

# Local Market Update for February 2024

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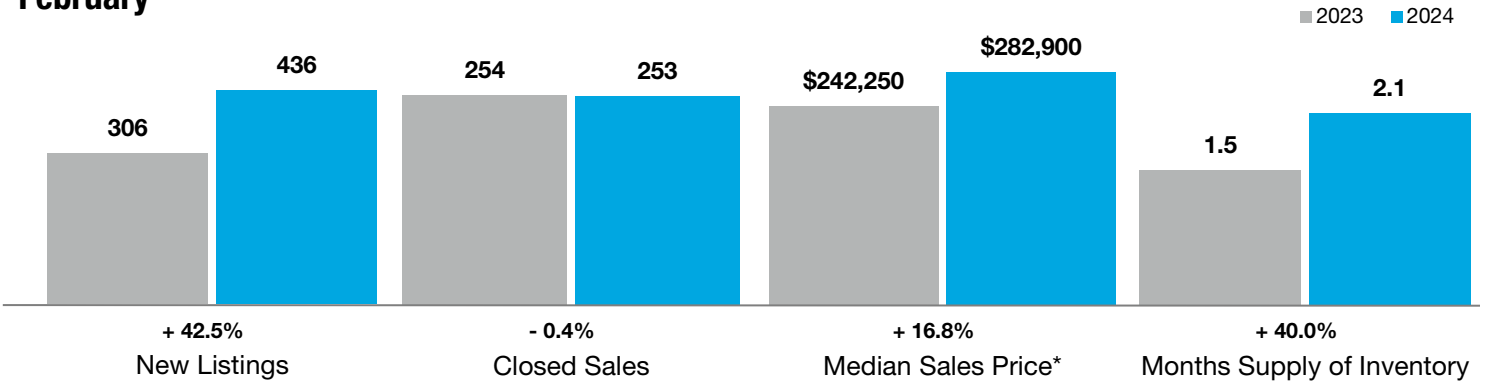
## Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

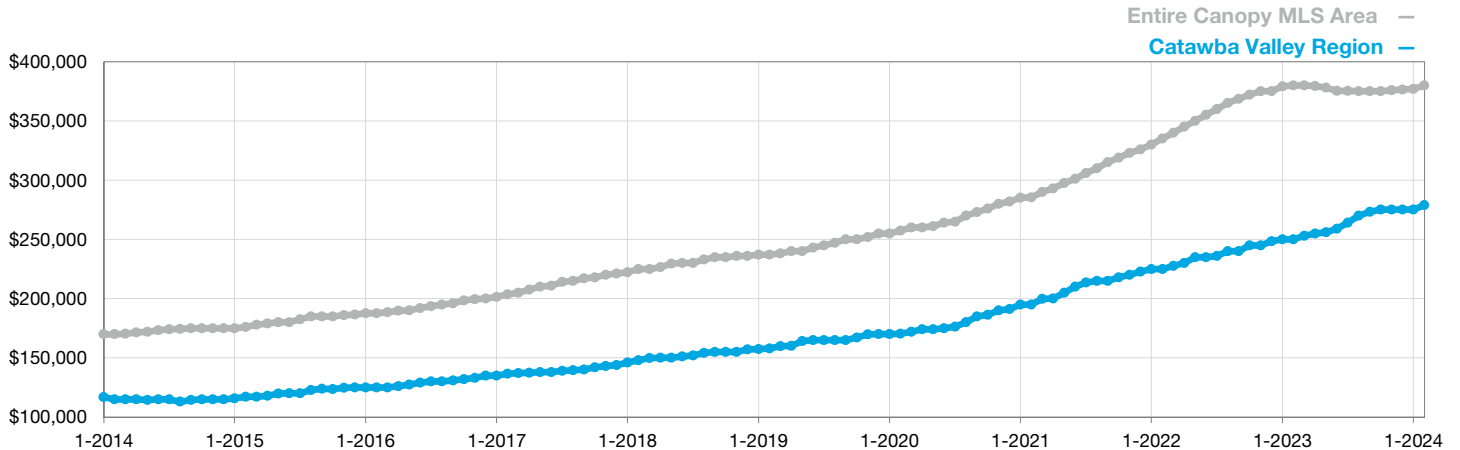
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	306	436	+ 42.5%	612	751	+ 22.7%
Pending Sales	292	354	+ 21.2%	606	665	+ 9.7%
Closed Sales	254	253	- 0.4%	488	490	+ 0.4%
Median Sales Price*	\$242,250	\$282,900	+ 16.8%	\$254,500	\$274,900	+ 8.0%
Average Sales Price*	\$280,679	\$323,835	+ 15.4%	\$290,026	\$313,516	+ 8.1%
Percent of Original List Price Received*	95.1%	94.0%	- 1.2%	95.3%	94.1%	- 1.3%
List to Close	87	89	+ 2.3%	91	90	- 1.1%
Days on Market Until Sale	40	49	+ 22.5%	38	47	+ 23.7%
Cumulative Days on Market Until Sale	45	55	+ 22.2%	42	51	+ 21.4%
Average List Price	\$336,768	\$384,975	+ 14.3%	\$327,792	\$375,073	+ 14.4%
Inventory of Homes for Sale	494	686	+ 38.9%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

\* 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.

### February



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



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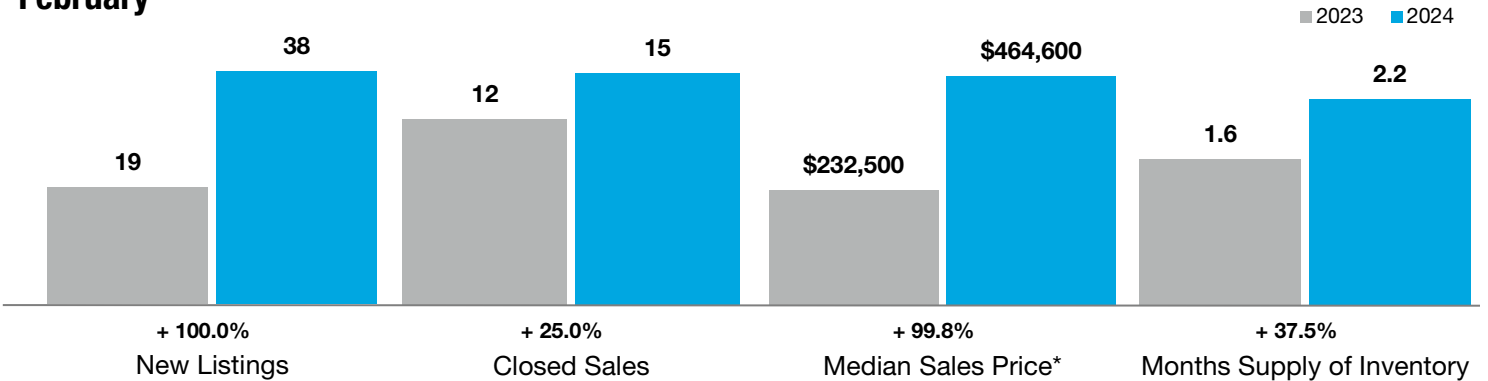
## Alexander County

