

Local Market Update for August 2022

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



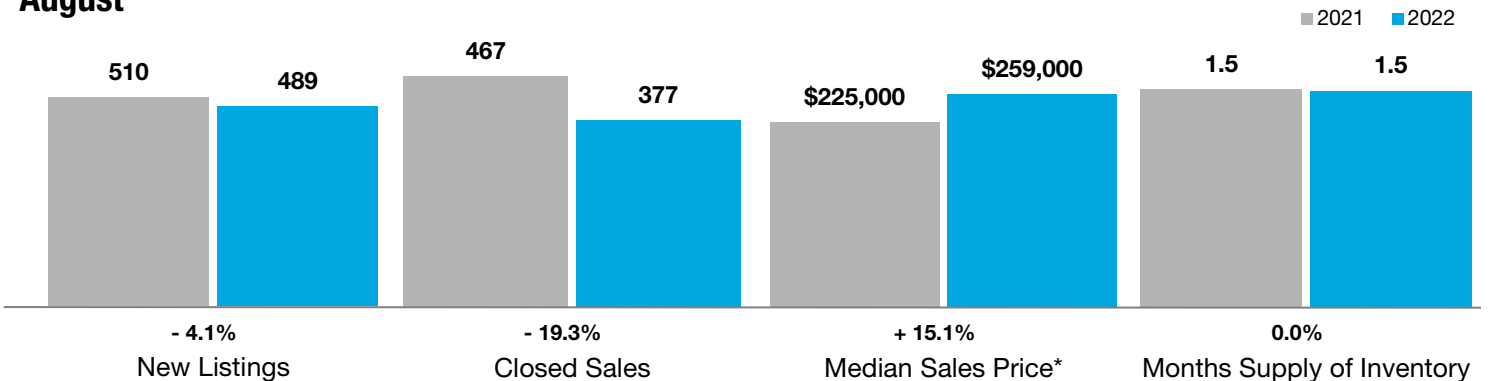
Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

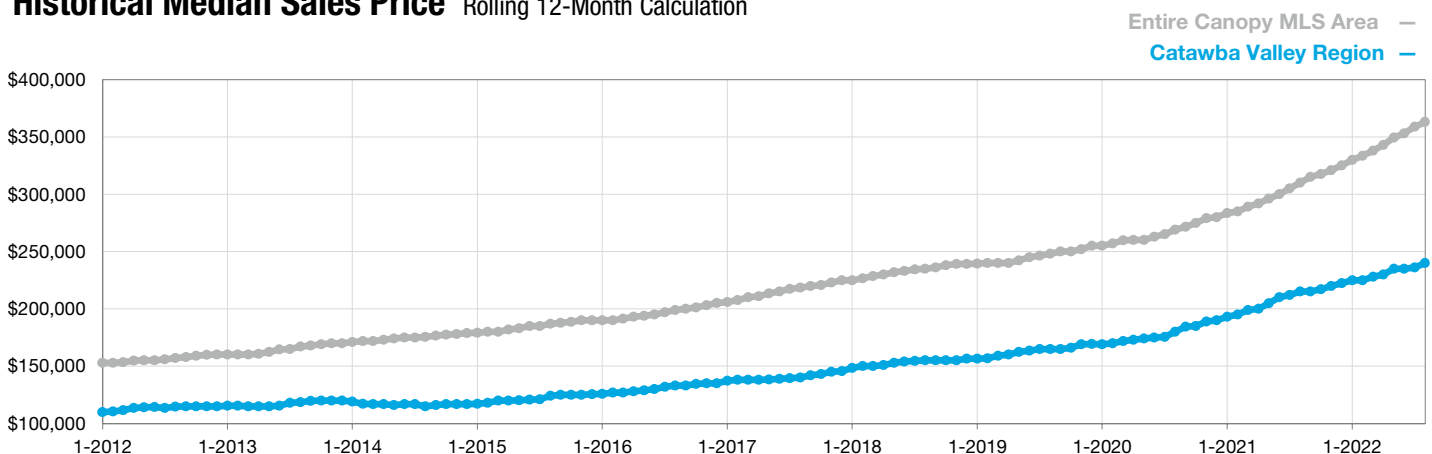
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	510	489	- 4.1%	3,721	3,647	- 2.0%
Pending Sales	456	429	- 5.9%	3,320	3,078	- 7.3%
Closed Sales	467	377	- 19.3%	3,037	3,011	- 0.9%
Median Sales Price*	\$225,000	\$259,000	+ 15.1%	\$219,000	\$245,000	+ 11.9%
Average Sales Price*	\$291,624	\$318,119	+ 9.1%	\$272,084	\$307,968	+ 13.2%
Percent of Original List Price Received*	99.6%	98.5%	- 1.1%	99.2%	99.3%	+ 0.1%
List to Close	64	60	- 6.3%	70	69	- 1.4%
Days on Market Until Sale	17	17	0.0%	23	21	- 8.7%
Cumulative Days on Market Until Sale	19	17	- 10.5%	25	21	- 16.0%
Average List Price	\$282,767	\$350,174	+ 23.8%	\$286,566	\$336,878	+ 17.6%
Inventory of Homes for Sale	586	574	- 2.0%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

