

Local Market Update for December 2022

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



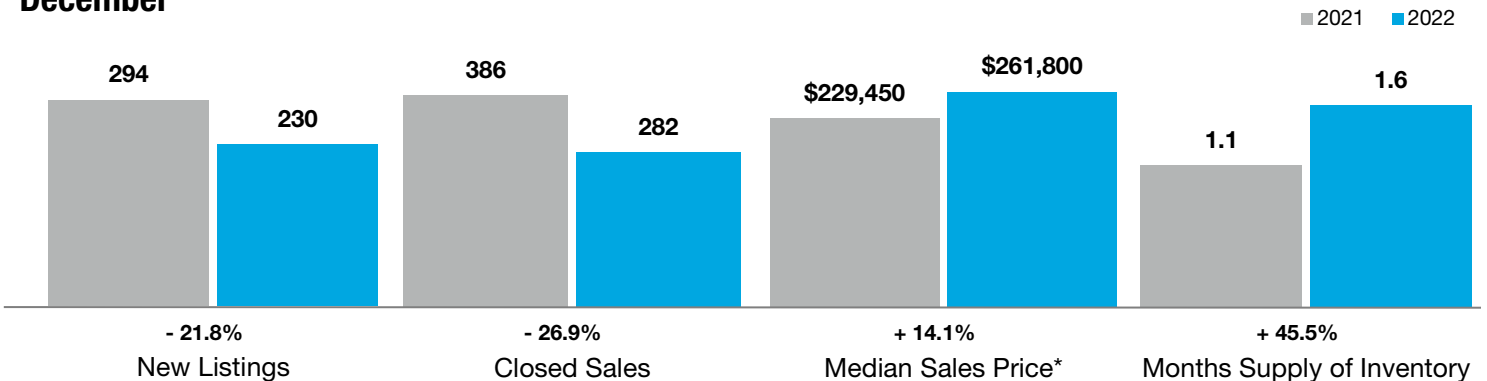
Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

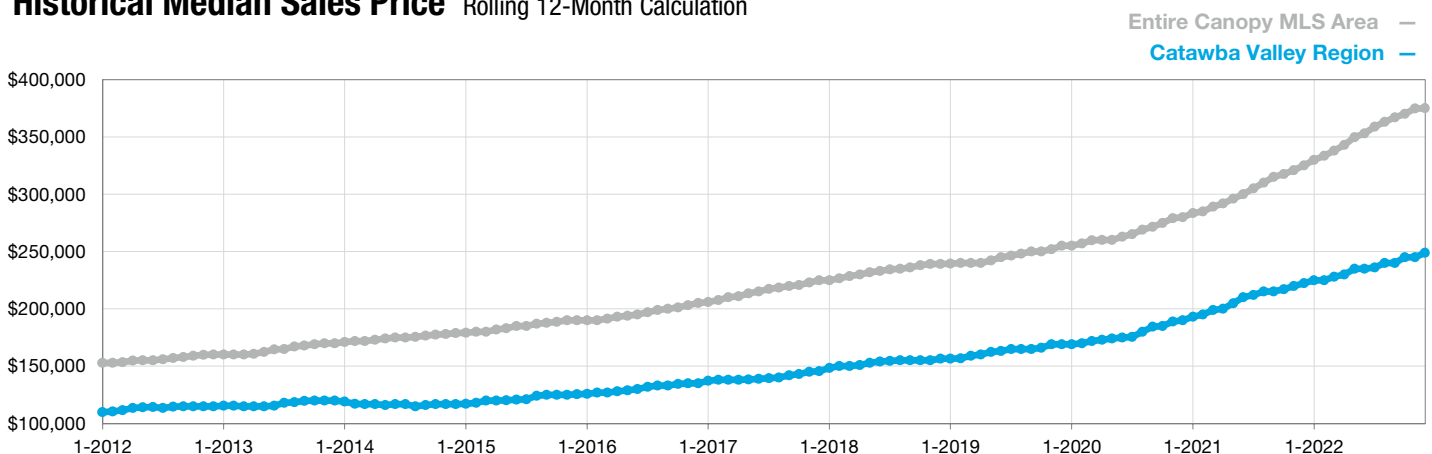
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	294	230	- 21.8%	5,255	5,030	- 4.3%
Pending Sales	298	243	- 18.5%	4,800	4,193	- 12.6%
Closed Sales	386	282	- 26.9%	4,687	4,297	- 8.3%
Median Sales Price*	\$229,450	\$261,800	+ 14.1%	\$222,500	\$249,000	+ 11.9%
Average Sales Price*	\$283,700	\$311,641	+ 9.8%	\$277,445	\$307,698	+ 10.9%
Percent of Original List Price Received*	97.8%	94.9%	- 3.0%	98.7%	98.3%	- 0.4%
List to Close	70	76	+ 8.6%	70	69	- 1.4%
Days on Market Until Sale	25	29	+ 16.0%	23	22	- 4.3%
Cumulative Days on Market Until Sale	24	32	+ 33.3%	24	23	- 4.2%
Average List Price	\$289,397	\$326,137	+ 12.7%	\$289,586	\$336,544	+ 16.2%
Inventory of Homes for Sale	445	555	+ 24.7%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation



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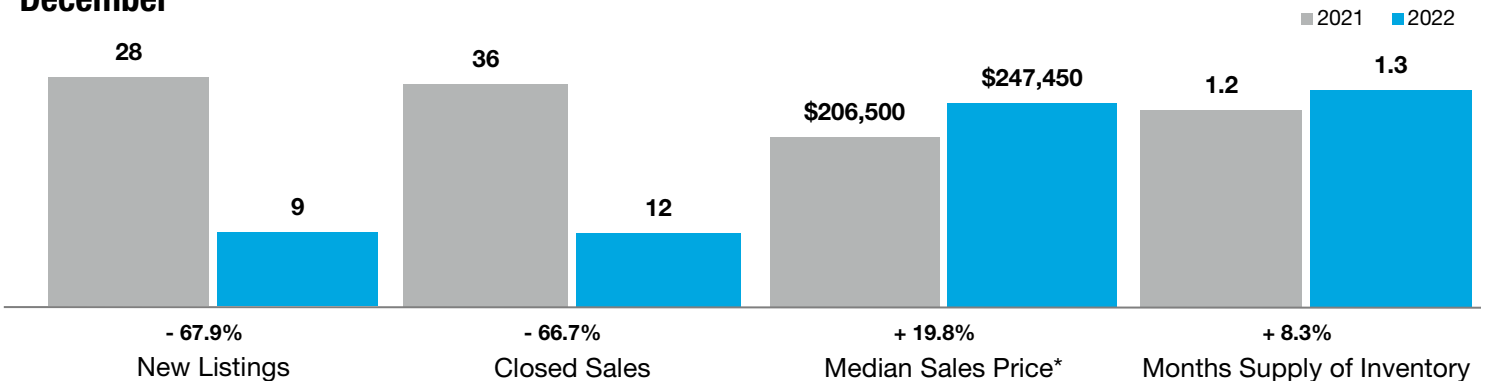
Alexander County

North Carolina

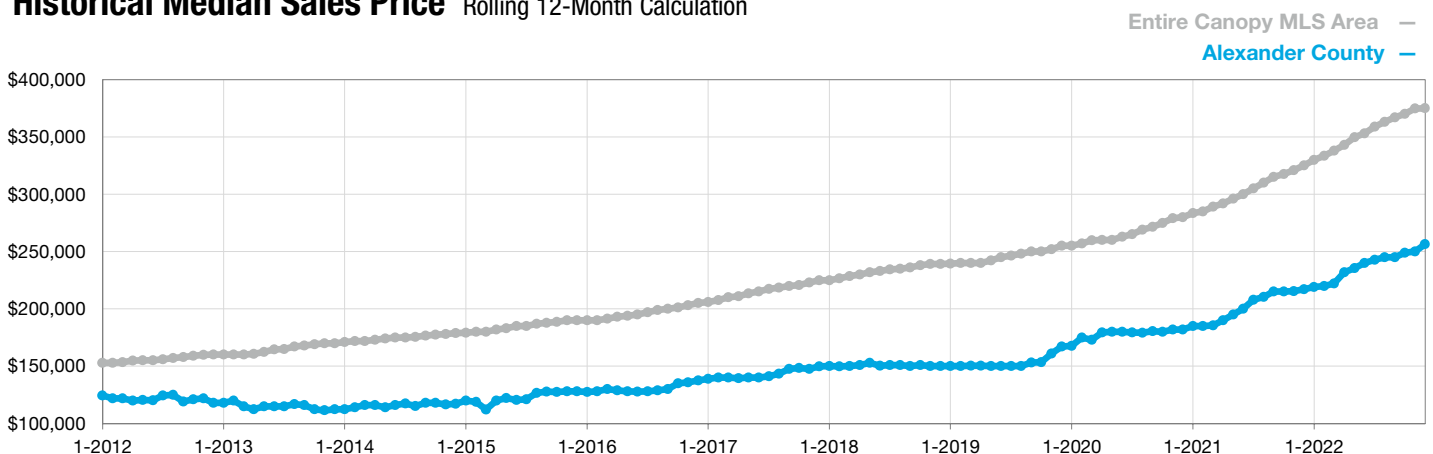
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	28	9	- 67.9%	402	365	- 9.2%
Pending Sales	25	12	- 52.0%	369	308	- 16.5%
Closed Sales	36	12	- 66.7%	347	334	- 3.7%
Median Sales Price*	\$206,500	\$247,450	+ 19.8%	\$217,000	\$256,550	+ 18.2%
Average Sales Price*	\$256,119	\$276,442	+ 7.9%	\$262,753	\$298,712	+ 13.7%
Percent of Original List Price Received*	97.9%	95.9%	- 2.0%	98.2%	98.4%	+ 0.2%
List to Close	66	58	- 12.1%	69	74	+ 7.2%
Days on Market Until Sale	22	16	- 27.3%	23	22	- 4.3%
Cumulative Days on Market Until Sale	22	17	- 22.7%	24	24	0.0%
Average List Price	\$264,825	\$385,842	+ 45.7%	\$283,126	\$324,449	+ 14.6%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

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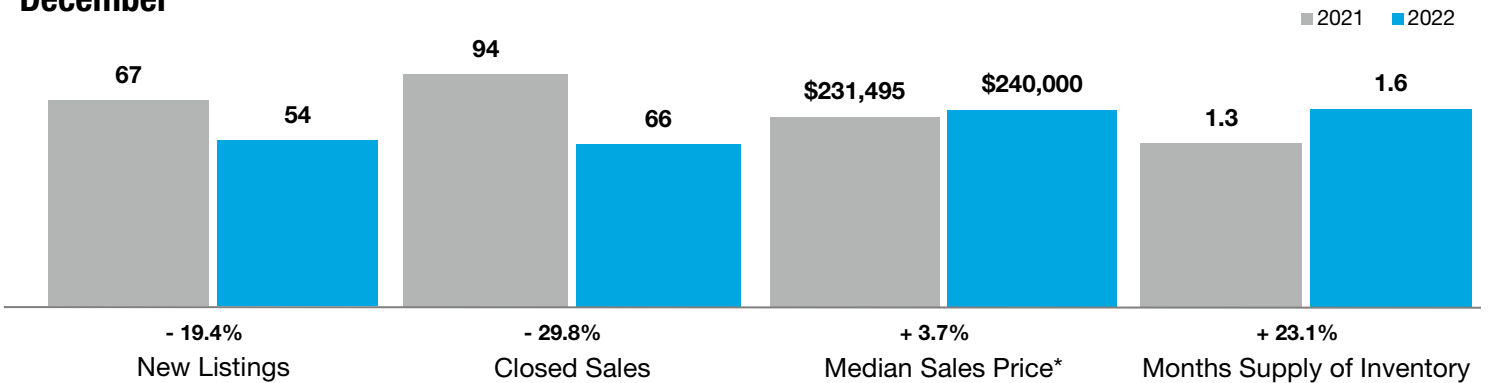
Burke County