North Carolina

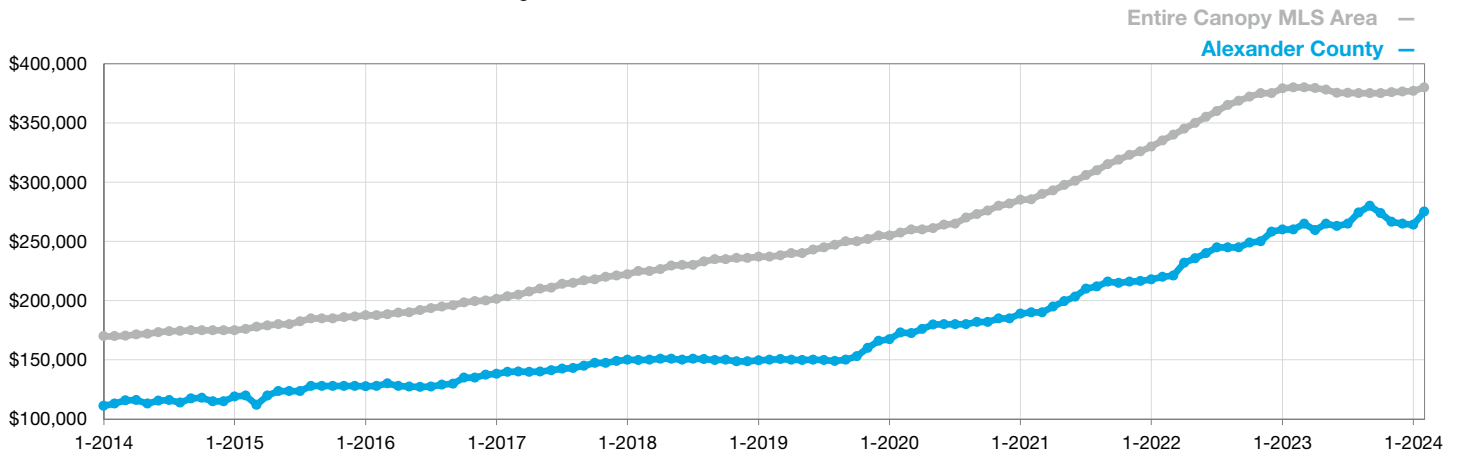
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	19	38	+ 100.0%	39	50	+ 28.2%
Pending Sales	15	18	+ 20.0%	34	38	+ 11.8%
Closed Sales	12	15	+ 25.0%	25	33	+ 32.0%
Median Sales Price*	\$232,500	\$464,600	+ 99.8%	\$257,000	\$280,000	+ 8.9%
Average Sales Price*	\$246,233	\$482,973	+ 96.1%	\$263,280	\$381,421	+ 44.9%
Percent of Original List Price Received*	92.7%	93.1%	+ 0.4%	92.1%	93.7%	+ 1.7%
List to Close	90	90	0.0%	100	95	- 5.0%
Days on Market Until Sale	47	48	+ 2.1%	53	50	- 5.7%
Cumulative Days on Market Until Sale	49	49	0.0%	54	52	- 3.7%
Average List Price	\$348,642	\$394,926	+ 13.3%	\$305,854	\$378,898	+ 23.9%
Inventory of Homes for Sale	37	49	+ 32.4%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

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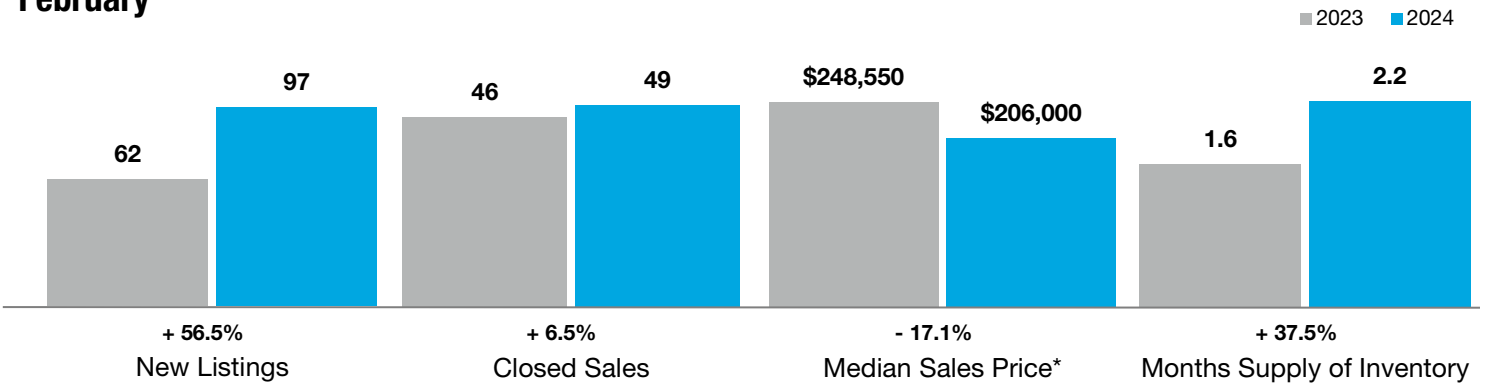
## Burke County