* 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



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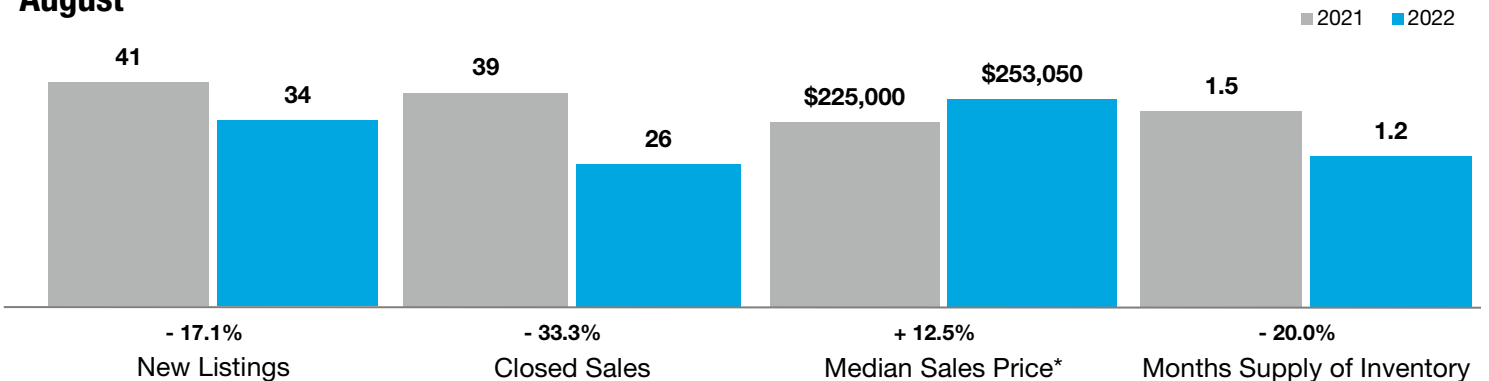
Alexander County

North Carolina

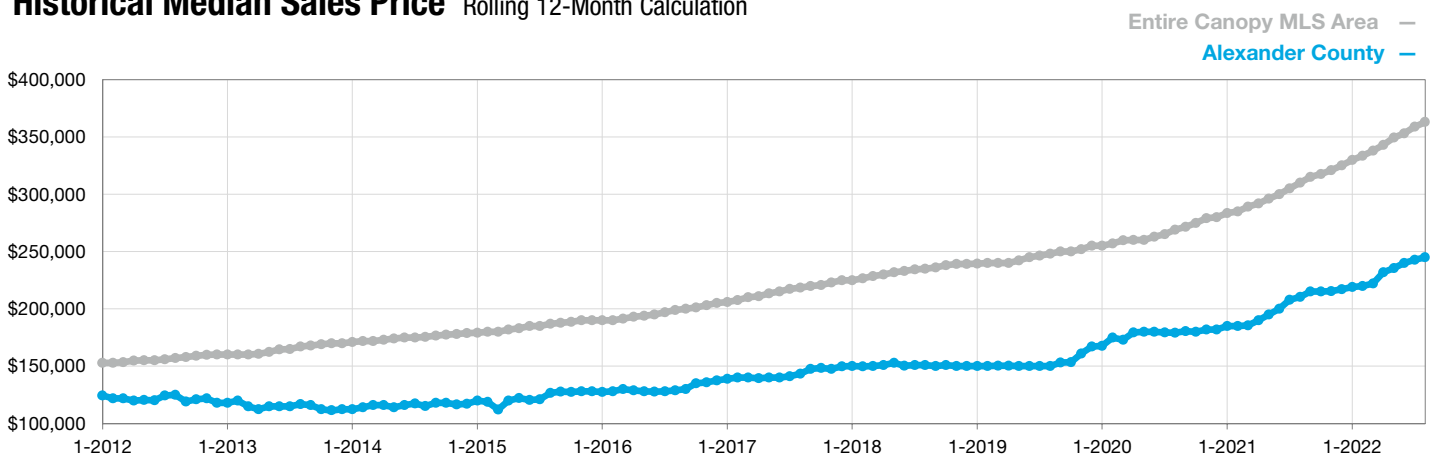
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	41	34	- 17.1%	290	277	- 4.5%
Pending Sales	27	31	+ 14.8%	263	239	- 9.1%
Closed Sales	39	26	- 33.3%	237	245	+ 3.4%
Median Sales Price*	\$225,000	\$253,050	+ 12.5%	\$212,005	\$250,000	+ 17.9%
Average Sales Price*	\$239,354	\$275,304	+ 15.0%	\$251,908	\$292,849	+ 16.3%
Percent of Original List Price Received*	99.8%	98.7%	- 1.1%	98.7%	99.0%	+ 0.3%
List to Close	55	52	- 5.5%	70	79	+ 12.9%
Days on Market Until Sale	12	17	+ 41.7%	24	22	- 8.3%
Cumulative Days on Market Until Sale	10	17	+ 70.0%	25	24	- 4.0%
Average List Price	\$265,193	\$288,682	+ 8.9%	\$271,601	\$317,991	+ 17.1%
Inventory of Homes for Sale	47	34	- 27.7%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--

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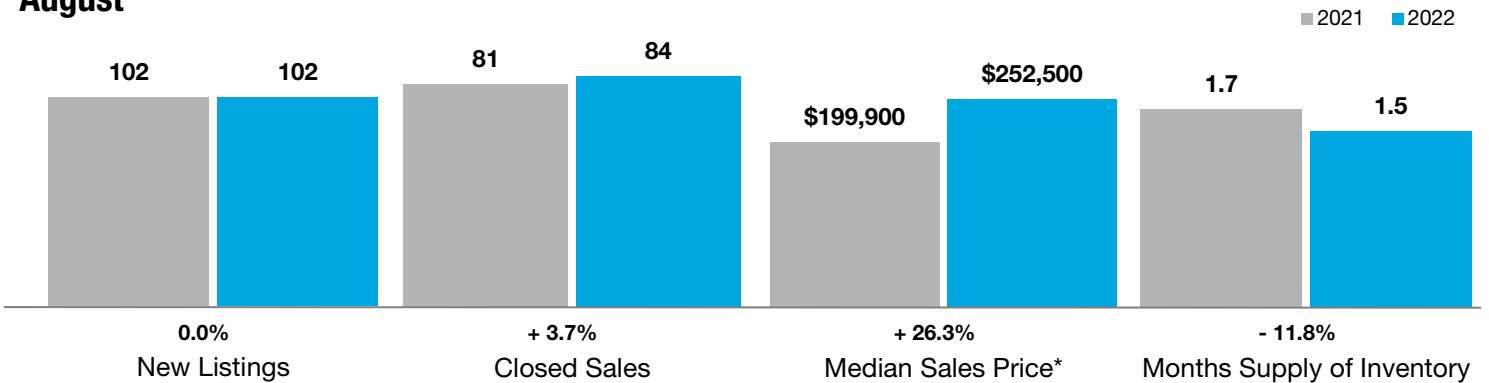
Burke County