North Carolina

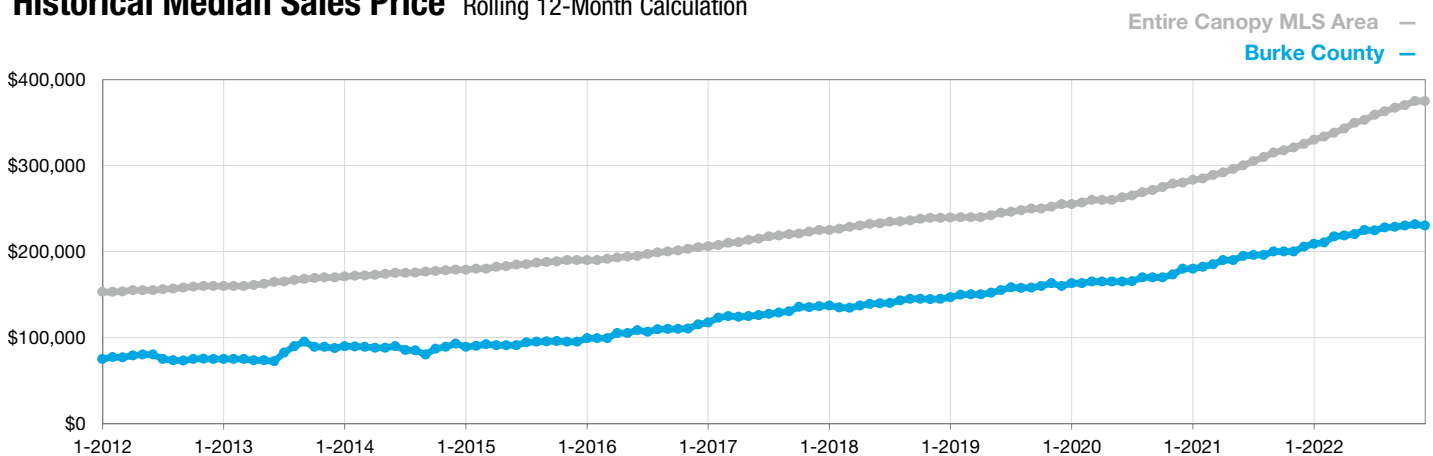
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	67	54	- 19.4%	1,080	1,004	- 7.0%
Pending Sales	66	47	- 28.8%	1,000	871	- 12.9%
Closed Sales	94	66	- 29.8%	990	905	- 8.6%
Median Sales Price*	\$231,495	\$240,000	+ 3.7%	\$205,900	\$230,000	+ 11.7%
Average Sales Price*	\$274,698	\$270,399	- 1.6%	\$259,269	\$275,472	+ 6.2%
Percent of Original List Price Received*	95.7%	92.7%	- 3.1%	97.7%	97.3%	- 0.4%
List to Close	83	69	- 16.9%	75	75	0.0%
Days on Market Until Sale	34	31	- 8.8%	27	28	+ 3.7%
Cumulative Days on Market Until Sale	34	38	+ 11.8%	29	28	- 3.4%
Average List Price	\$208,782	\$332,878	+ 59.4%	\$263,957	\$314,116	+ 19.0%
Inventory of Homes for Sale	107	113	+ 5.6%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

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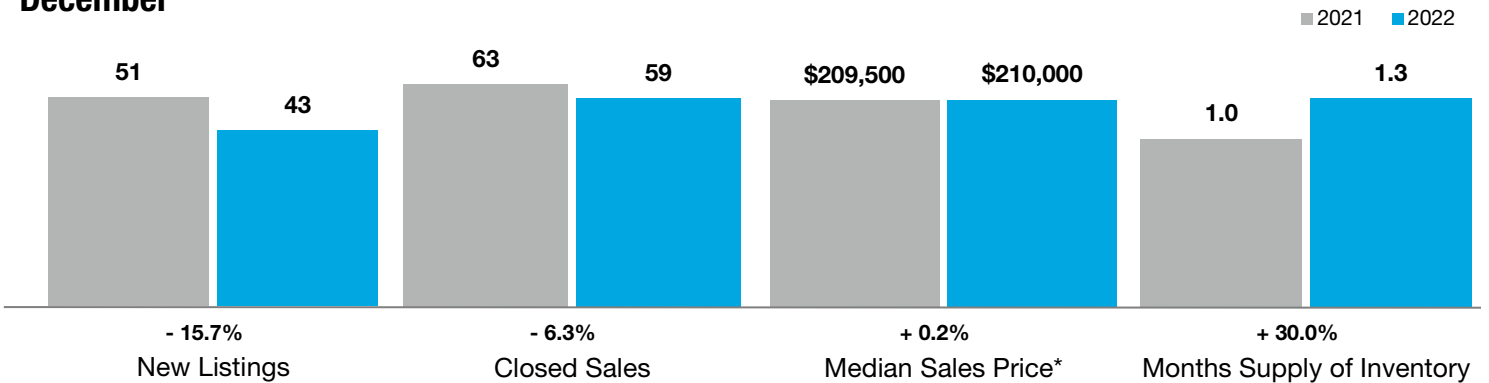
Caldwell County