North Carolina

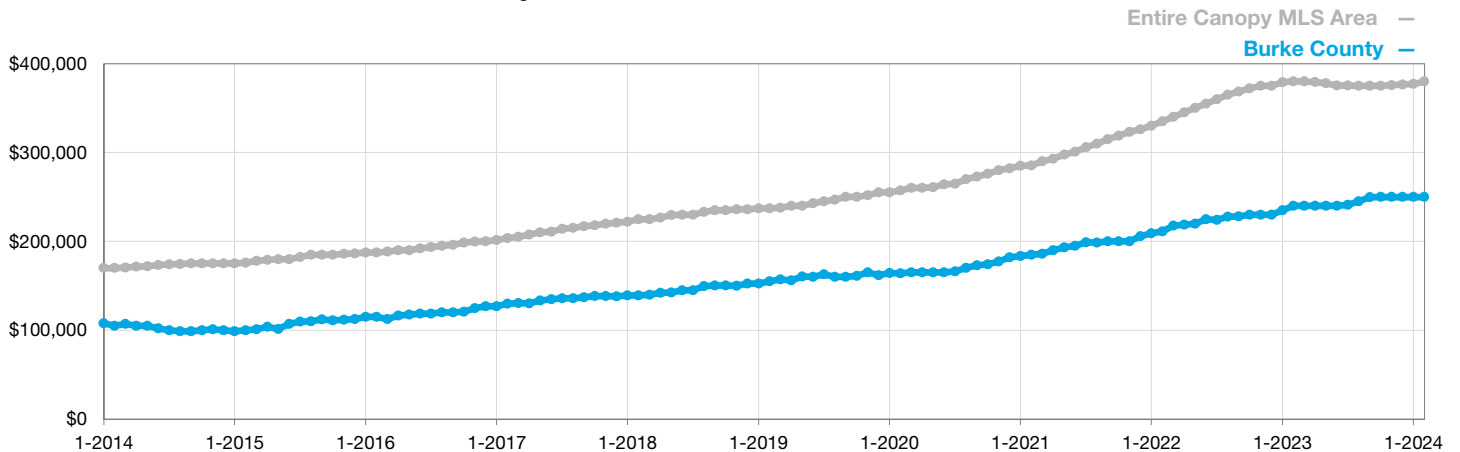
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	62	97	+ 56.5%	132	160	+ 21.2%
Pending Sales	59	75	+ 27.1%	128	133	+ 3.9%
Closed Sales	46	49	+ 6.5%	91	97	+ 6.6%
Median Sales Price*	\$248,550	\$206,000	- 17.1%	\$249,900	\$227,000	- 9.2%
Average Sales Price*	\$291,840	\$270,304	- 7.4%	\$302,886	\$274,102	- 9.5%
Percent of Original List Price Received*	95.4%	91.5%	- 4.1%	95.3%	93.2%	- 2.2%
List to Close	83	85	+ 2.4%	83	83	0.0%
Days on Market Until Sale	42	49	+ 16.7%	43	42	- 2.3%
Cumulative Days on Market Until Sale	55	55	0.0%	49	46	- 6.1%
Average List Price	\$281,062	\$336,160	+ 19.6%	\$306,442	\$329,310	+ 7.5%
Inventory of Homes for Sale	108	147	+ 36.1%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

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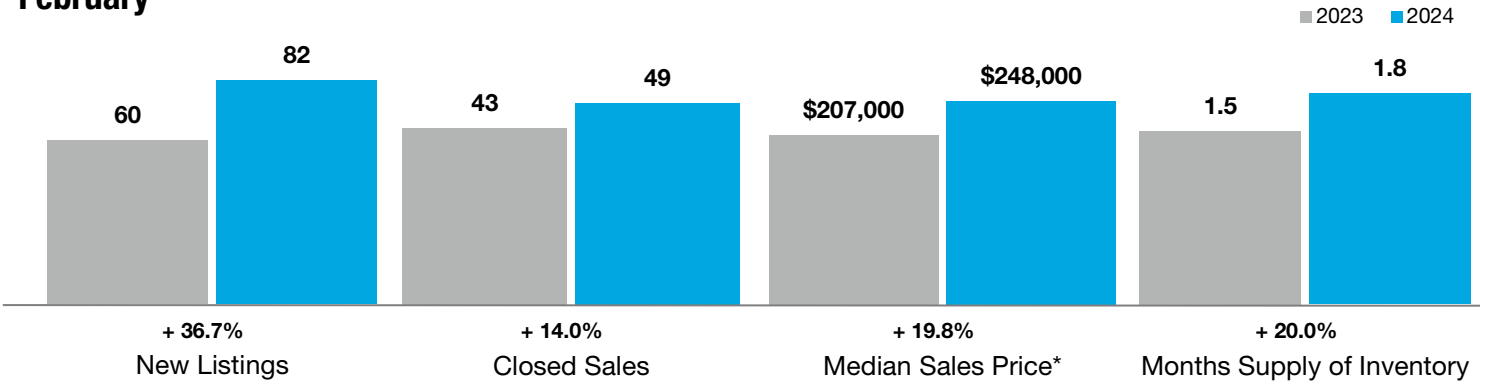
## Caldwell County

