

# Local Market Update for May 2024

A research tool provided by the Canopy Realtor® Association  
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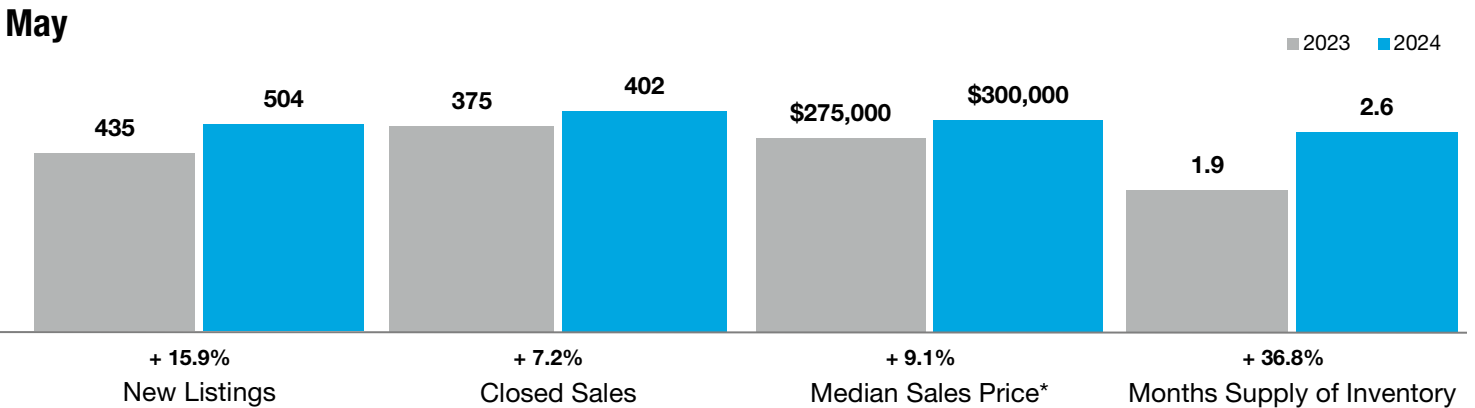


## Catawba Valley Region

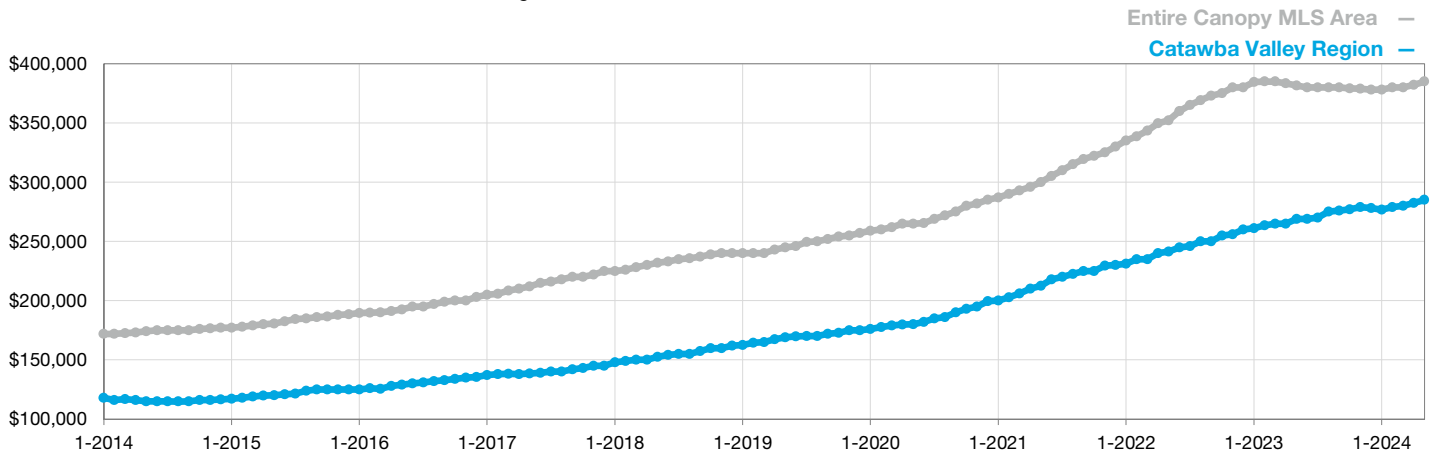
Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	435	504	+ 15.9%	1,941	2,272	+ 17.1%
Pending Sales	377	365	- 3.2%	1,691	1,784	+ 5.5%
Closed Sales	375	402	+ 7.2%	1,498	1,585	+ 5.8%
Median Sales Price*	\$275,000	\$300,000	+ 9.1%	\$268,750	\$283,400	+ 5.5%
Average Sales Price*	\$341,361	\$385,866	+ 13.0%	\$316,395	\$347,474	+ 9.8%
Percent of Original List Price Received*	97.5%	96.3%	- 1.2%	96.6%	95.4%	- 1.2%
List to Close	73	81	+ 11.0%	82	87	+ 6.1%
Days on Market Until Sale	30	39	+ 30.0%	34	44	+ 29.4%
Cumulative Days on Market Until Sale	40	45	+ 12.5%	40	49	+ 22.5%
Average List Price	\$365,766	\$445,819	+ 21.9%	\$356,775	\$403,949	+ 13.2%
Inventory of Homes for Sale	580	856	+ 47.6%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

\* 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.