North Carolina

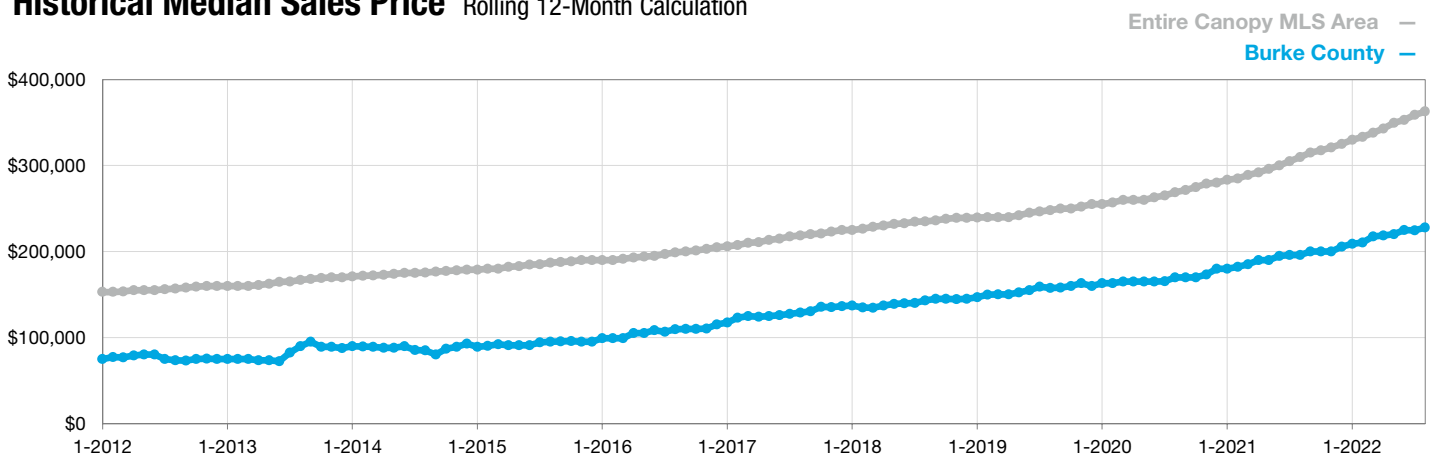
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	102	102	0.0%	752	731	- 2.8%
Pending Sales	96	89	- 7.3%	679	643	- 5.3%
Closed Sales	81	84	+ 3.7%	627	635	+ 1.3%
Median Sales Price*	\$199,900	\$252,500	+ 26.3%	\$199,900	\$230,000	+ 15.1%
Average Sales Price*	\$280,291	\$311,113	+ 11.0%	\$243,999	\$277,346	+ 13.7%
Percent of Original List Price Received*	97.3%	97.6%	+ 0.3%	98.6%	98.4%	- 0.2%
List to Close	66	57	- 13.6%	74	77	+ 4.1%
Days on Market Until Sale	22	18	- 18.2%	27	28	+ 3.7%
Cumulative Days on Market Until Sale	20	18	- 10.0%	29	27	- 6.9%
Average List Price	\$265,817	\$367,723	+ 38.3%	\$264,929	\$311,023	+ 17.4%
Inventory of Homes for Sale	138	123	- 10.9%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

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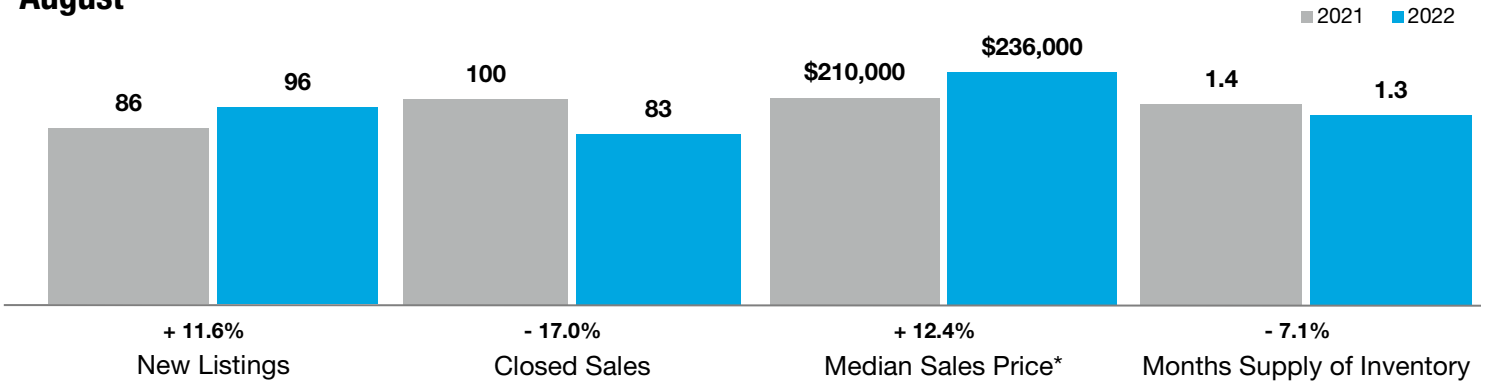
Caldwell County