North Carolina

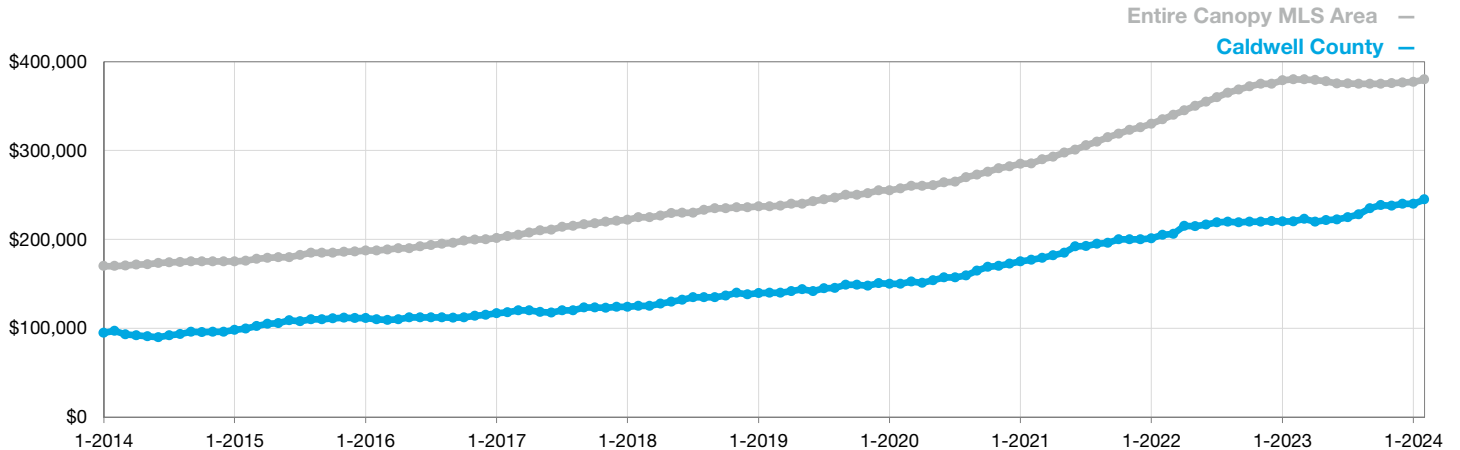
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	60	82	+ 36.7%	123	138	+ 12.2%
Pending Sales	55	74	+ 34.5%	110	132	+ 20.0%
Closed Sales	43	49	+ 14.0%	85	98	+ 15.3%
Median Sales Price*	\$207,000	\$248,000	+ 19.8%	\$215,000	\$247,150	+ 15.0%
Average Sales Price*	\$258,074	\$286,271	+ 10.9%	\$258,311	\$293,591	+ 13.7%
Percent of Original List Price Received*	96.5%	94.9%	- 1.7%	96.6%	95.1%	- 1.6%
List to Close	77	87	+ 13.0%	79	85	+ 7.6%
Days on Market Until Sale	30	47	+ 56.7%	32	44	+ 37.5%
Cumulative Days on Market Until Sale	32	47	+ 46.9%	34	45	+ 32.4%
Average List Price	\$295,075	\$327,594	+ 11.0%	\$276,279	\$333,457	+ 20.7%
Inventory of Homes for Sale	99	120	+ 21.2%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

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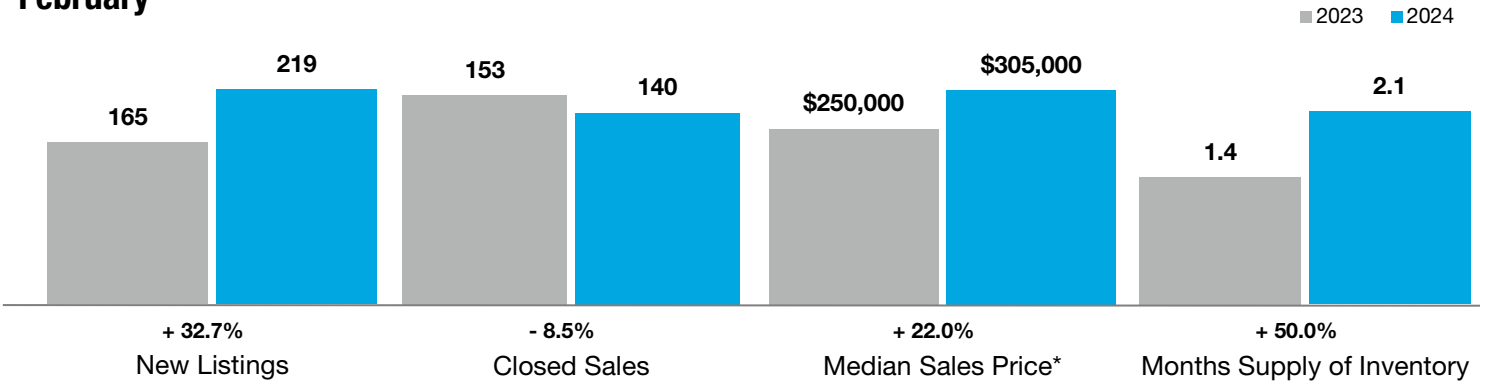
## Catawba County

North Carolina

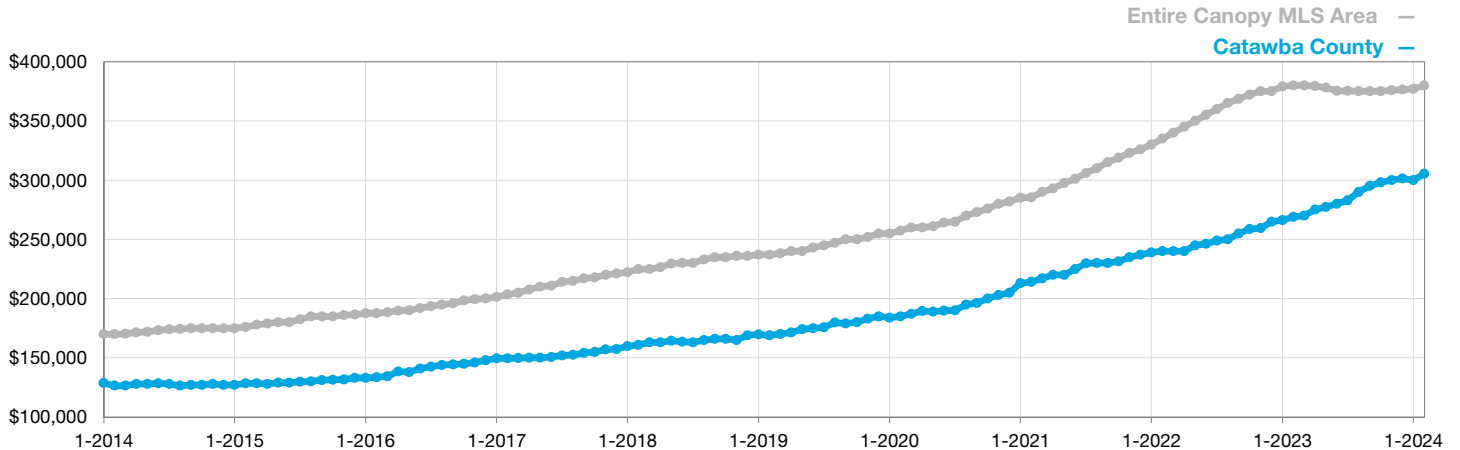
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	165	219	+ 32.7%	318	403	+ 26.7%
Pending Sales	163	187	+ 14.7%	334	362	+ 8.4%
Closed Sales	153	140	- 8.5%	287	262	- 8.7%
Median Sales Price*	\$250,000	\$305,000	+ 22.0%	\$267,000	\$285,000	+ 6.7%
Average Sales Price*	\$286,377	\$338,668	+ 18.3%	\$297,671	\$327,008	+ 9.9%
Percent of Original List Price Received*	94.8%	94.7%	- 0.1%	95.2%	94.1%	- 1.2%
List to Close	91	90	- 1.1%	97	94	- 3.1%
Days on Market Until Sale	42	49	+ 16.7%	38	50	+ 31.6%
Cumulative Days on Market Until Sale	46	58	+ 26.1%	42	56	+ 33.3%
Average List Price	\$372,104	\$426,321	+ 14.6%	\$359,676	\$406,870	+ 13.1%
Inventory of Homes for Sale	250	370	+ 48.0%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

