31	37	+ 19.4%
Average List Price	\$196,222	\$249,832	+ 27.3%	\$231,977	\$294,173	+ 26.8%
Inventory of Homes for Sale	70	34	- 51.4%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

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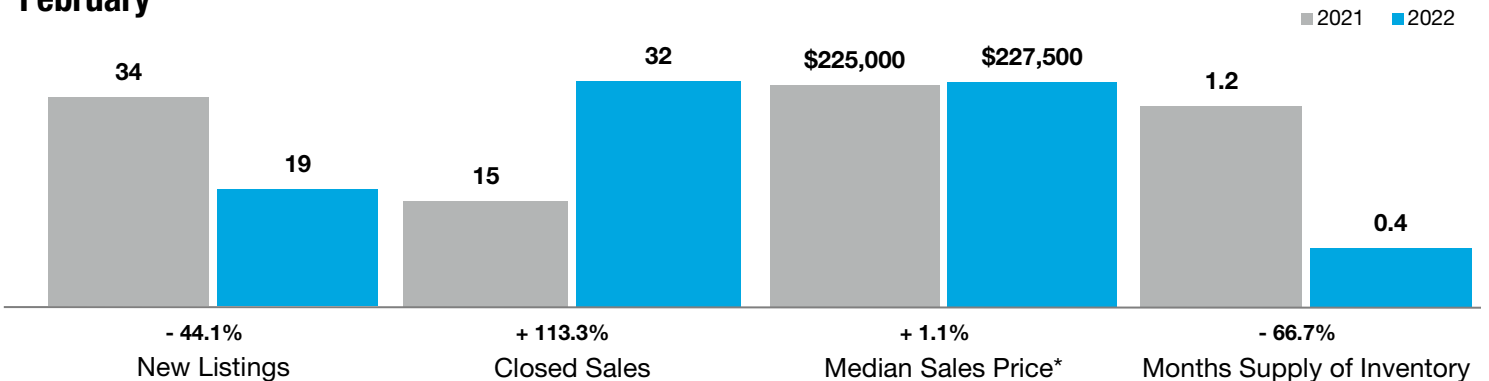
## Newton

North Carolina

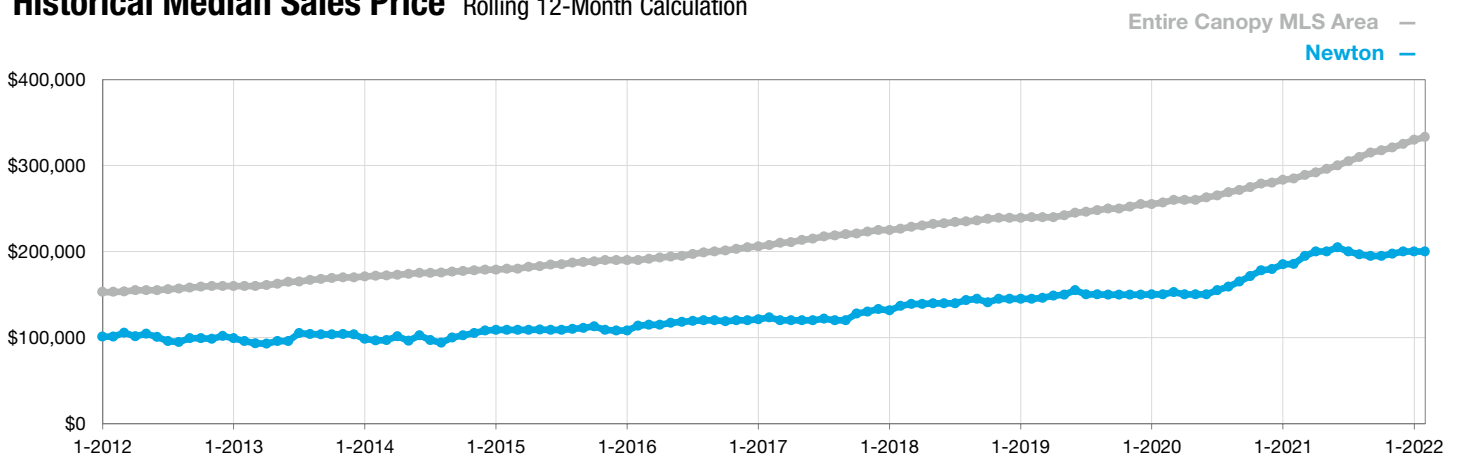
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	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	34	19	- 44.1%	48	43	- 10.4%
Pending Sales	33	19	- 42.4%	47	53	+ 12.8%
Closed Sales	15	32	+ 113.3%	40	53	+ 32.5%
Median Sales Price*	\$225,000	\$227,500	+ 1.1%	\$210,000	\$215,000	+ 2.4%
Average Sales Price*	\$233,527	\$264,639	+ 13.3%	\$213,236	\$250,212	+ 17.3%
Percent of Original List Price Received*	96.7%	97.5%	+ 0.8%	97.7%	97.8%	+ 0.1%
List to Close	66	97	+ 47.0%	70	90	+ 28.6%
Days on Market Until Sale	21	31	+ 47.6%	19	33	+ 73.7%
Cumulative Days on Market Until Sale	21	34	+ 61.9%	20	36	+ 80.0%
Average List Price	\$203,169	\$270,058	+ 32.9%	\$205,373	\$251,239	+ 22.3%
Inventory of Homes for Sale	31	12	- 61.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

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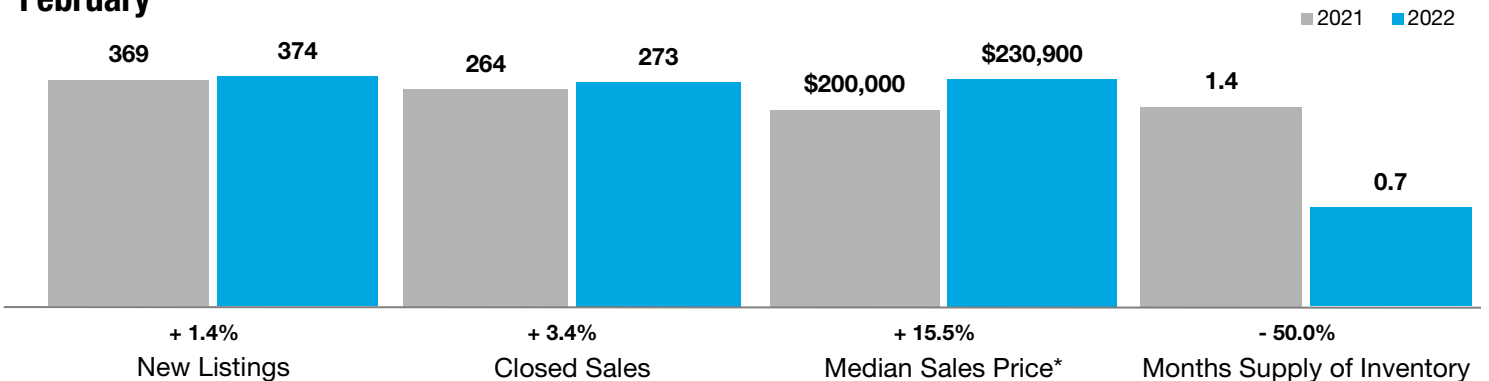
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