North Carolina

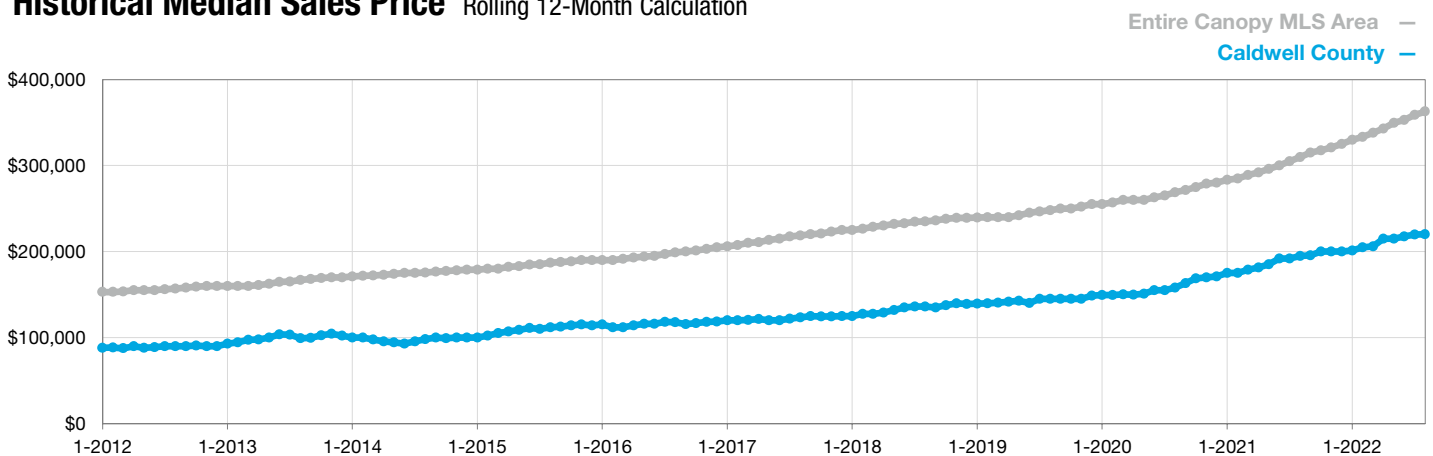
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	86	96	+ 11.6%	694	694	0.0%
Pending Sales	81	94	+ 16.0%	628	589	- 6.2%
Closed Sales	100	83	- 17.0%	599	554	- 7.5%
Median Sales Price*	\$210,000	\$236,000	+ 12.4%	\$198,000	\$228,000	+ 15.2%
Average Sales Price*	\$254,662	\$270,720	+ 6.3%	\$231,848	\$261,978	+ 13.0%
Percent of Original List Price Received*	99.3%	99.2%	- 0.1%	99.1%	99.6%	+ 0.5%
List to Close	62	61	- 1.6%	71	60	- 15.5%
Days on Market Until Sale	19	17	- 10.5%	23	18	- 21.7%
Cumulative Days on Market Until Sale	22	18	- 18.2%	25	20	- 20.0%
Average List Price	\$233,060	\$295,386	+ 26.7%	\$244,940	\$282,207	+ 15.2%
Inventory of Homes for Sale	102	95	- 6.9%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

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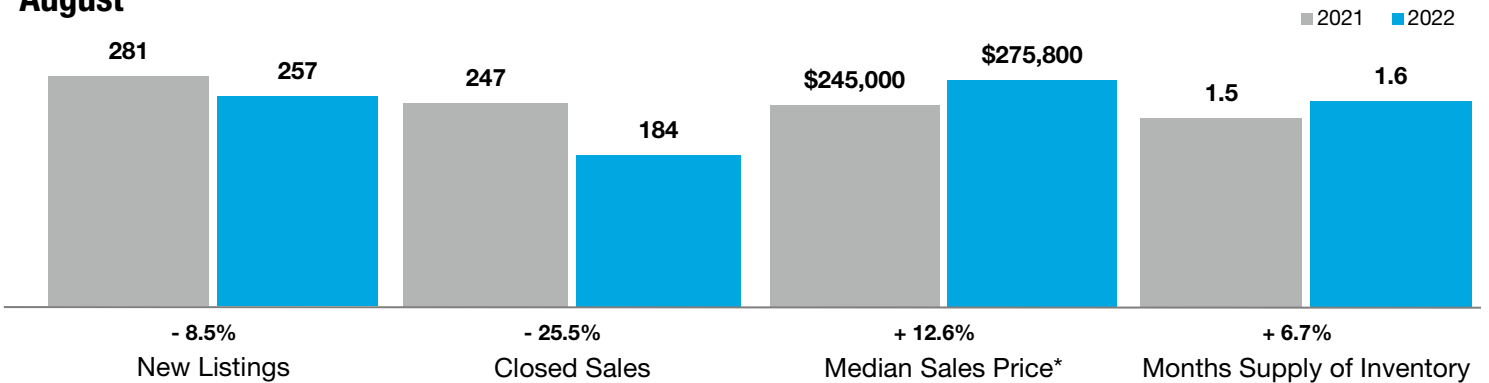
Catawba County