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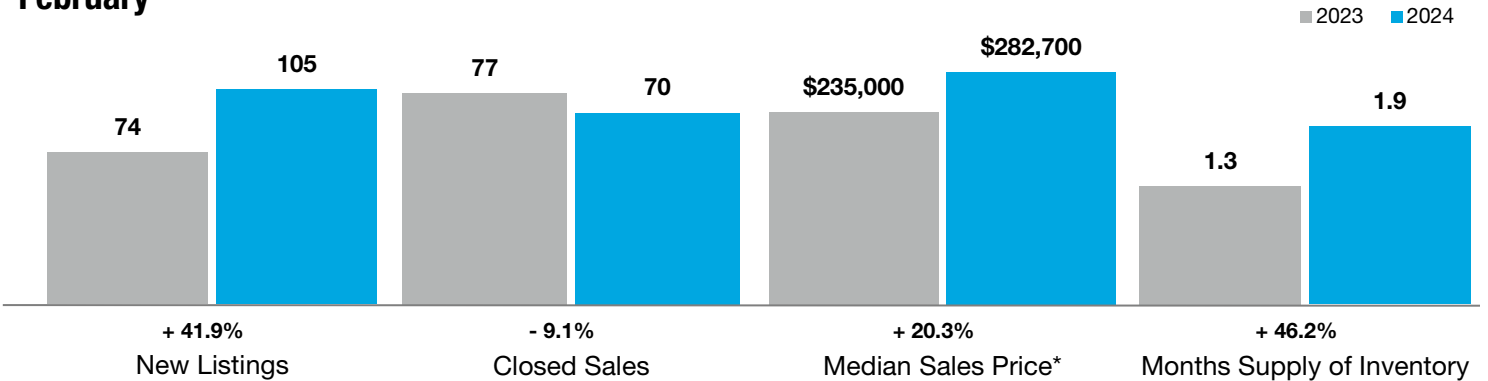
## Hickory

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	74	105	+ 41.9%	154	195	+ 26.6%
Pending Sales	76	85	+ 11.8%	153	167	+ 9.2%
Closed Sales	77	70	- 9.1%	130	131	+ 0.8%
Median Sales Price*	\$235,000	\$282,700	+ 20.3%	\$232,500	\$279,900	+ 20.4%
Average Sales Price*	\$274,813	\$276,203	+ 0.5%	\$275,794	\$286,799	+ 4.0%
Percent of Original List Price Received*	94.7%	94.2%	- 0.5%	95.3%	94.0%	- 1.4%
List to Close	71	97	+ 36.6%	72	98	+ 36.1%
Days on Market Until Sale	33	56	+ 69.7%	30	53	+ 76.7%
Cumulative Days on Market Until Sale	42	65	+ 54.8%	37	58	+ 56.8%
Average List Price	\$314,460	\$340,901	+ 8.4%	\$293,705	\$344,965	+ 17.5%
Inventory of Homes for Sale	114	165	+ 44.7%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

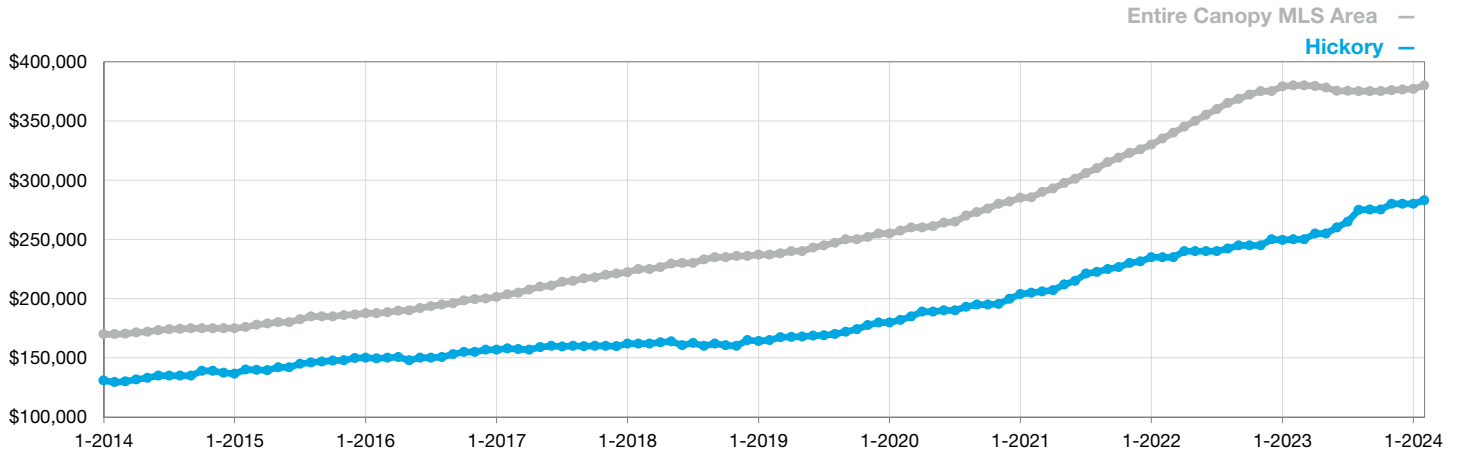
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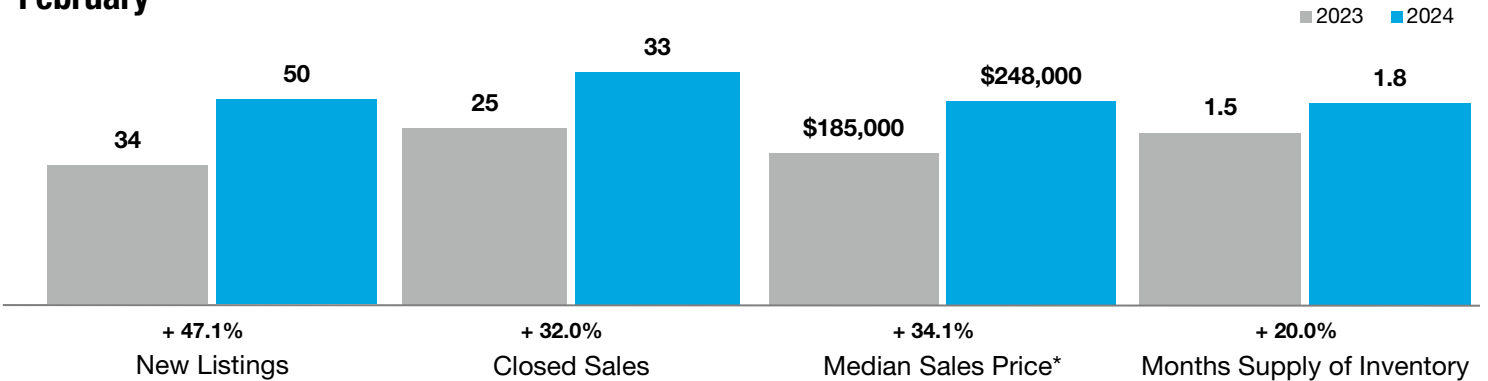
## Lenoir

