

Local Market Update for April 2024

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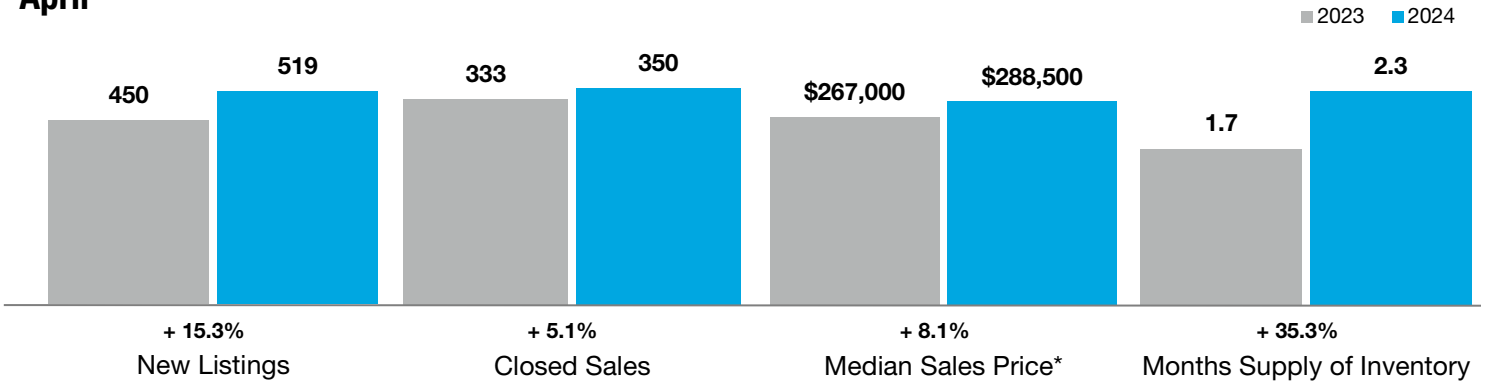
Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

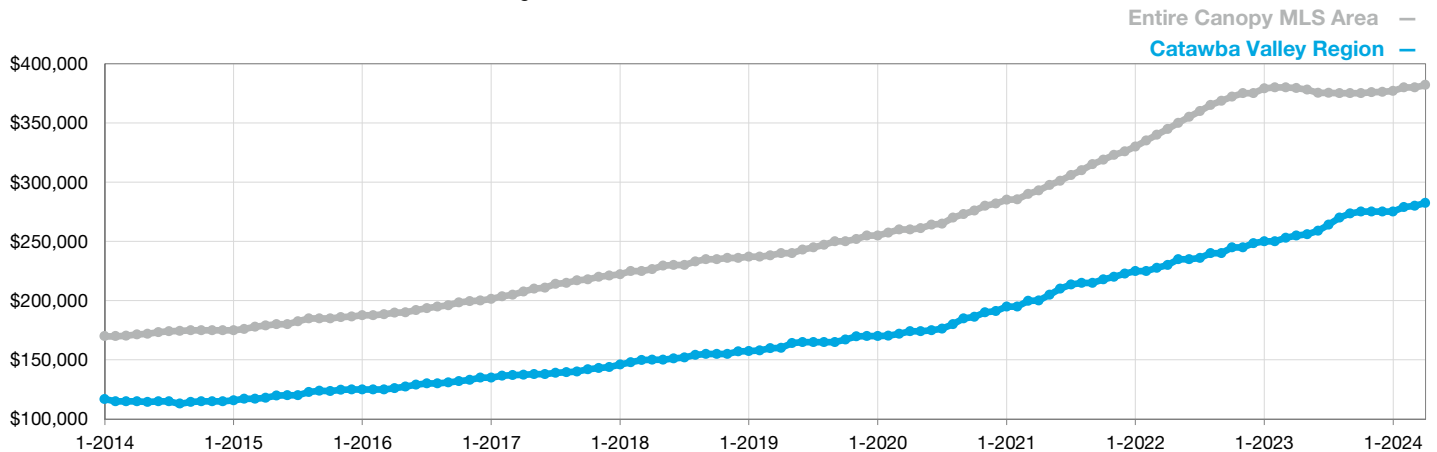
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	450	519	+ 15.3%	1,518	1,762	+ 16.1%
Pending Sales	347	409	+ 17.9%	1,340	1,443	+ 7.7%
Closed Sales	333	350	+ 5.1%	1,162	1,172	+ 0.9%
Median Sales Price*	\$267,000	\$288,500	+ 8.1%	\$260,000	\$280,000	+ 7.7%
Average Sales Price*	\$322,972	\$367,416	+ 13.8%	\$301,936	\$334,785	+ 10.9%
Percent of Original List Price Received*	96.8%	95.6%	- 1.2%	96.2%	95.1%	- 1.1%
List to Close	76	89	+ 17.1%	85	89	+ 4.7%
Days on Market Until Sale	31	46	+ 48.4%	36	46	+ 27.8%
Cumulative Days on Market Until Sale	36	51	+ 41.7%	40	50	+ 25.0%
Average List Price	\$370,441	\$408,865	+ 10.4%	\$352,612	\$395,300	+ 12.1%
Inventory of Homes for Sale	562	772	+ 37.4%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation



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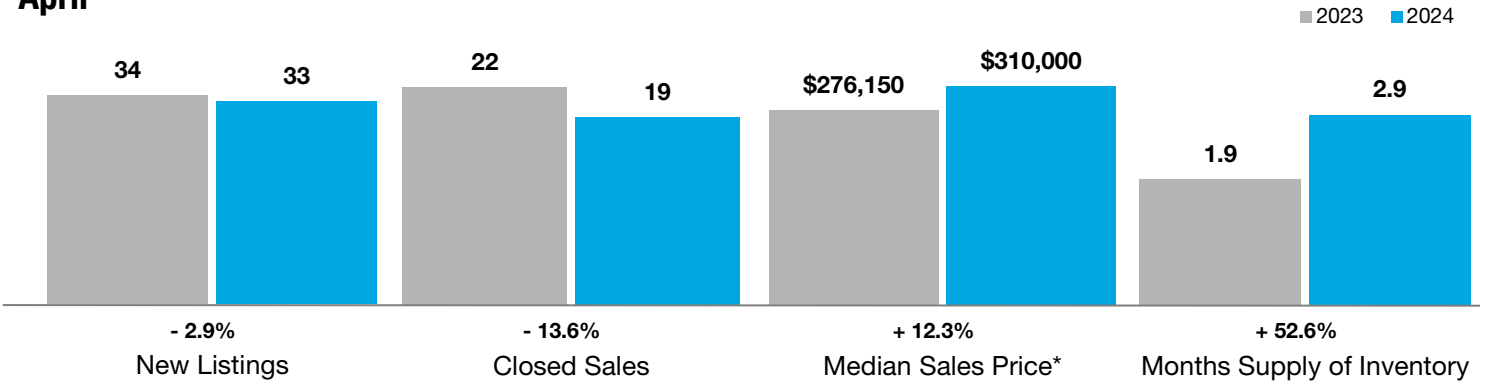
Alexander County