North Carolina

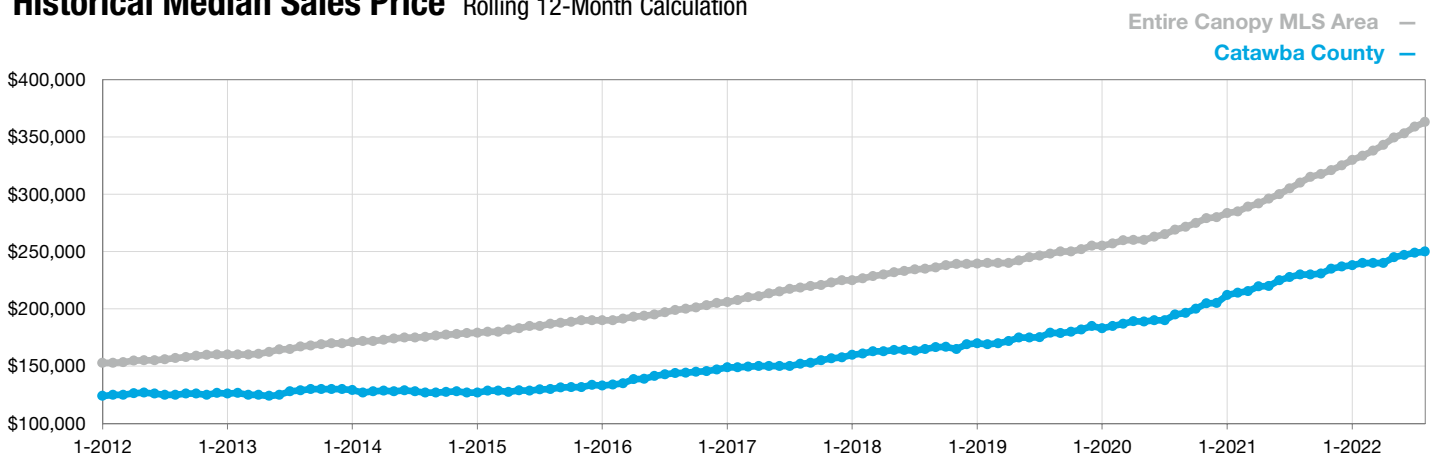
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	281	257	- 8.5%	1,985	1,945	- 2.0%
Pending Sales	252	215	- 14.7%	1,750	1,607	- 8.2%
Closed Sales	247	184	- 25.5%	1,574	1,577	+ 0.2%
Median Sales Price*	\$245,000	\$275,800	+ 12.6%	\$235,000	\$257,490	+ 9.6%
Average Sales Price*	\$318,558	\$348,748	+ 9.5%	\$301,604	\$338,803	+ 12.3%
Percent of Original List Price Received*	100.4%	98.6%	- 1.8%	99.6%	99.6%	0.0%
List to Close	66	63	- 4.5%	68	67	- 1.5%
Days on Market Until Sale	16	16	0.0%	21	18	- 14.3%
Cumulative Days on Market Until Sale	19	17	- 10.5%	23	19	- 17.4%
Average List Price	\$306,745	\$371,723	+ 21.2%	\$311,800	\$368,719	+ 18.3%
Inventory of Homes for Sale	299	322	+ 7.7%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

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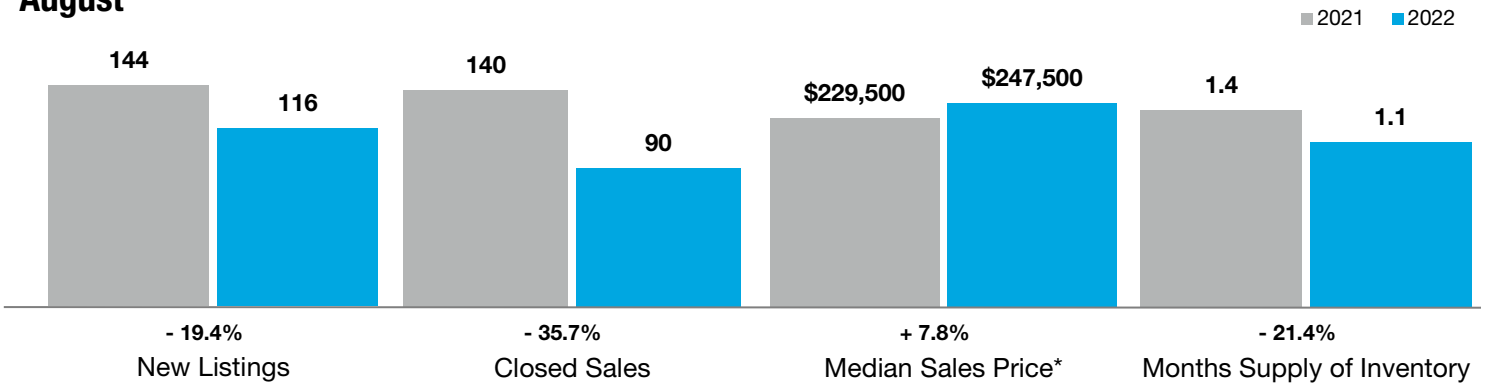
Hickory

North Carolina

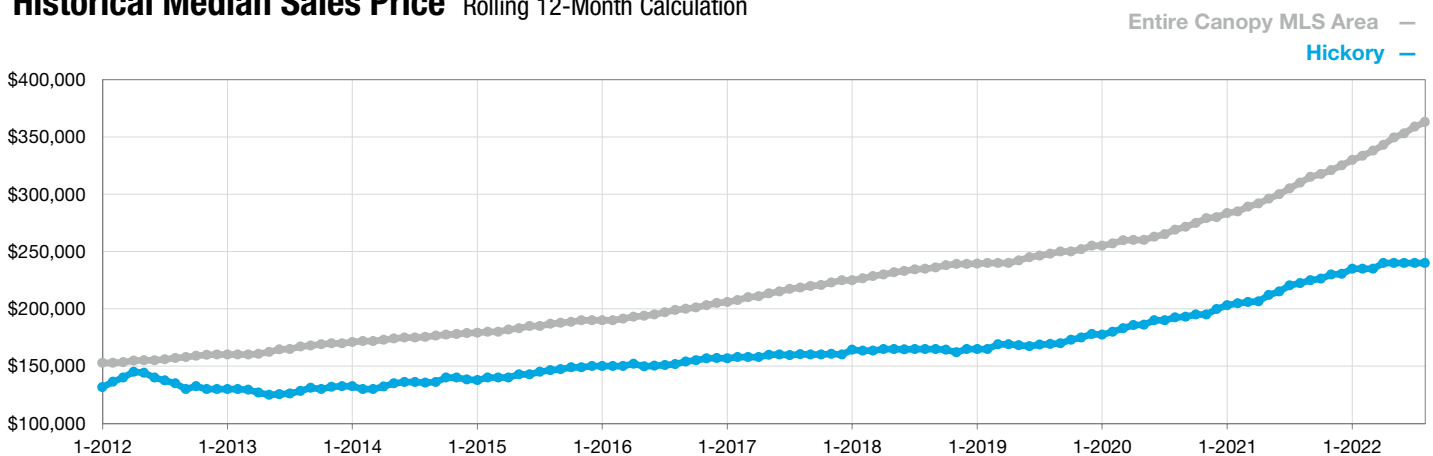
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	144	116	- 19.4%	1,086	981	- 9.7%
Pending Sales	138	120	- 13.0%	966	837	- 13.4%
Closed Sales	140	90	- 35.7%	888	811	- 8.7%
Median Sales Price*	\$229,500	\$247,500	+ 7.8%	\$227,250	\$240,000	+ 5.6%
Average Sales Price*	\$272,716	\$299,348	+ 9.8%	\$264,605	\$297,624	+ 12.5%
Percent of Original List Price Received*	99.1%	99.2%	+ 0.1%	99.7%	99.8%	+ 0.1%
List to Close	61	54	- 11.5%	63	63	0.0%
Days on Market Until Sale	18	15	- 16.7%	20	18	- 10.0%
Cumulative Days on Market Until Sale	22	16	- 27.3%	22	18	- 18.2%
Average List Price	\$263,492	\$295,836	+ 12.3%	\$266,253	\$321,520	+ 20.8%
Inventory of Homes for Sale	152	121	- 20.4%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