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	34	50	+ 47.1%	76	81	+ 6.6%
Pending Sales	31	44	+ 41.9%	64	84	+ 31.3%
Closed Sales	25	33	+ 32.0%	49	59	+ 20.4%
Median Sales Price*	\$185,000	\$248,000	+ 34.1%	\$199,000	\$260,000	+ 30.7%
Average Sales Price*	\$205,020	\$290,953	+ 41.9%	\$217,079	\$300,277	+ 38.3%
Percent of Original List Price Received*	95.1%	94.5%	- 0.6%	96.2%	93.9%	- 2.4%
List to Close	62	92	+ 48.4%	69	93	+ 34.8%
Days on Market Until Sale	26	51	+ 96.2%	32	52	+ 62.5%
Cumulative Days on Market Until Sale	29	51	+ 75.9%	33	52	+ 57.6%
Average List Price	\$308,668	\$311,614	+ 1.0%	\$258,555	\$321,202	+ 24.2%
Inventory of Homes for Sale	55	69	+ 25.5%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

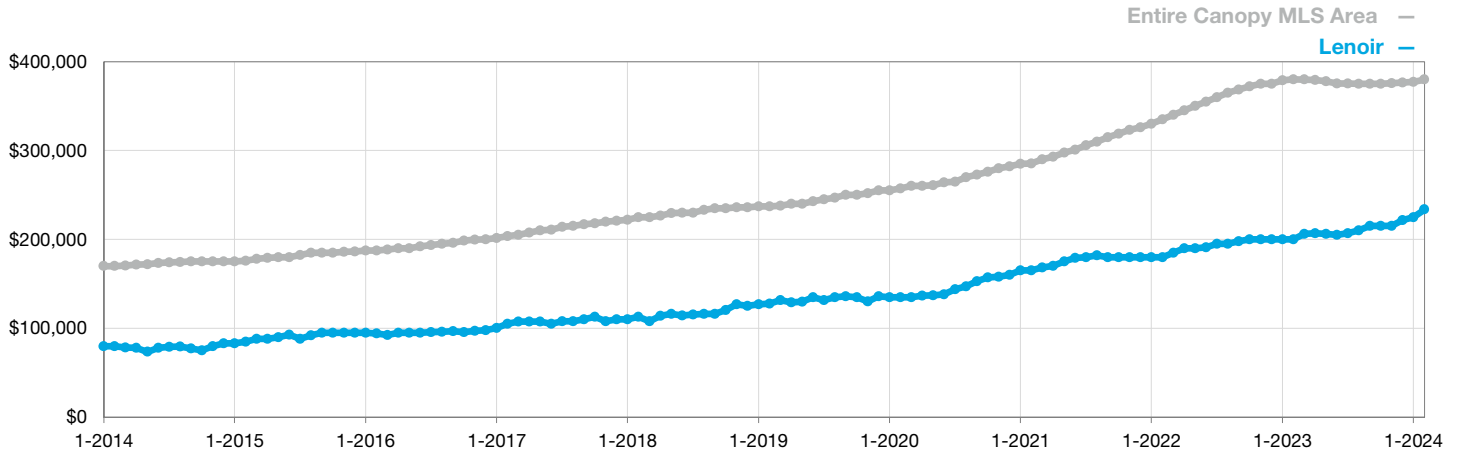
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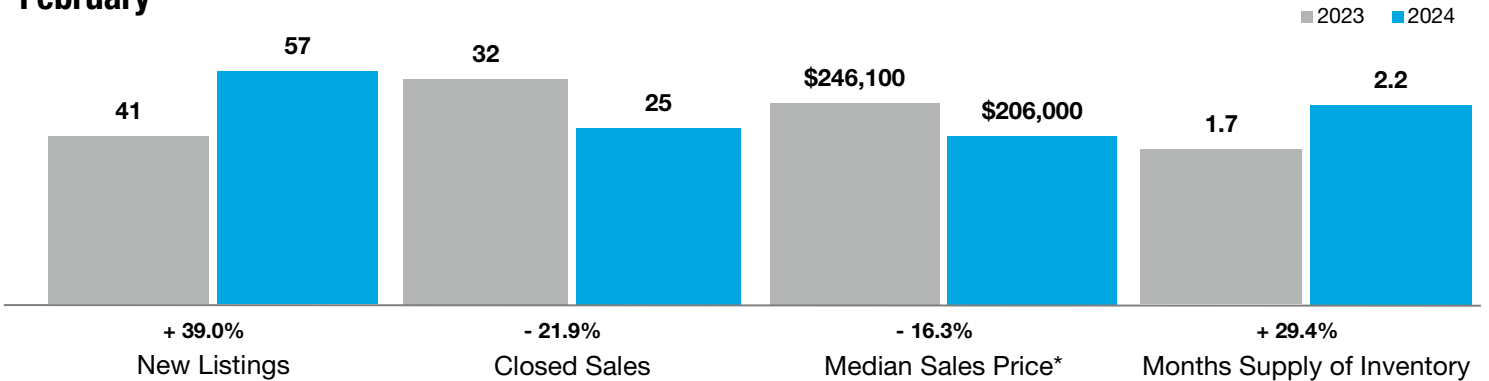
## Morganton