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	34	33	- 2.9%	100	111	+ 11.0%
Pending Sales	27	20	- 25.9%	81	83	+ 2.5%
Closed Sales	22	19	- 13.6%	68	69	+ 1.5%
Median Sales Price*	\$276,150	\$310,000	+ 12.3%	\$265,500	\$310,000	+ 16.8%
Average Sales Price*	\$351,691	\$377,179	+ 7.2%	\$308,390	\$373,474	+ 21.1%
Percent of Original List Price Received*	95.7%	97.5%	+ 1.9%	95.0%	96.2%	+ 1.3%
List to Close	89	83	- 6.7%	87	87	0.0%
Days on Market Until Sale	40	41	+ 2.5%	42	43	+ 2.4%
Cumulative Days on Market Until Sale	42	46	+ 9.5%	45	46	+ 2.2%
Average List Price	\$332,853	\$418,194	+ 25.6%	\$332,839	\$399,568	+ 20.0%
Inventory of Homes for Sale	41	63	+ 53.7%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--

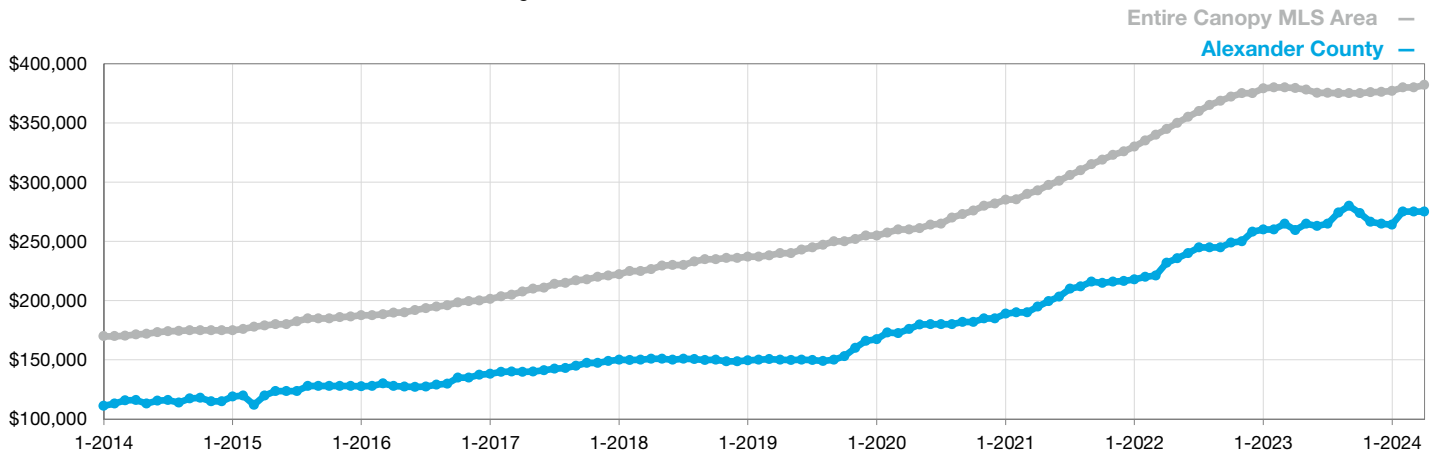
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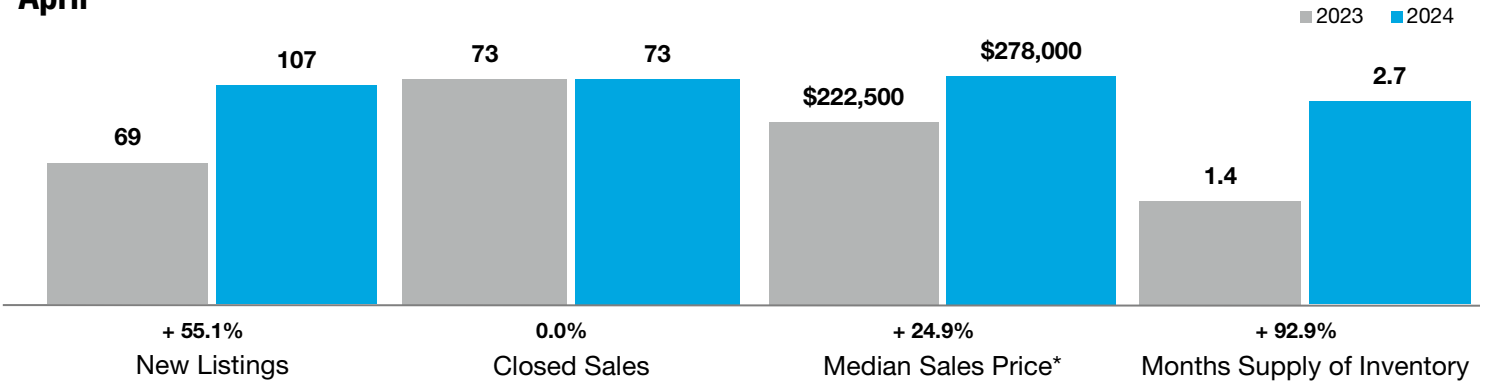
Burke County