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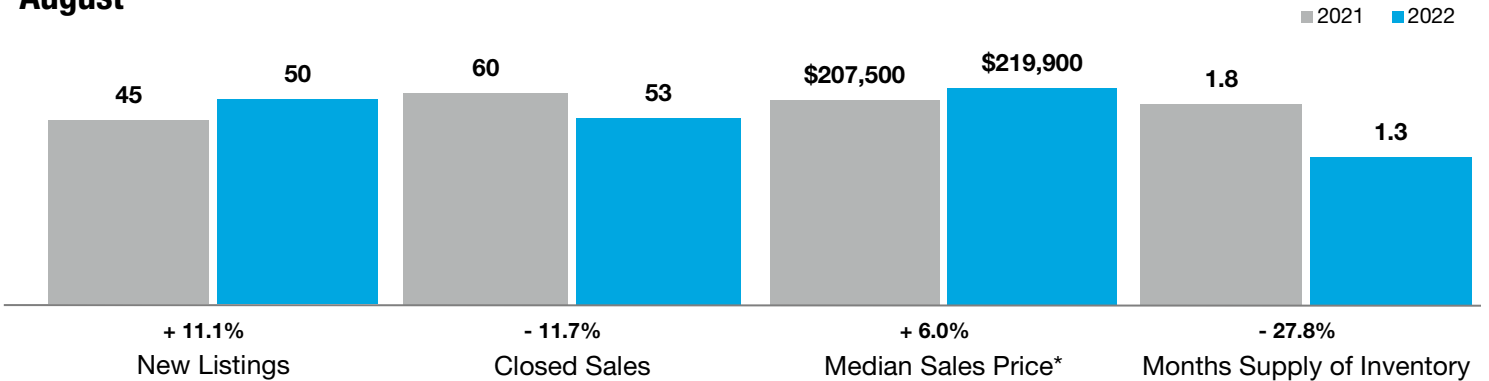
Lenoir

North Carolina

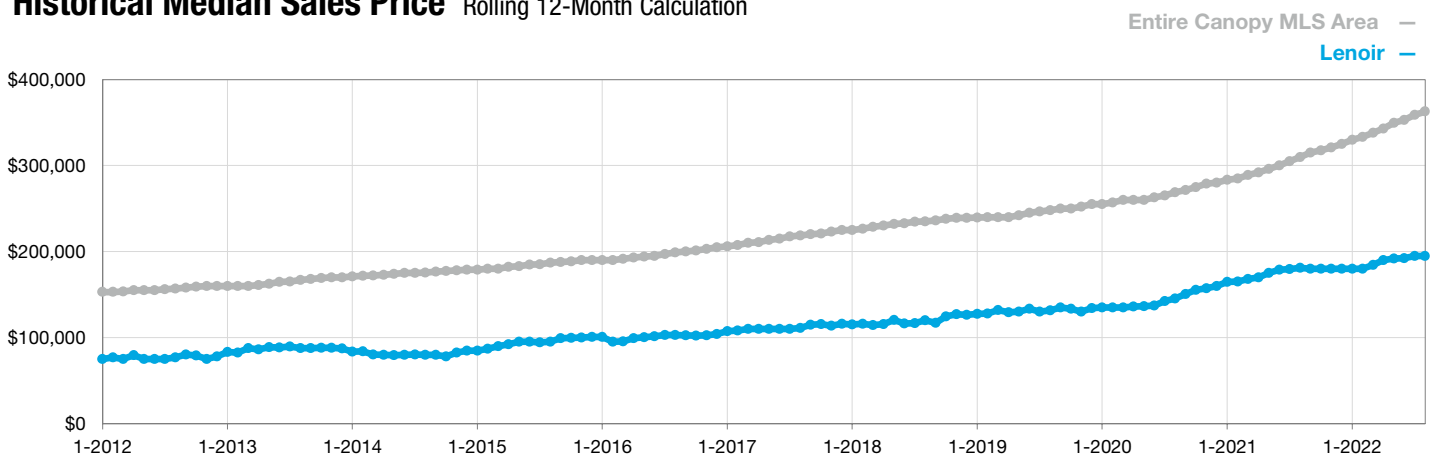
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	45	50	+ 11.1%	376	383	+ 1.9%
Pending Sales	39	51	+ 30.8%	331	321	- 3.0%
Closed Sales	60	53	- 11.7%	313	308	- 1.6%
Median Sales Price*	\$207,500	\$219,900	+ 6.0%	\$181,000	\$210,000	+ 16.0%
Average Sales Price*	\$254,977	\$265,198	+ 4.0%	\$220,438	\$246,622	+ 11.9%
Percent of Original List Price Received*	99.5%	99.1%	- 0.4%	98.6%	98.4%	- 0.2%
List to Close	63	60	- 4.8%	74	59	- 20.3%
Days on Market Until Sale	19	18	- 5.3%	25	20	- 20.0%
Cumulative Days on Market Until Sale	26	18	- 30.8%	27	22	- 18.5%
Average List Price	\$211,795	\$247,032	+ 16.6%	\$232,978	\$256,120	+ 9.9%
Inventory of Homes for Sale	67	52	- 22.4%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