North Carolina

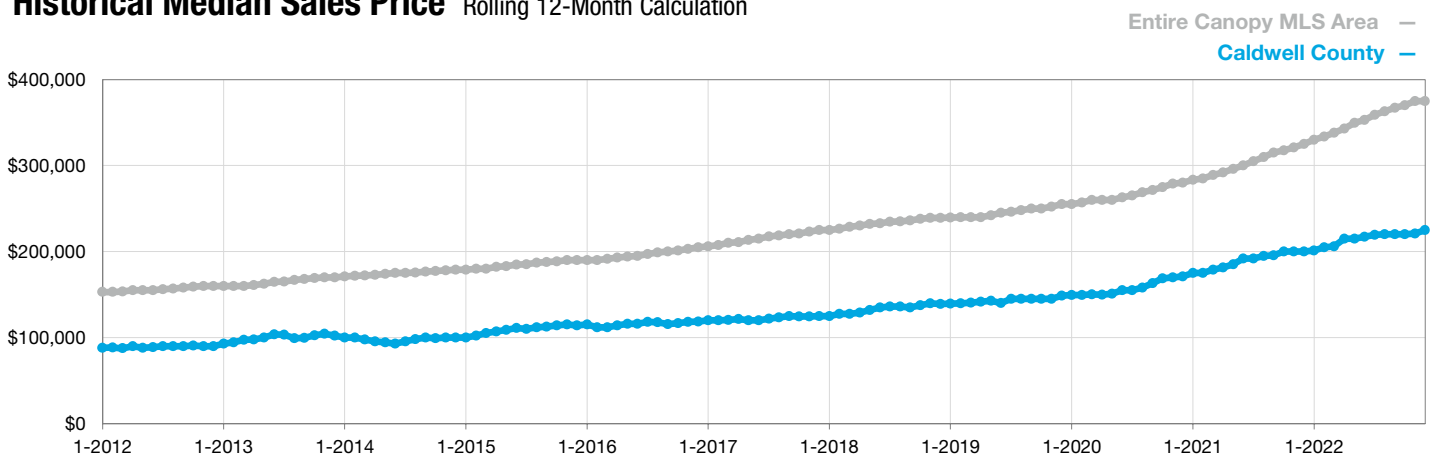
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	51	43	- 15.7%	973	948	- 2.6%
Pending Sales	52	48	- 7.7%	899	809	- 10.0%
Closed Sales	63	59	- 6.3%	905	821	- 9.3%
Median Sales Price*	\$209,500	\$210,000	+ 0.2%	\$200,000	\$225,000	+ 12.5%
Average Sales Price*	\$245,383	\$280,752	+ 14.4%	\$233,197	\$263,273	+ 12.9%
Percent of Original List Price Received*	98.0%	95.8%	- 2.2%	98.8%	98.7%	- 0.1%
List to Close	63	71	+ 12.7%	68	61	- 10.3%
Days on Market Until Sale	18	28	+ 55.6%	22	20	- 9.1%
Cumulative Days on Market Until Sale	18	30	+ 66.7%	23	22	- 4.3%
Average List Price	\$289,922	\$288,584	- 0.5%	\$250,266	\$282,633	+ 12.9%
Inventory of Homes for Sale	77	86	+ 11.7%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

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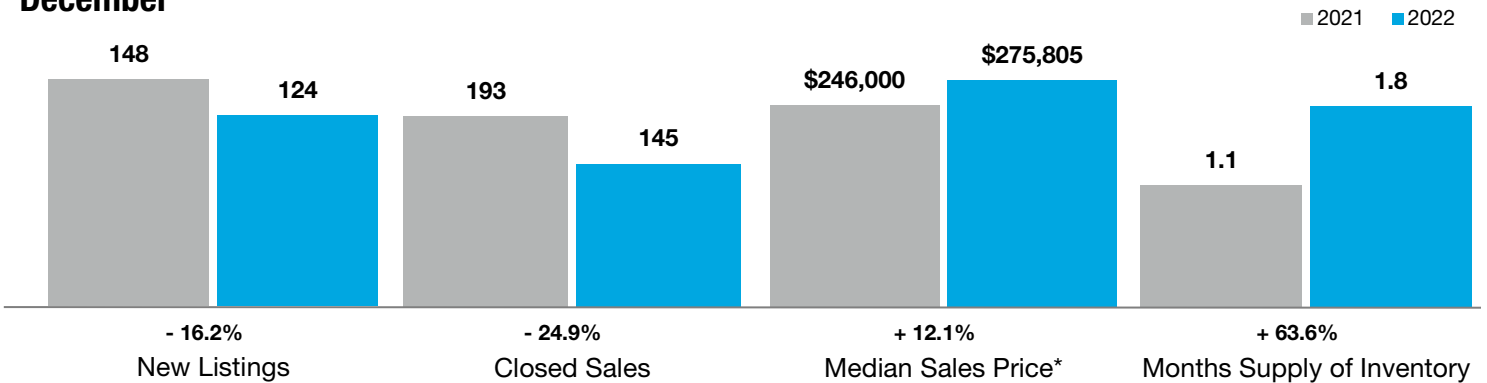
Catawba County

North Carolina

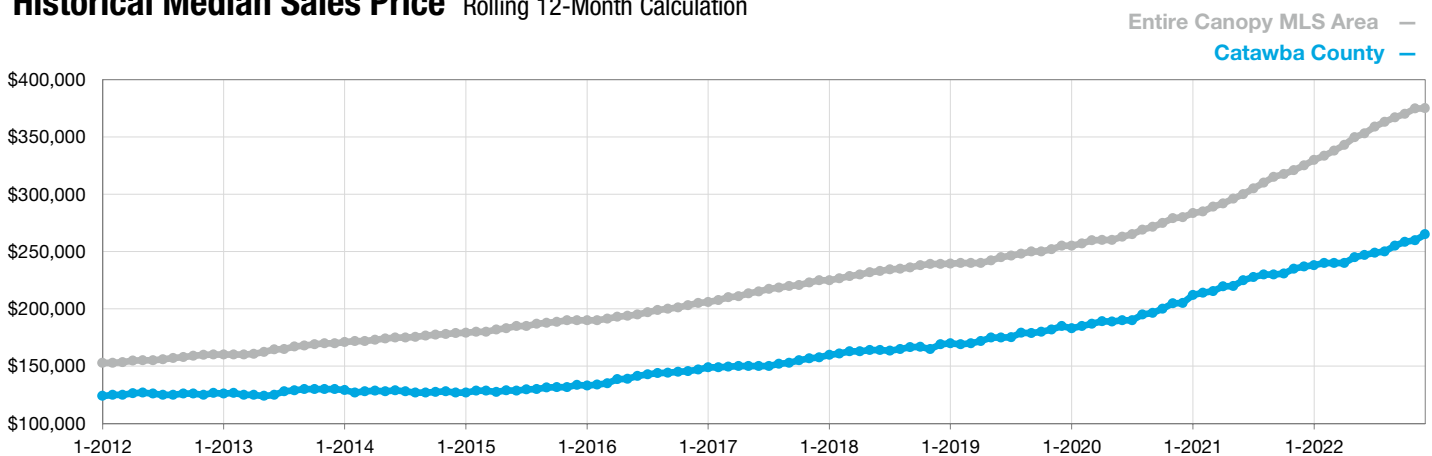
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	148	124	- 16.2%	2,800	2,713	- 3.1%
Pending Sales	155	136	- 12.3%	2,532	2,205	- 12.9%
Closed Sales	193	145	- 24.9%	2,445	2,237	- 8.5%
Median Sales Price*	\$246,000	\$275,805	+ 12.1%	\$236,990	\$265,000	+ 11.8%
Average Sales Price*	\$305,737	\$346,133	+ 13.2%	\$303,266	\$338,410	+ 11.6%
Percent of Original List Price Received*	98.8%	95.4%	- 3.4%	99.1%	98.5%	- 0.6%
List to Close	65	83	+ 27.7%	68	69	+ 1.5%
Days on Market Until Sale	24	29	+ 20.8%	21	20	- 4.8%
Cumulative Days on Market Until Sale	22	31	+ 40.9%	23	21	- 8.7%
Average List Price	\$328,996	\$331,999	+ 0.9%	\$314,345	\$365,243	+ 16.2%
Inventory of Homes for Sale	224	322	+ 43.8%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