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	41	57	+ 39.0%	84	91	+ 8.3%
Pending Sales	40	39	- 2.5%	85	74	- 12.9%
Closed Sales	32	25	- 21.9%	60	60	0.0%
Median Sales Price*	\$246,100	\$206,000	- 16.3%	\$249,900	\$250,000	+ 0.0%
Average Sales Price*	\$304,182	\$281,640	- 7.4%	\$294,327	\$288,553	- 2.0%
Percent of Original List Price Received*	96.2%	91.1%	- 5.3%	94.2%	93.9%	- 0.3%
List to Close	71	81	+ 14.1%	84	80	- 4.8%
Days on Market Until Sale	33	48	+ 45.5%	42	39	- 7.1%
Cumulative Days on Market Until Sale	51	56	+ 9.8%	52	43	- 17.3%
Average List Price	\$276,075	\$340,096	+ 23.2%	\$319,463	\$330,920	+ 3.6%
Inventory of Homes for Sale	71	86	+ 21.1%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

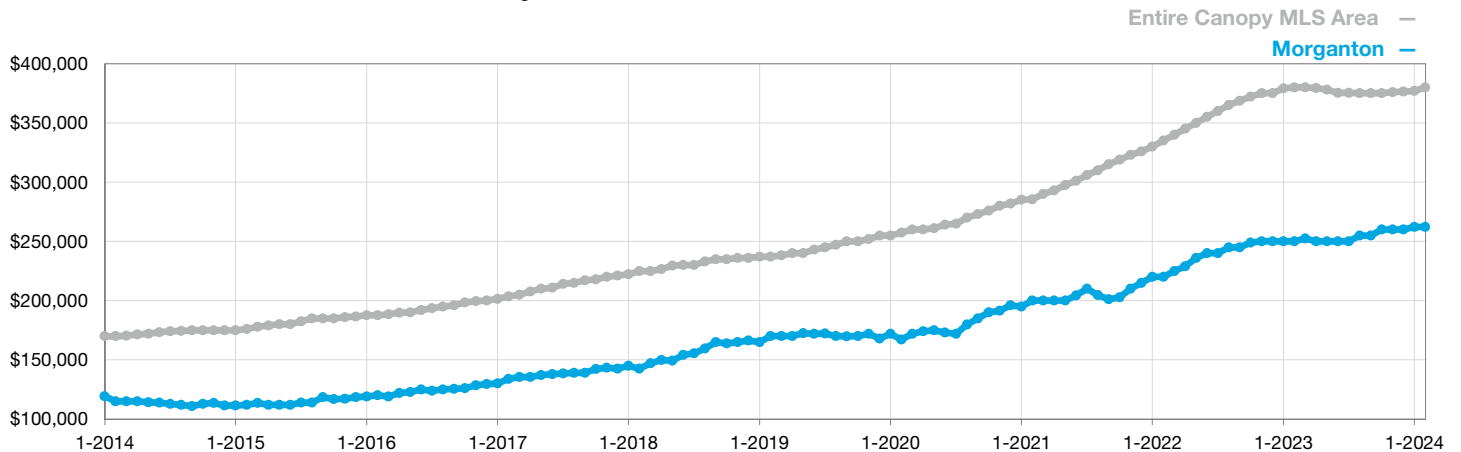
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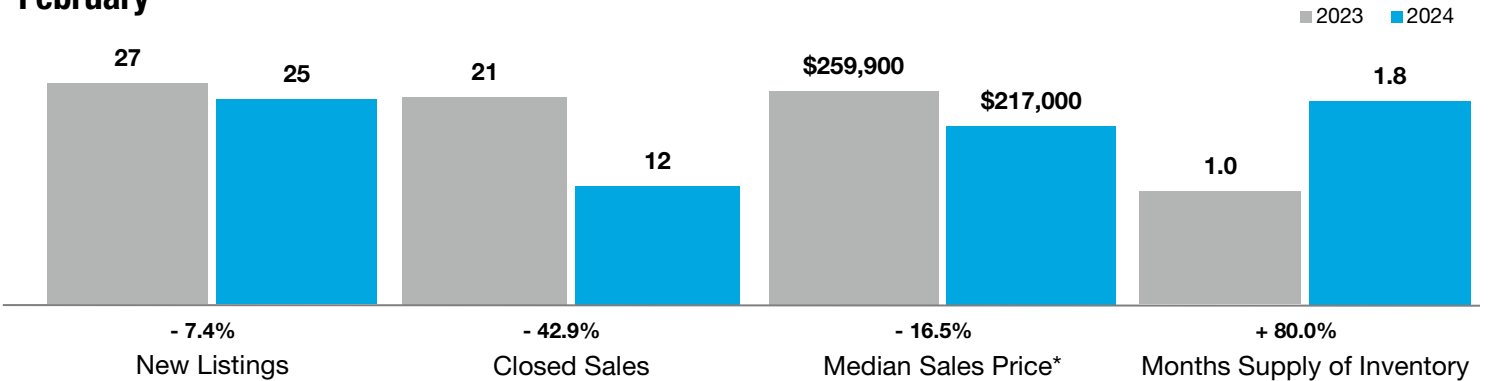
## Newton

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	27	25	- 7.4%	45	42	- 6.7%
Pending Sales	26	18	- 30.8%	57	33	- 42.1%
Closed Sales	21	12	- 42.9%	46	27	- 41.3%
Median Sales Price*	\$259,900	\$217,000	- 16.5%	\$242,500	\$209,000	- 13.8%
Average Sales Price*	\$276,114	\$254,417	- 7.9%	\$262,979	\$239,437	- 9.0%
Percent of Original List Price Received*	96.0%	92.9%	- 3.2%	94.6%	90.5%	- 4.3%
List to Close	106	79	- 25.5%	102	91	- 10.8%
Days on Market Until Sale	46	38	- 17.4%	39	43	+ 10.3%
Cumulative Days on Market Until Sale	45	69	+ 53.3%	38	61	+ 60.5%
Average List Price	\$319,504	\$293,692	- 8.1%	\$284,659	\$275,995	- 3.0%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