North Carolina

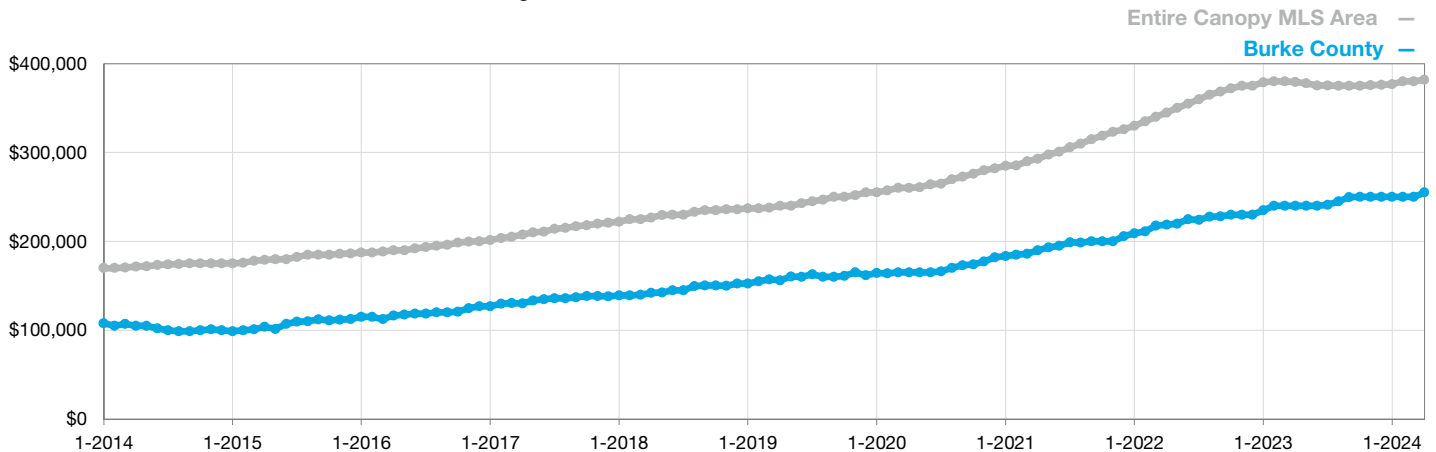
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	69	107	+ 55.1%	298	373	+ 25.2%
Pending Sales	79	81	+ 2.5%	295	291	- 1.4%
Closed Sales	73	73	0.0%	240	235	- 2.1%
Median Sales Price*	\$222,500	\$278,000	+ 24.9%	\$239,750	\$250,000	+ 4.3%
Average Sales Price*	\$279,177	\$368,300	+ 31.9%	\$284,079	\$303,184	+ 6.7%
Percent of Original List Price Received*	96.0%	95.4%	- 0.6%	95.6%	94.2%	- 1.5%
List to Close	71	68	- 4.2%	82	78	- 4.9%
Days on Market Until Sale	30	30	0.0%	37	38	+ 2.7%
Cumulative Days on Market Until Sale	33	34	+ 3.0%	42	42	0.0%
Average List Price	\$367,868	\$355,283	- 3.4%	\$327,345	\$354,642	+ 8.3%
Inventory of Homes for Sale	93	172	+ 84.9%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

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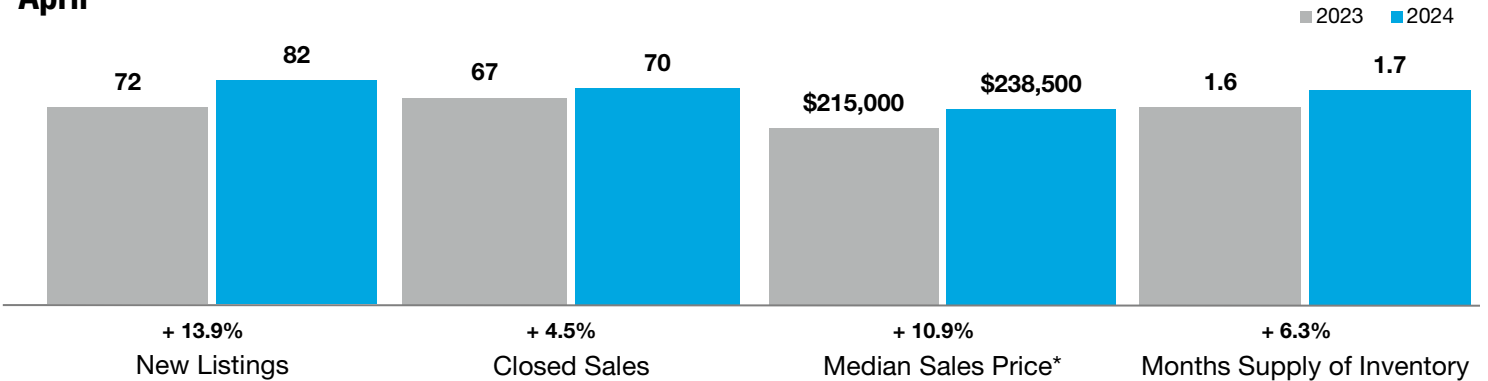
Caldwell County