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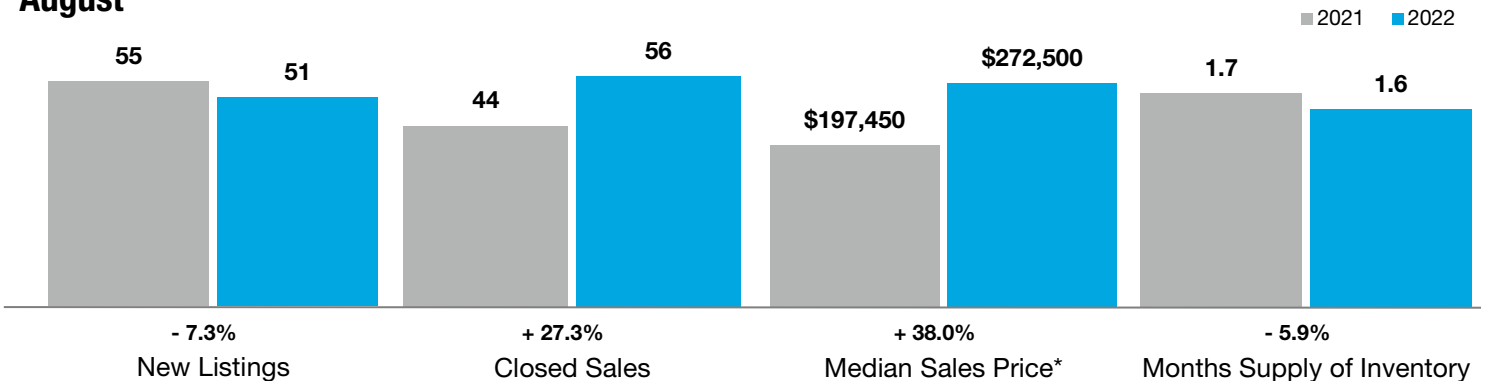
Morganton

North Carolina

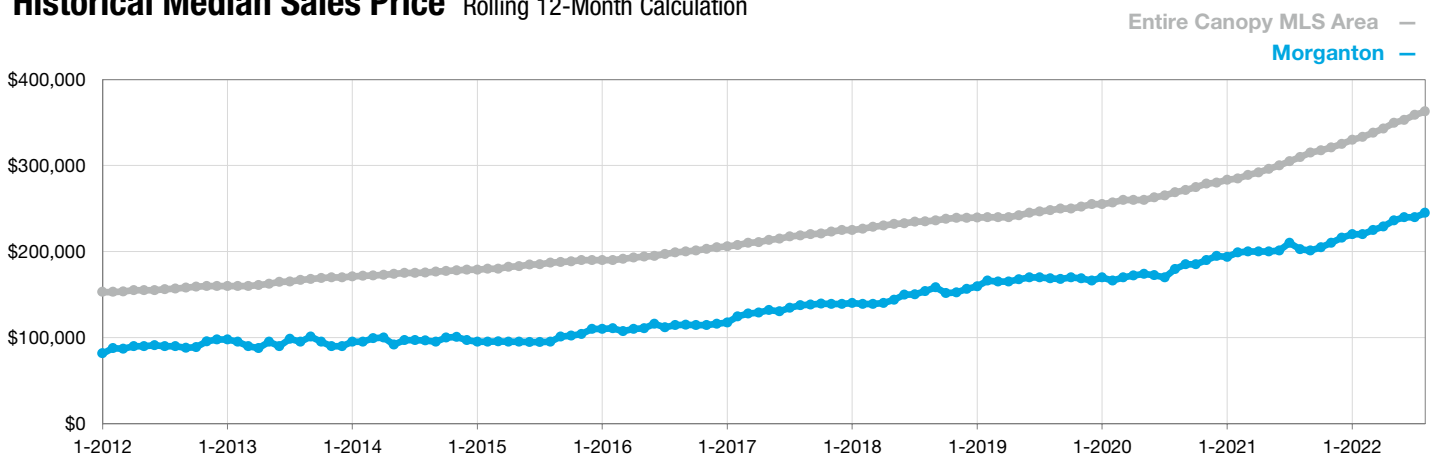
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	55	51	- 7.3%	430	448	+ 4.2%
Pending Sales	54	40	- 25.9%	397	404	+ 1.8%
Closed Sales	44	56	+ 27.3%	373	407	+ 9.1%
Median Sales Price*	\$197,450	\$272,500	+ 38.0%	\$202,250	\$250,000	+ 23.6%
Average Sales Price*	\$259,802	\$308,896	+ 18.9%	\$244,439	\$289,999	+ 18.6%
Percent of Original List Price Received*	97.8%	96.9%	- 0.9%	98.6%	98.4%	- 0.2%
List to Close	67	56	- 16.4%	76	75	- 1.3%
Days on Market Until Sale	24	15	- 37.5%	28	28	0.0%
Cumulative Days on Market Until Sale	21	15	- 28.6%	30	27	- 10.0%
Average List Price	\$287,011	\$366,027	+ 27.5%	\$272,598	\$323,361	+ 18.6%
Inventory of Homes for Sale	80	78	- 2.5%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

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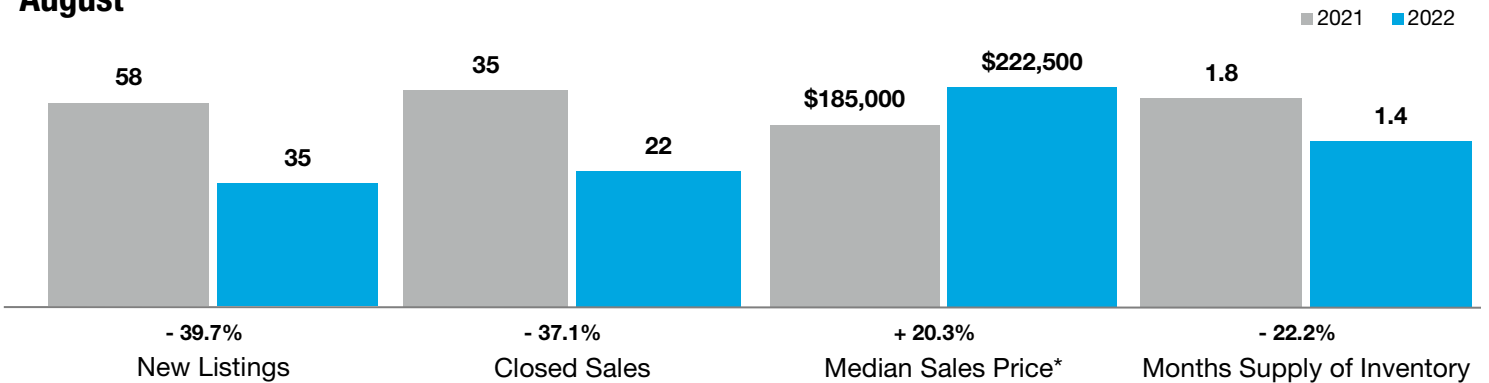
Newton