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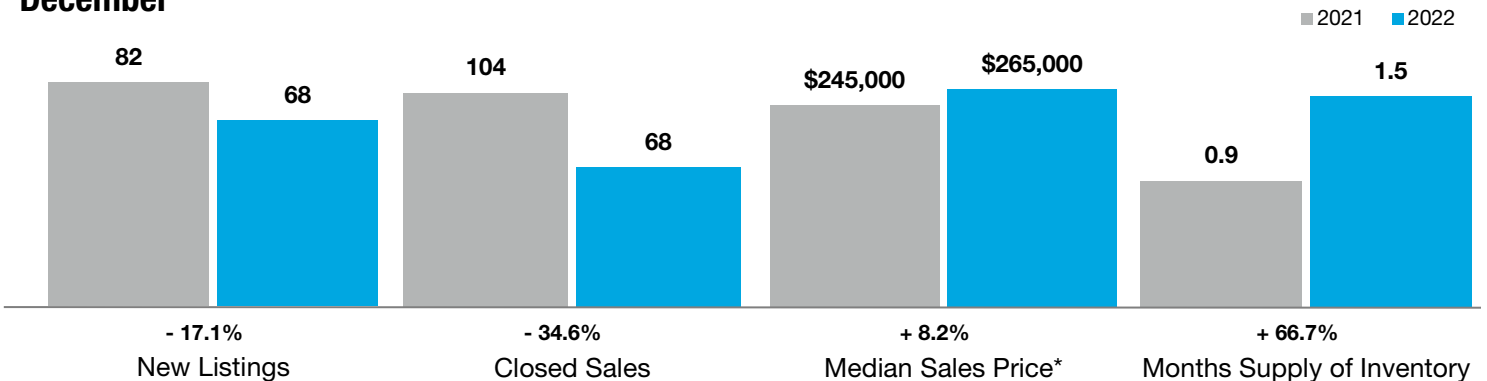
Hickory

North Carolina

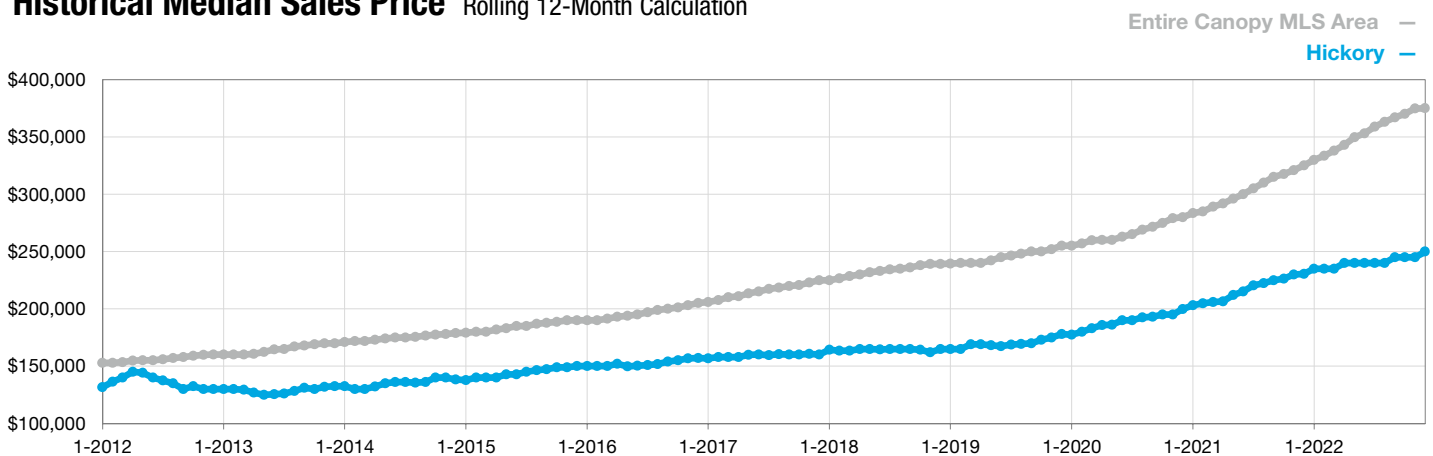
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	82	68	- 17.1%	1,509	1,338	- 11.3%
Pending Sales	87	63	- 27.6%	1,392	1,100	- 21.0%
Closed Sales	104	68	- 34.6%	1,355	1,145	- 15.5%
Median Sales Price*	\$245,000	\$265,000	+ 8.2%	\$230,500	\$249,900	+ 8.4%
Average Sales Price*	\$306,851	\$347,618	+ 13.3%	\$272,833	\$304,524	+ 11.6%
Percent of Original List Price Received*	99.0%	95.5%	- 3.5%	99.1%	99.0%	- 0.1%
List to Close	62	63	+ 1.6%	63	65	+ 3.2%
Days on Market Until Sale	19	30	+ 57.9%	21	20	- 4.8%
Cumulative Days on Market Until Sale	19	25	+ 31.6%	22	20	- 9.1%
Average List Price	\$265,668	\$289,668	+ 9.0%	\$272,917	\$326,891	+ 19.8%
Inventory of Homes for Sale	102	135	+ 32.4%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