North Carolina

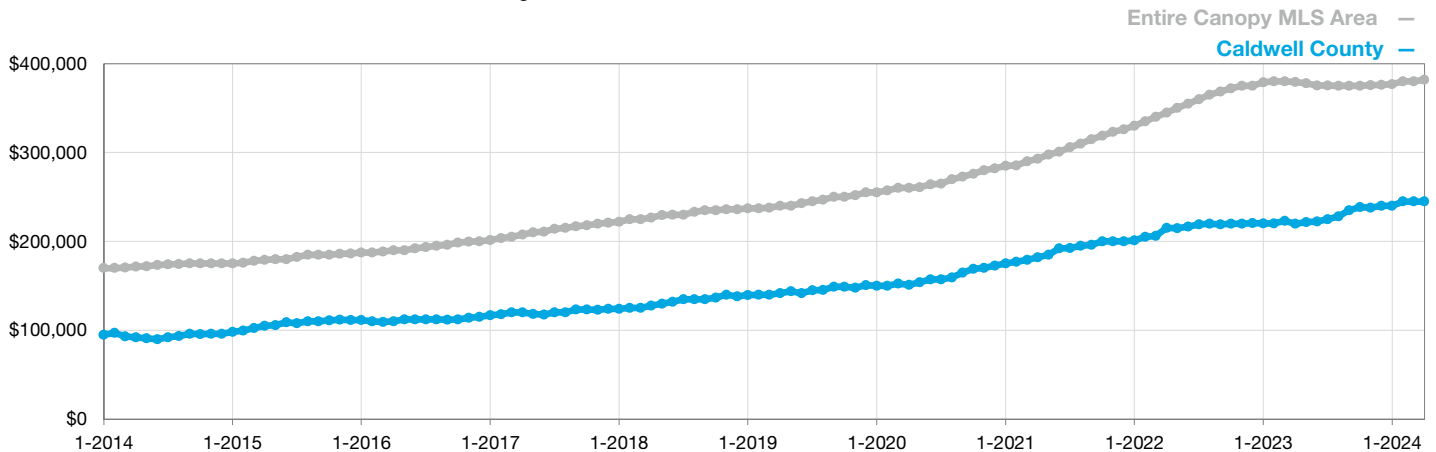
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	72	82	+ 13.9%	277	300	+ 8.3%
Pending Sales	54	74	+ 37.0%	245	279	+ 13.9%
Closed Sales	67	70	+ 4.5%	223	237	+ 6.3%
Median Sales Price*	\$215,000	\$238,500	+ 10.9%	\$220,000	\$245,000	+ 11.4%
Average Sales Price*	\$272,038	\$292,108	+ 7.4%	\$265,000	\$295,186	+ 11.4%
Percent of Original List Price Received*	96.6%	96.1%	- 0.5%	96.5%	96.1%	- 0.4%
List to Close	73	98	+ 34.2%	78	88	+ 12.8%
Days on Market Until Sale	29	53	+ 82.8%	32	45	+ 40.6%
Cumulative Days on Market Until Sale	31	59	+ 90.3%	33	49	+ 48.5%
Average List Price	\$291,903	\$406,309	+ 39.2%	\$288,327	\$365,558	+ 26.8%
Inventory of Homes for Sale	98	111	+ 13.3%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

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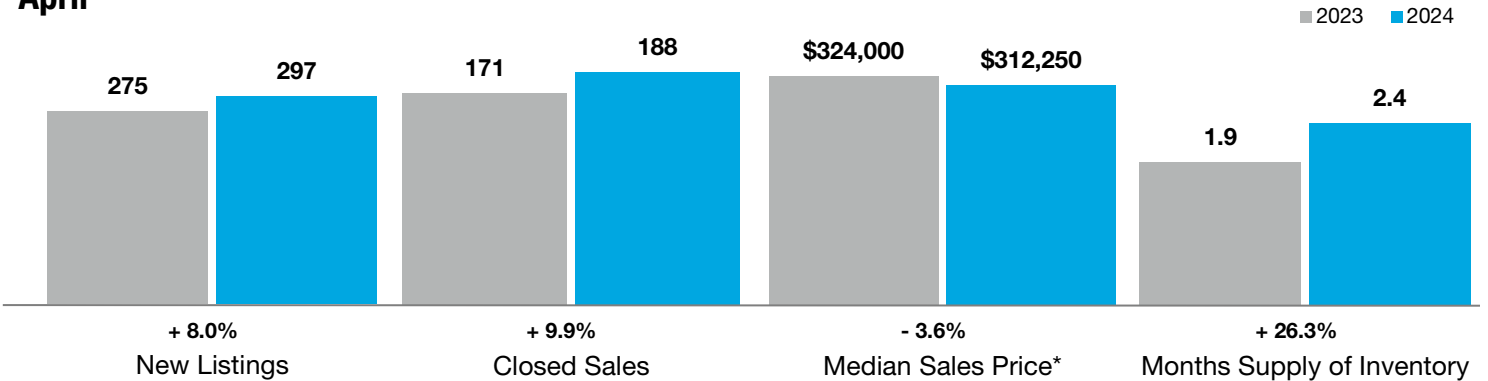
Catawba County

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	275	297	+ 8.0%	843	978	+ 16.0%
Pending Sales	187	234	+ 25.1%	719	790	+ 9.9%
Closed Sales	171	188	+ 9.9%	631	631	0.0%
Median Sales Price*	\$324,000	\$312,250	- 3.6%	\$279,900	\$300,000	+ 7.2%
Average Sales Price*	\$357,931	\$394,126	+ 10.1%	\$321,085	\$357,197	+ 11.2%
Percent of Original List Price Received*	97.4%	95.3%	- 2.2%	96.4%	94.9%	- 1.6%
List to Close	77	94	+ 22.1%	89	94	+ 5.6%
Days on Market Until Sale	31	50	+ 61.3%	37	50	+ 35.1%
Cumulative Days on Market Until Sale	38	55	+ 44.7%	42	55	+ 31.0%
Average List Price	\$396,572	\$427,893	+ 7.9%	\$385,253	\$419,507	+ 8.9%
Inventory of Homes for Sale	330	426	+ 29.1%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