North Carolina

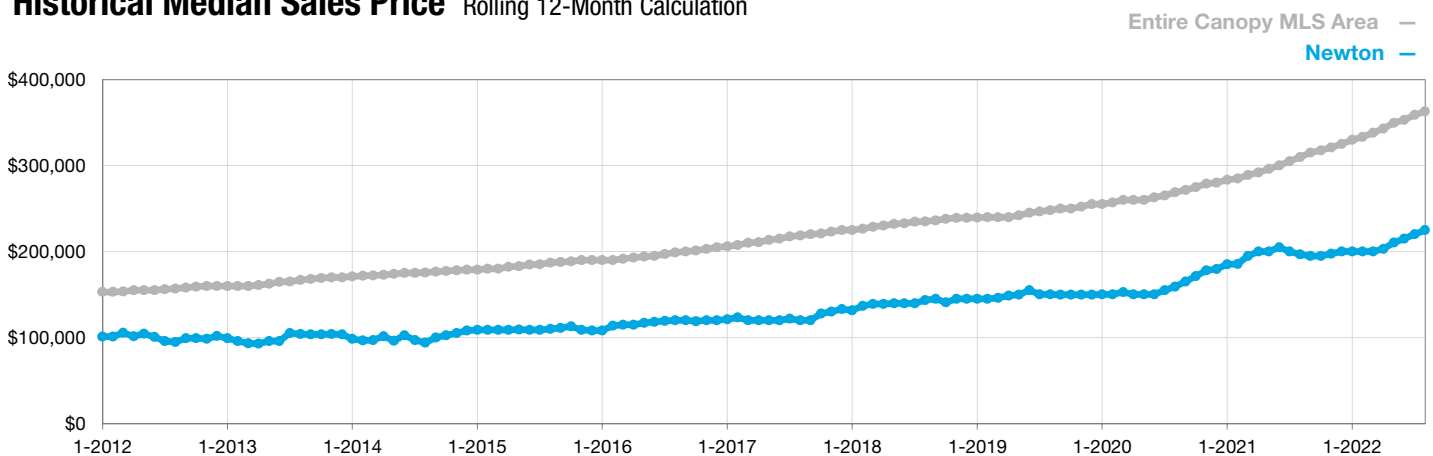
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	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	58	35	- 39.7%	316	261	- 17.4%
Pending Sales	48	26	- 45.8%	265	224	- 15.5%
Closed Sales	35	22	- 37.1%	233	235	+ 0.9%
Median Sales Price*	\$185,000	\$222,500	+ 20.3%	\$197,181	\$240,000	+ 21.7%
Average Sales Price*	\$231,928	\$236,784	+ 2.1%	\$231,519	\$271,135	+ 17.1%
Percent of Original List Price Received*	102.4%	94.3%	- 7.9%	100.1%	98.5%	- 1.6%
List to Close	88	72	- 18.2%	74	80	+ 8.1%
Days on Market Until Sale	10	19	+ 90.0%	18	20	+ 11.1%
Cumulative Days on Market Until Sale	14	22	+ 57.1%	20	24	+ 20.0%
Average List Price	\$254,396	\$286,140	+ 12.5%	\$238,364	\$292,310	+ 22.6%
Inventory of Homes for Sale	55	42	- 23.6%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

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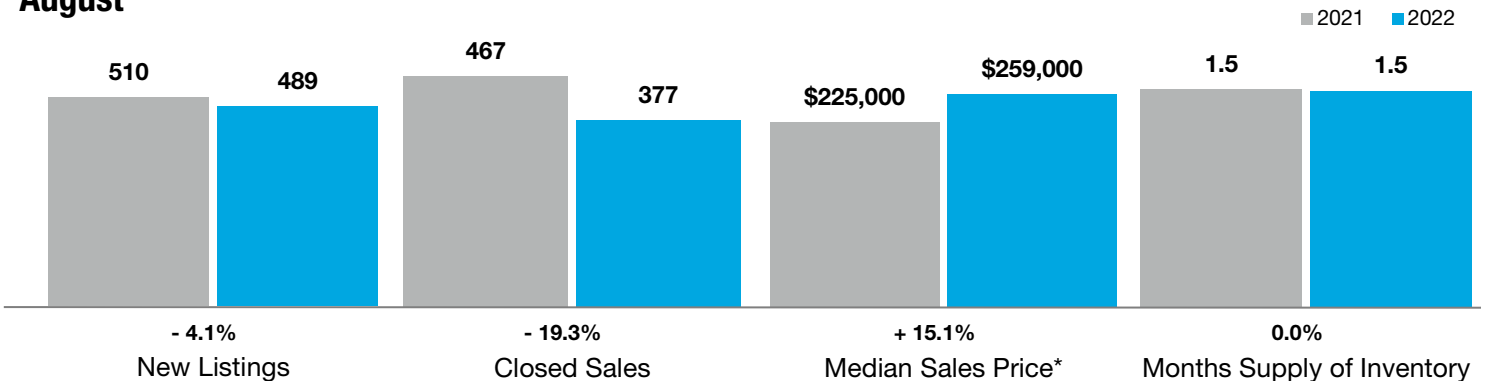
Hickory-Lenoir-Morganton MSA

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