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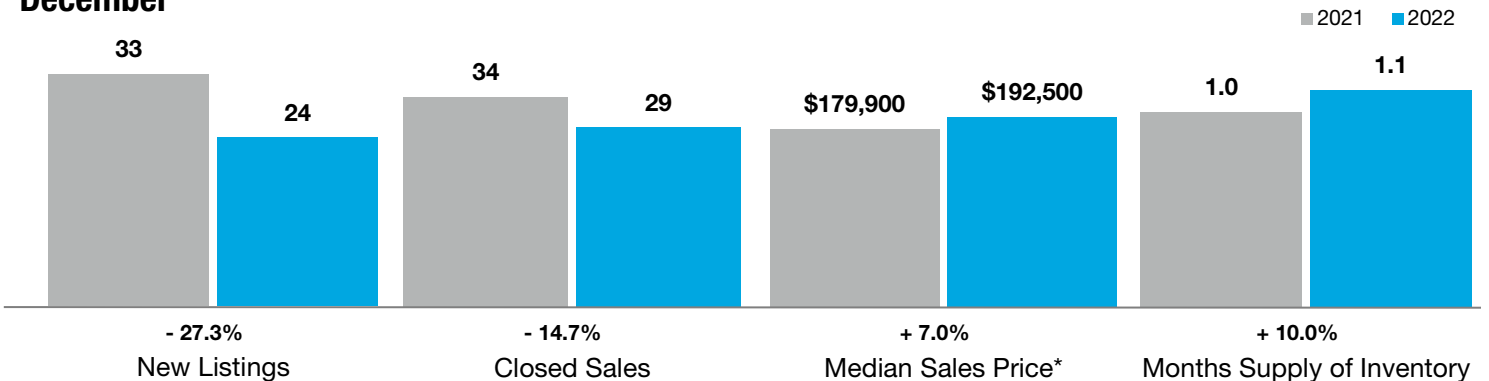
Lenoir

North Carolina

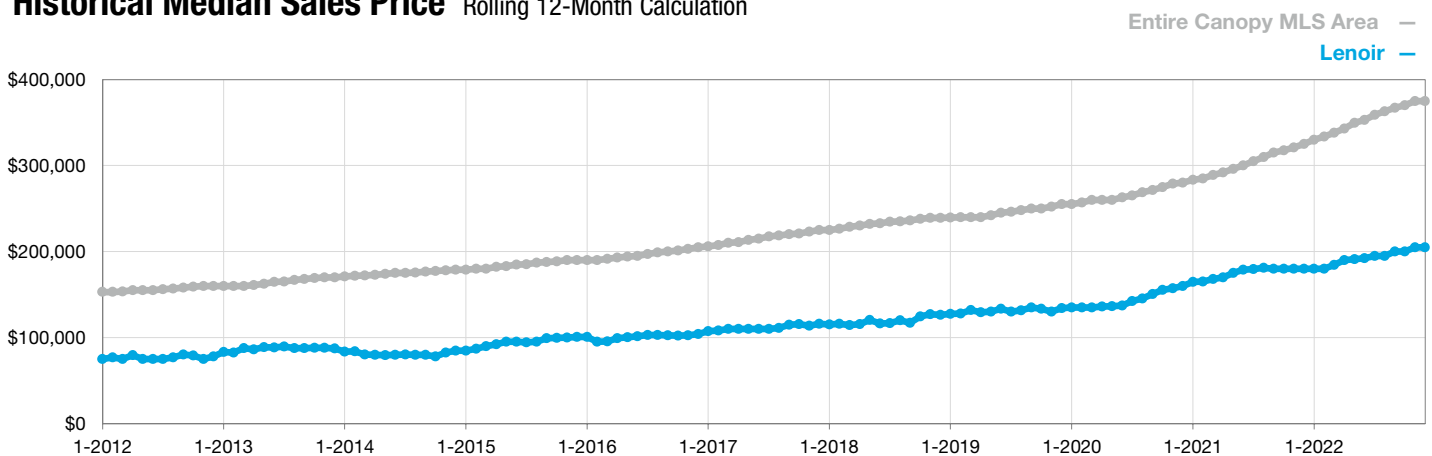
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	33	24	- 27.3%	534	521	- 2.4%
Pending Sales	31	28	- 9.7%	494	443	- 10.3%
Closed Sales	34	29	- 14.7%	486	450	- 7.4%
Median Sales Price*	\$179,900	\$192,500	+ 7.0%	\$179,900	\$205,000	+ 14.0%
Average Sales Price*	\$215,191	\$227,240	+ 5.6%	\$216,404	\$244,003	+ 12.8%
Percent of Original List Price Received*	98.7%	97.0%	- 1.7%	98.0%	97.6%	- 0.4%
List to Close	61	58	- 4.9%	73	62	- 15.1%
Days on Market Until Sale	14	22	+ 57.1%	25	22	- 12.0%
Cumulative Days on Market Until Sale	14	21	+ 50.0%	26	23	- 11.5%
Average List Price	\$277,424	\$258,017	- 7.0%	\$234,935	\$261,166	+ 11.2%
Inventory of Homes for Sale	42	42	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