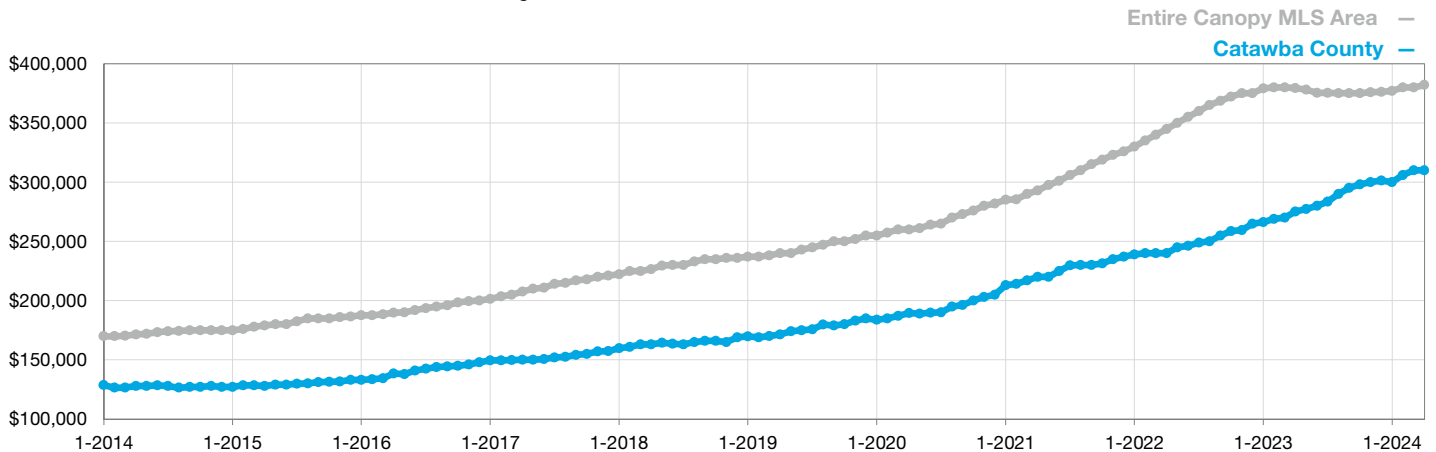
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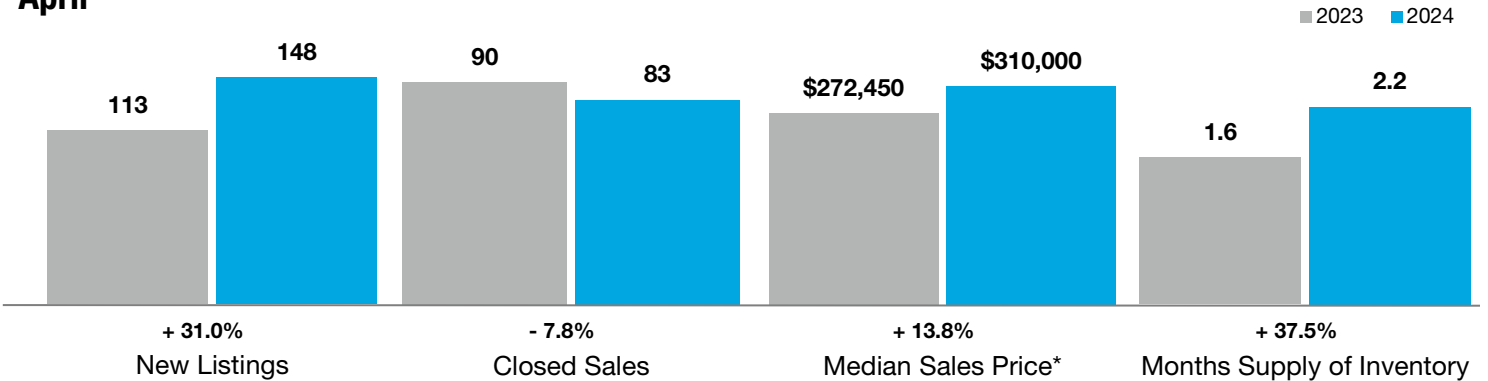
Hickory

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	113	148	+ 31.0%	393	451	+ 14.8%
Pending Sales	82	114	+ 39.0%	343	368	+ 7.3%
Closed Sales	90	83	- 7.8%	301	292	- 3.0%
Median Sales Price*	\$272,450	\$310,000	+ 13.8%	\$260,000	\$282,950	+ 8.8%
Average Sales Price*	\$337,943	\$360,389	+ 6.6%	\$298,029	\$310,620	+ 4.2%
Percent of Original List Price Received*	97.2%	96.3%	- 0.9%	96.5%	95.3%	- 1.2%
List to Close	67	99	+ 47.8%	73	95	+ 30.1%
Days on Market Until Sale	27	57	+ 111.1%	30	51	+ 70.0%
Cumulative Days on Market Until Sale	33	59	+ 78.8%	37	55	+ 48.6%
Average List Price	\$378,809	\$382,386	+ 0.9%	\$351,268	\$358,617	+ 2.1%
Inventory of Homes for Sale	135	185	+ 37.0%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

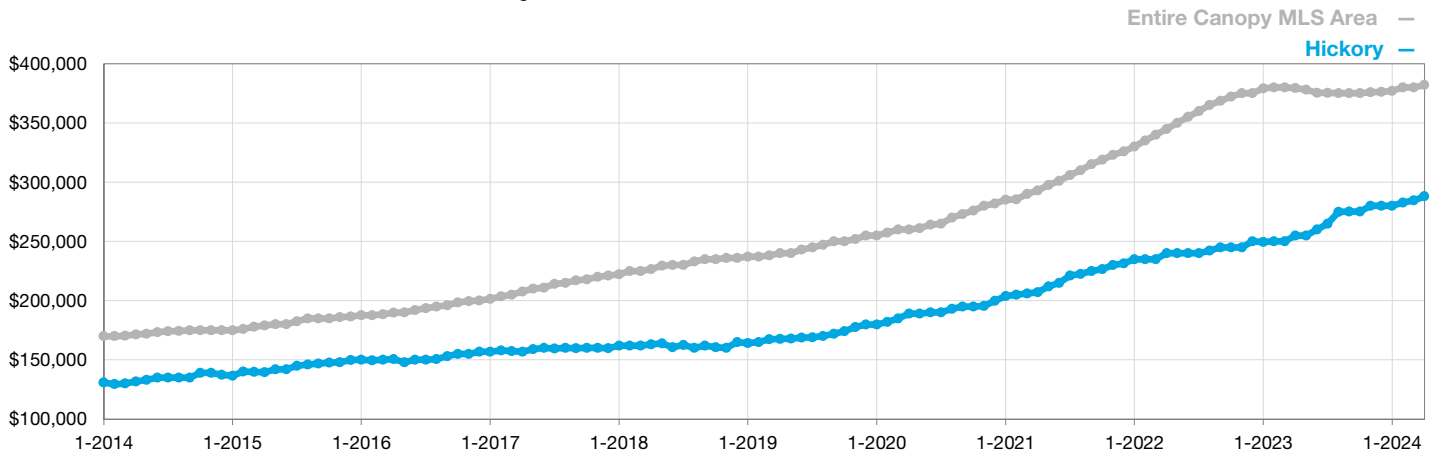
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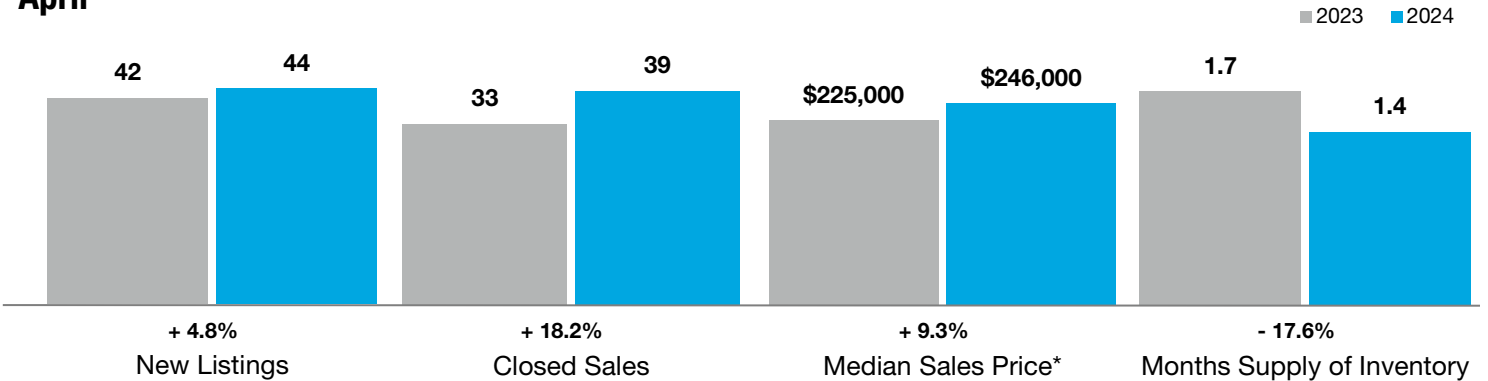
Lenoir