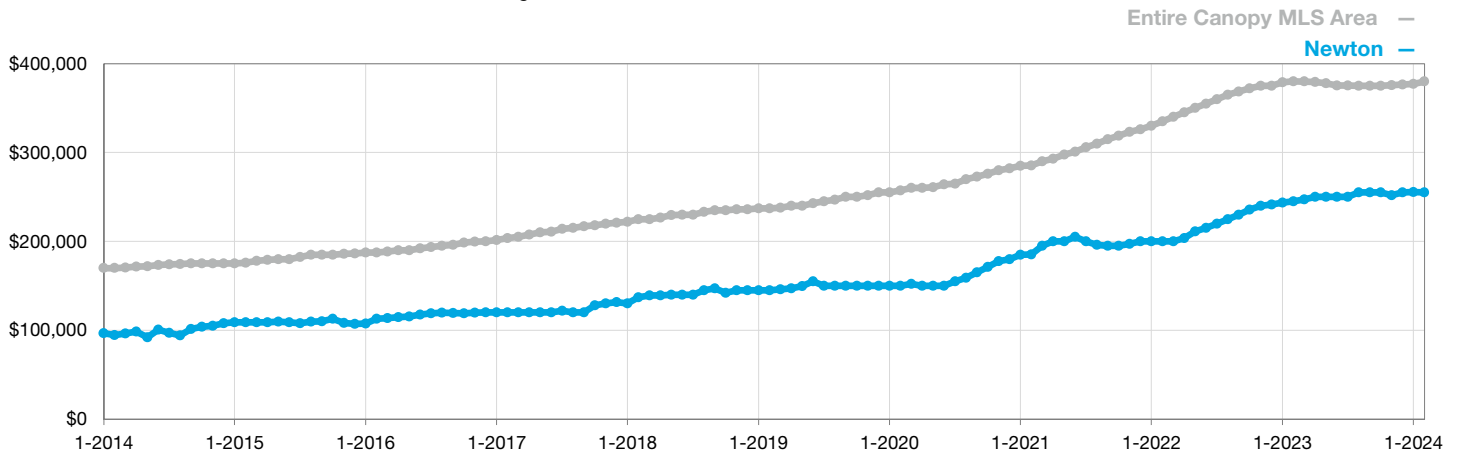
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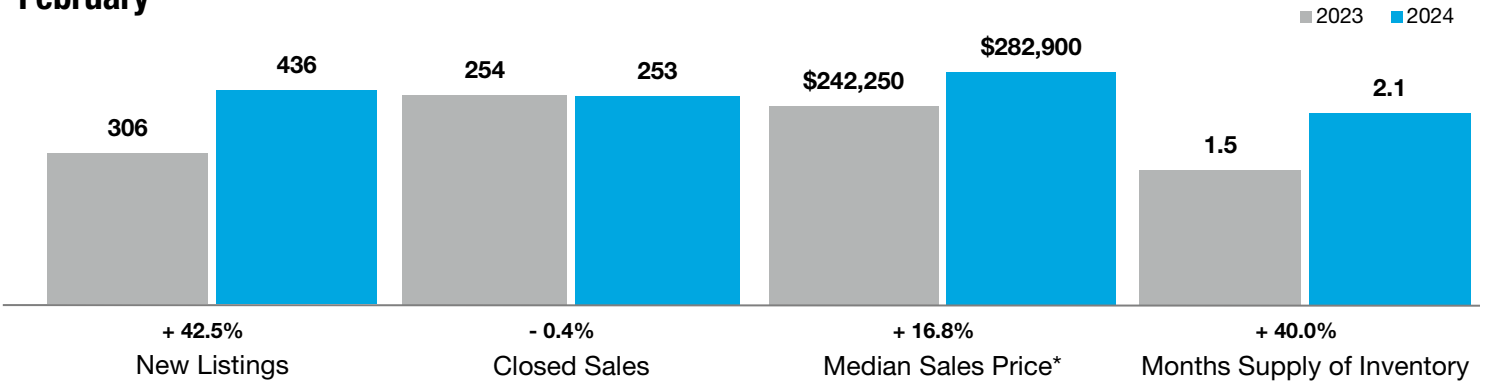
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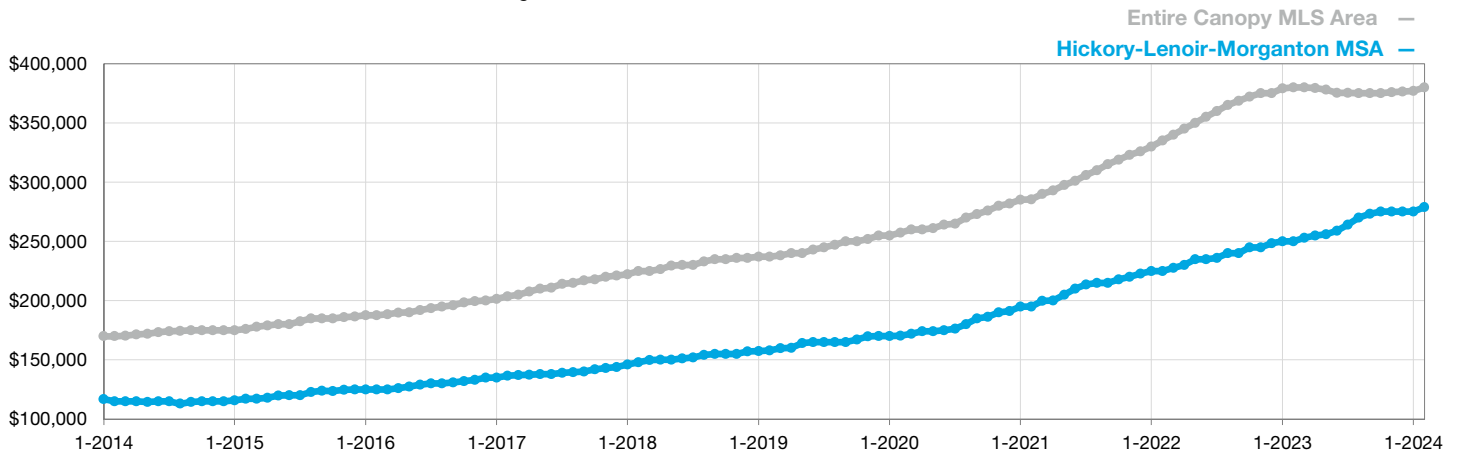
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