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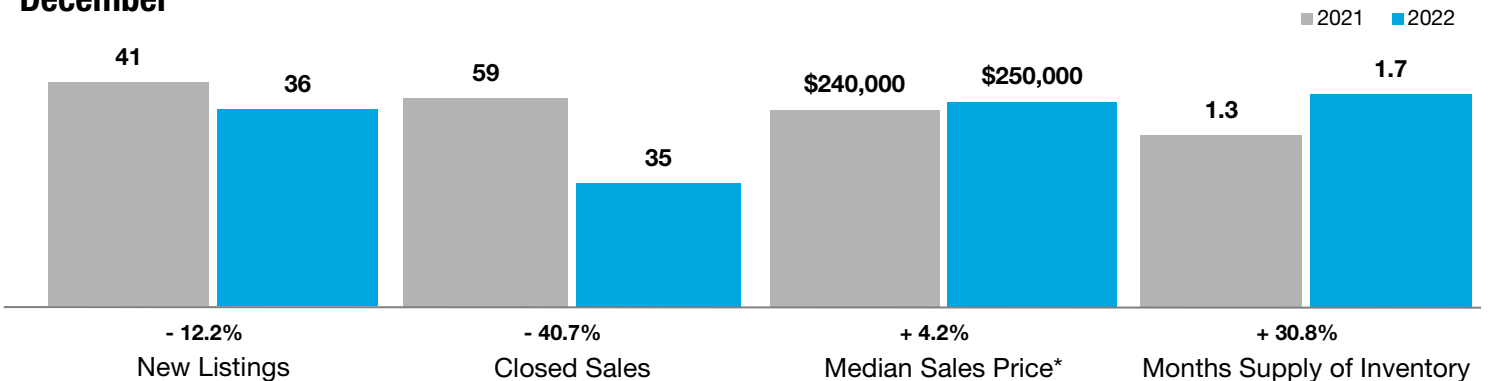
Morganton

North Carolina

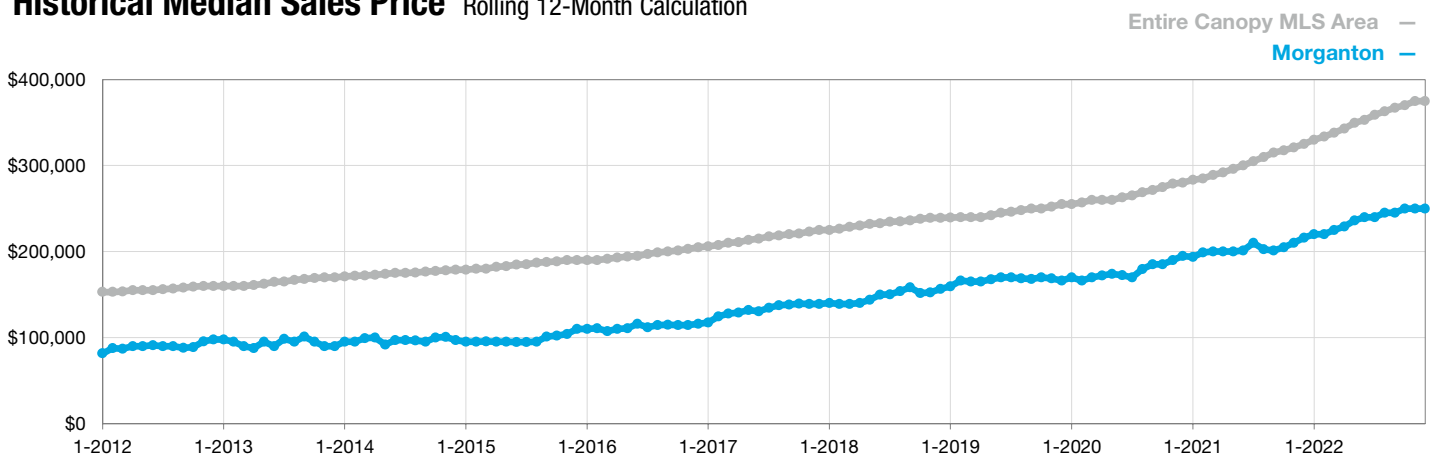
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	41	36	- 12.2%	638	604	- 5.3%
Pending Sales	41	25	- 39.0%	596	531	- 10.9%
Closed Sales	59	35	- 40.7%	593	553	- 6.7%
Median Sales Price*	\$240,000	\$250,000	+ 4.2%	\$216,000	\$250,000	+ 15.7%
Average Sales Price*	\$273,573	\$308,880	+ 12.9%	\$263,929	\$288,506	+ 9.3%
Percent of Original List Price Received*	96.0%	92.1%	- 4.1%	97.6%	97.4%	- 0.2%
List to Close	88	66	- 25.0%	76	73	- 3.9%
Days on Market Until Sale	39	27	- 30.8%	29	28	- 3.4%
Cumulative Days on Market Until Sale	39	38	- 2.6%	30	28	- 6.7%
Average List Price	\$244,593	\$386,601	+ 58.1%	\$273,113	\$331,299	+ 21.3%
Inventory of Homes for Sale	67	74	+ 10.4%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

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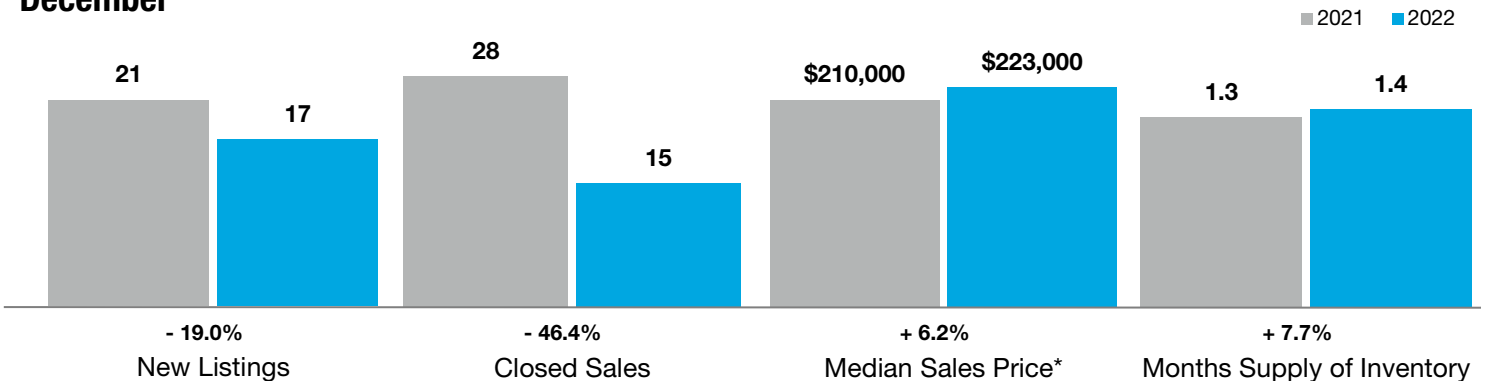
Newton