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	42	44	+ 4.8%	151	178	+ 17.9%
Pending Sales	25	48	+ 92.0%	125	179	+ 43.2%
Closed Sales	33	39	+ 18.2%	120	145	+ 20.8%
Median Sales Price*	\$225,000	\$246,000	+ 9.3%	\$214,950	\$250,000	+ 16.3%
Average Sales Price*	\$288,926	\$282,417	- 2.3%	\$241,116	\$298,481	+ 23.8%
Percent of Original List Price Received*	96.4%	95.6%	- 0.8%	95.9%	95.2%	- 0.7%
List to Close	80	93	+ 16.3%	75	91	+ 21.3%
Days on Market Until Sale	32	41	+ 28.1%	31	46	+ 48.4%
Cumulative Days on Market Until Sale	35	49	+ 40.0%	32	51	+ 59.4%
Average List Price	\$295,092	\$371,342	+ 25.8%	\$271,948	\$333,105	+ 22.5%
Inventory of Homes for Sale	59	57	- 3.4%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

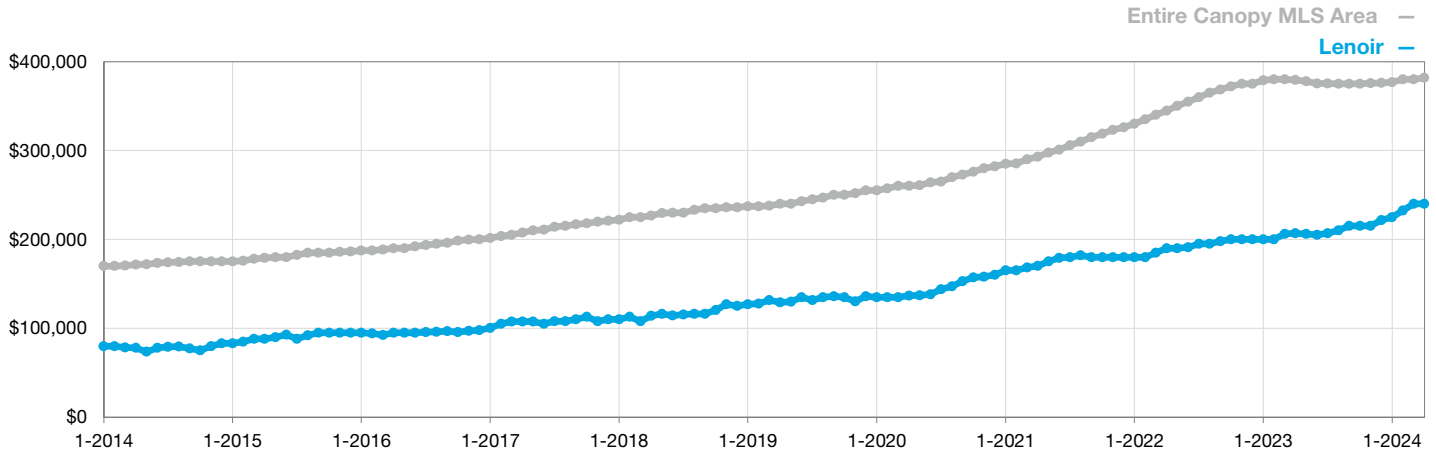
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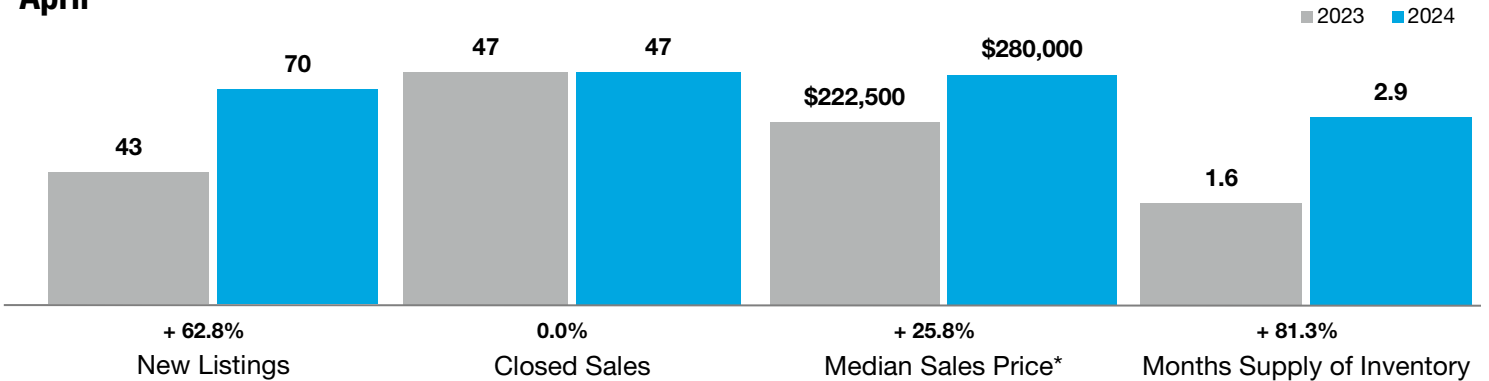
Morganton

North Carolina

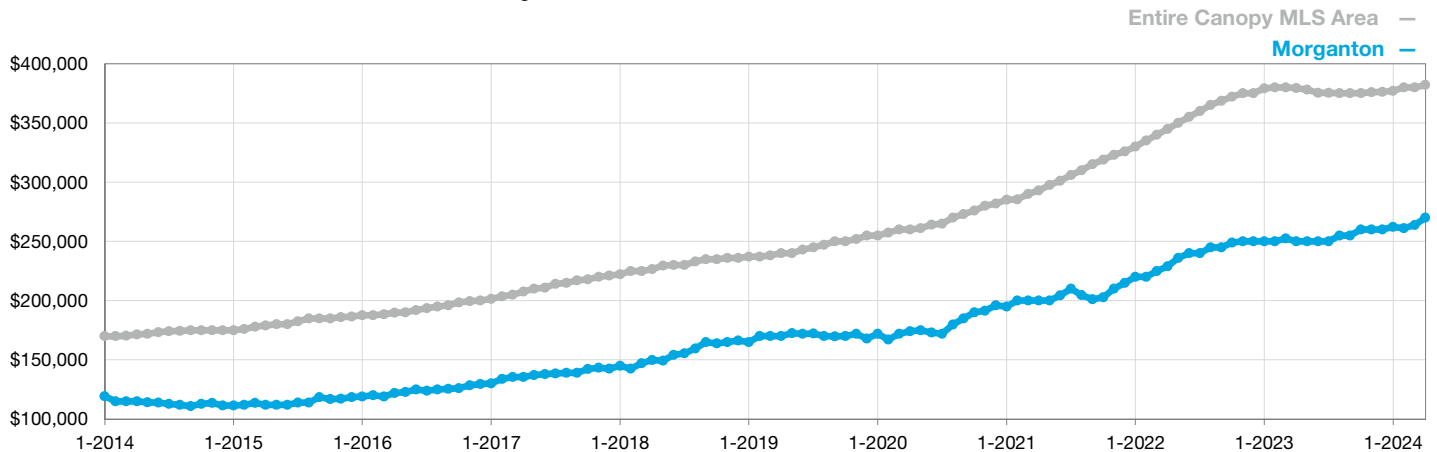
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	43	70	+ 62.8%	185	223	+ 20.5%
Pending Sales	48	45	- 6.3%	184	167	- 9.2%
Closed Sales	47	47	0.0%	148	144	- 2.7%
Median Sales Price*	\$222,500	\$280,000	+ 25.8%	\$241,000	\$261,250	+ 8.4%
Average Sales Price*	\$280,962	\$329,893	+ 17.4%	\$287,800	\$301,795	+ 4.9%
Percent of Original List Price Received*	95.9%	94.8%	- 1.1%	95.0%	94.7%	- 0.3%
List to Close	72	69	- 4.2%	79	74	- 6.3%
Days on Market Until Sale	29	30	+ 3.4%	36	35	- 2.8%
Cumulative Days on Market Until Sale	32	31	- 3.1%	42	37	- 11.9%
Average List Price	\$391,559	\$375,009	- 4.2%	\$336,496	\$373,978	+ 11.1%
Inventory of Homes for Sale	63	112	+ 77.8%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--

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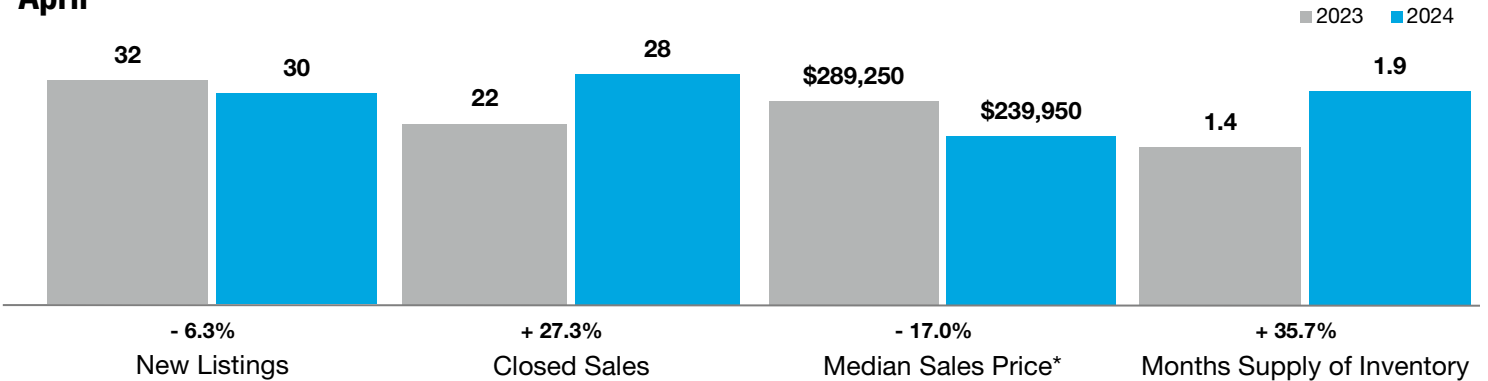
Newton

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	32	30	- 6.3%	114	106	- 7.0%
Pending Sales	25	25	0.0%	110	87	- 20.9%
Closed Sales	22	28	+ 27.3%	101	70	- 30.7%
Median Sales Price*	\$289,250	\$239,950	- 17.0%	\$249,900	\$221,200	- 11.5%
Average Sales Price*	\$307,645	\$282,025	- 8.3%	\$271,579	\$263,543	- 3.0%
Percent of Original List Price Received*	97.7%	93.6%	- 4.2%	96.6%	92.7%	- 4.0%
List to Close	64	76	+ 18.8%	85	90	+ 5.9%
Days on Market Until Sale	21	32	+ 52.4%	34	42	+ 23.5%
Cumulative Days on Market Until Sale	25	34	+ 36.0%	35	49	+ 40.0%
Average List Price	\$310,688	\$355,543	+ 14.4%	\$293,408	\$307,300	+ 4.7%
Inventory of Homes for Sale	35	38	+ 8.6%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