North Carolina

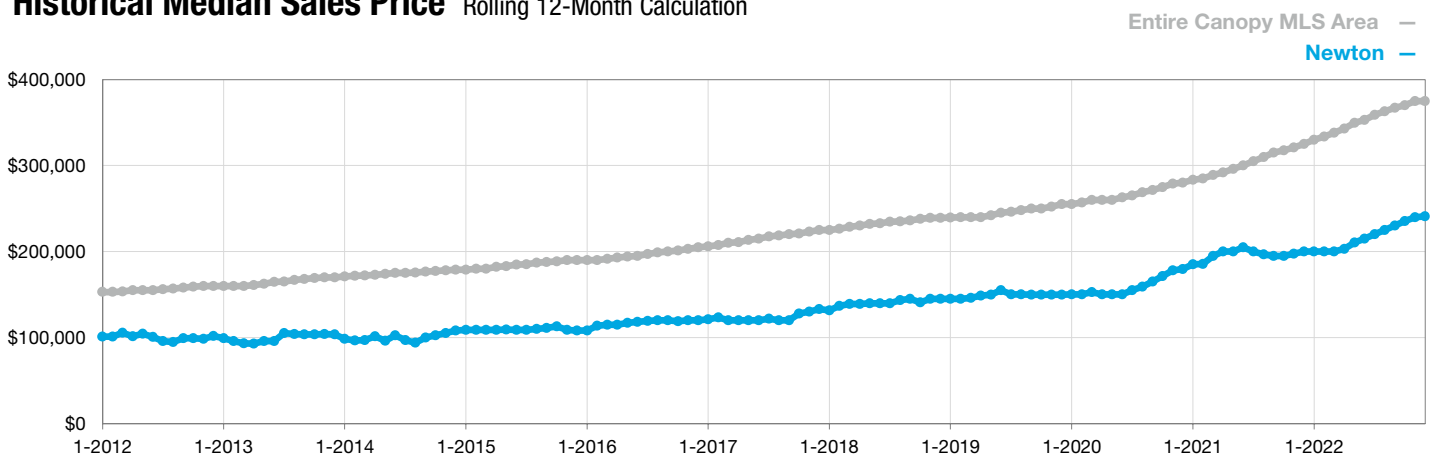
Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	21	17	- 19.0%	454	366	- 19.4%
Pending Sales	23	26	+ 13.0%	390	321	- 17.7%
Closed Sales	28	15	- 46.4%	377	327	- 13.3%
Median Sales Price*	\$210,000	\$223,000	+ 6.2%	\$200,000	\$241,000	+ 20.5%
Average Sales Price*	\$211,083	\$246,685	+ 16.9%	\$228,627	\$276,958	+ 21.1%
Percent of Original List Price Received*	97.9%	93.5%	- 4.5%	99.6%	97.6%	- 2.0%
List to Close	87	84	- 3.4%	78	75	- 3.8%
Days on Market Until Sale	47	13	- 72.3%	21	21	0.0%
Cumulative Days on Market Until Sale	22	13	- 40.9%	22	24	+ 9.1%
Average List Price	\$354,257	\$380,673	+ 7.5%	\$244,366	\$299,451	+ 22.5%
Inventory of Homes for Sale	43	37	- 14.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

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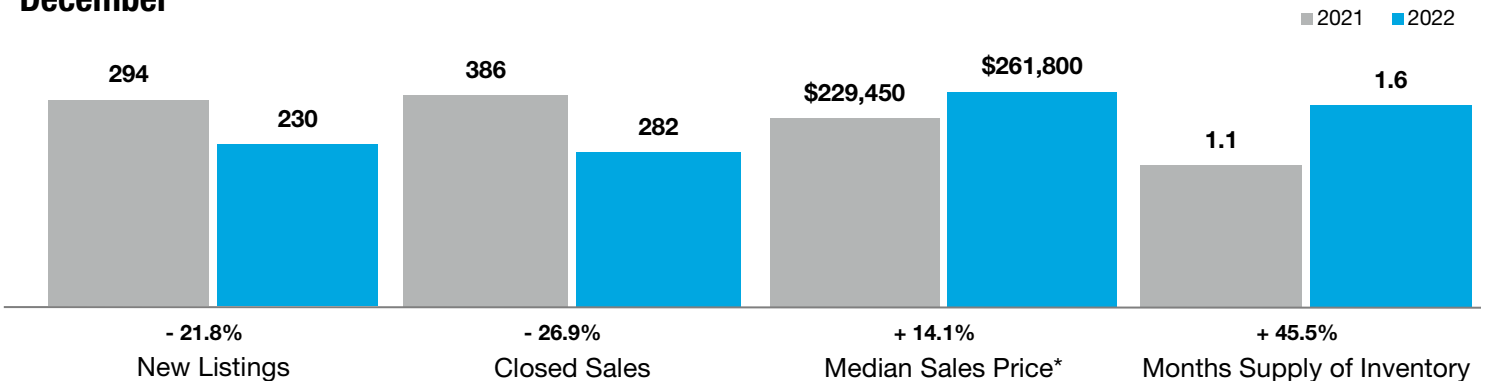
Hickory-Lenoir-Morganton MSA

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