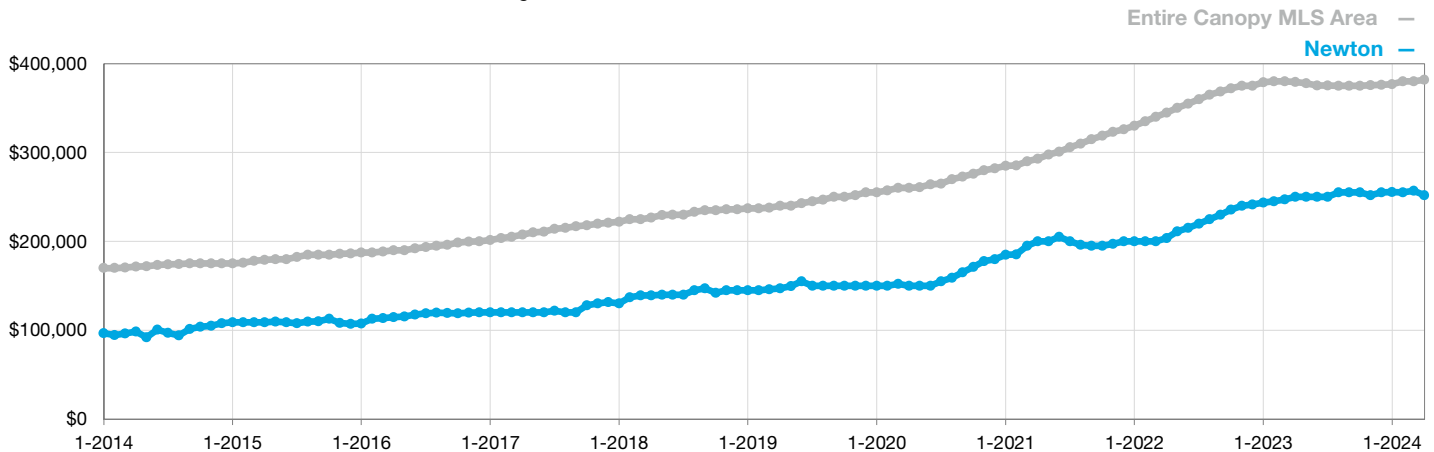
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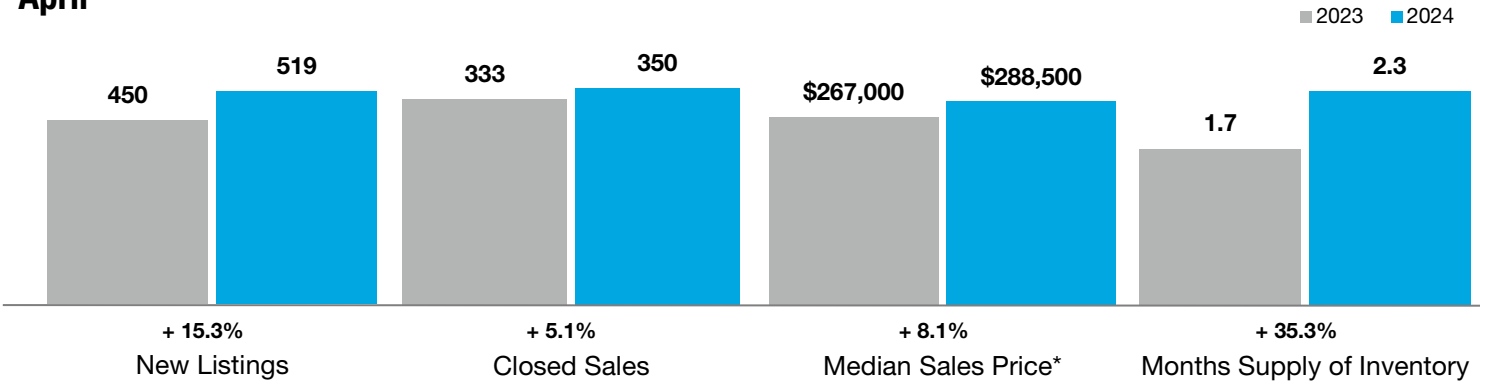
Hickory-Lenoir-Morganton MSA

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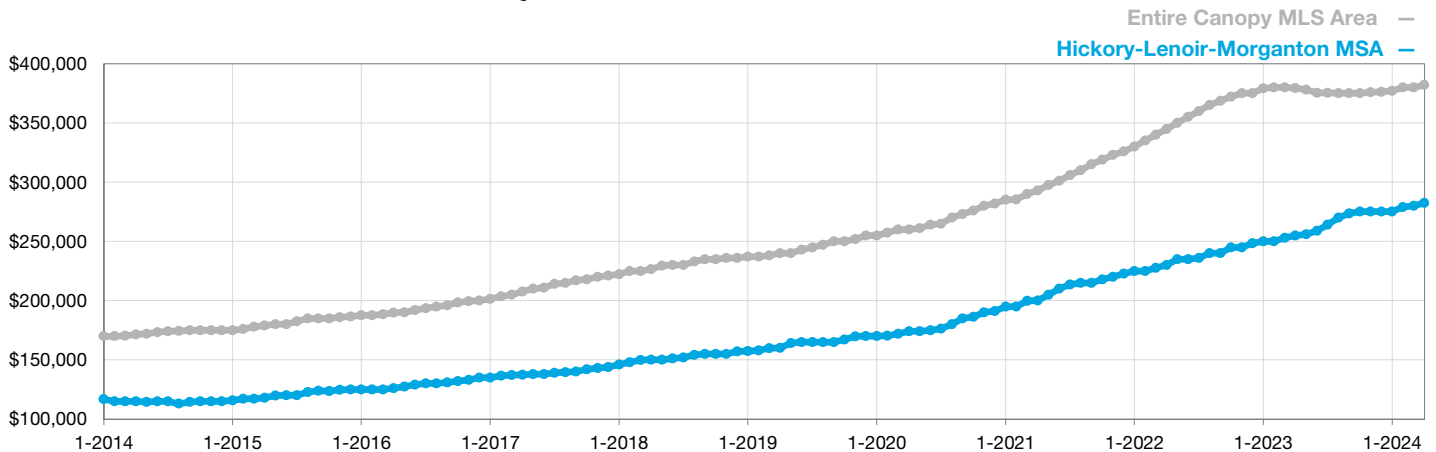
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