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



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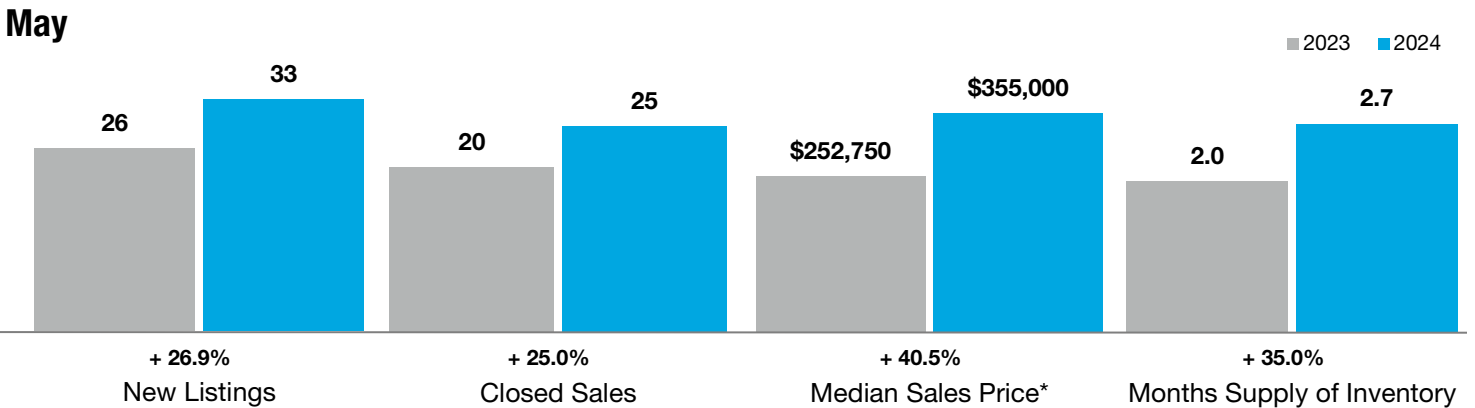


## Alexander County

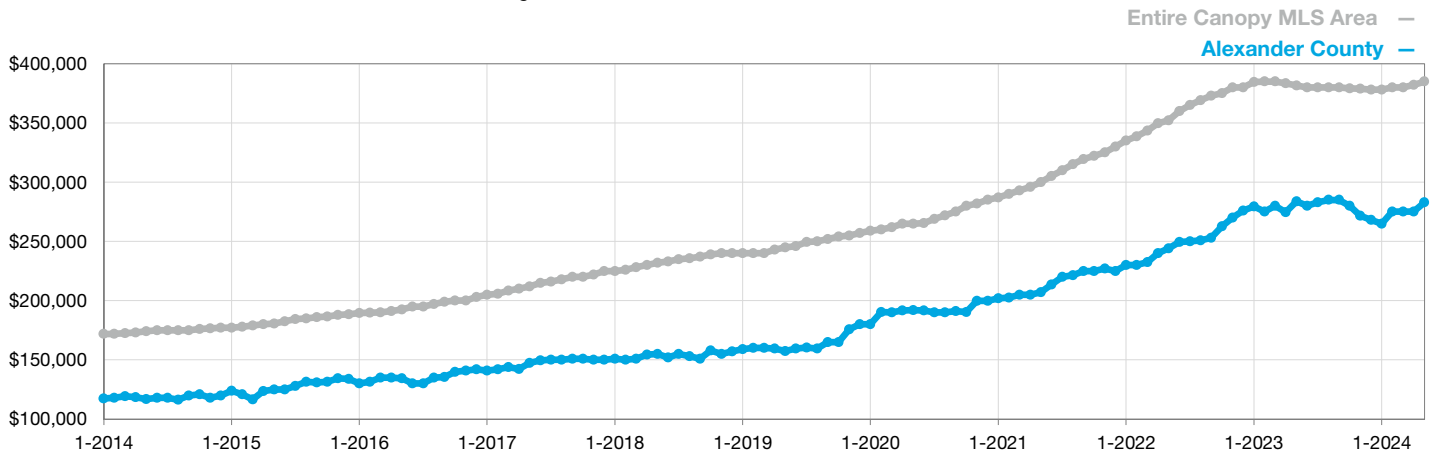
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	26	33	+ 26.9%	126	145	+ 15.1%
Pending Sales	26	31	+ 19.2%	106	113	+ 6.6%
Closed Sales	20	25	+ 25.0%	86	94	+ 9.3%
Median Sales Price*	\$252,750	\$355,000	+ 40.5%	\$265,500	\$317,500	+ 19.6%
Average Sales Price*	\$320,045	\$424,728	+ 32.7%	\$315,458	\$387,105	+ 22.7%
Percent of Original List Price Received*	95.6%	96.3%	+ 0.7%	95.7%	96.3%	+ 0.6%
List to Close	64	95	+ 48.4%	83	89	+ 7.2%
Days on Market Until Sale	27	45	+ 66.7%	39	44	+ 12.8%
Cumulative Days on Market Until Sale	59	50	- 15.3%	48	47	- 2.1%
Average List Price	\$384,176	\$402,473	+ 4.8%	\$343,107	\$397,957	+ 16.0%
Inventory of Homes for Sale	39	60	+ 53.8%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

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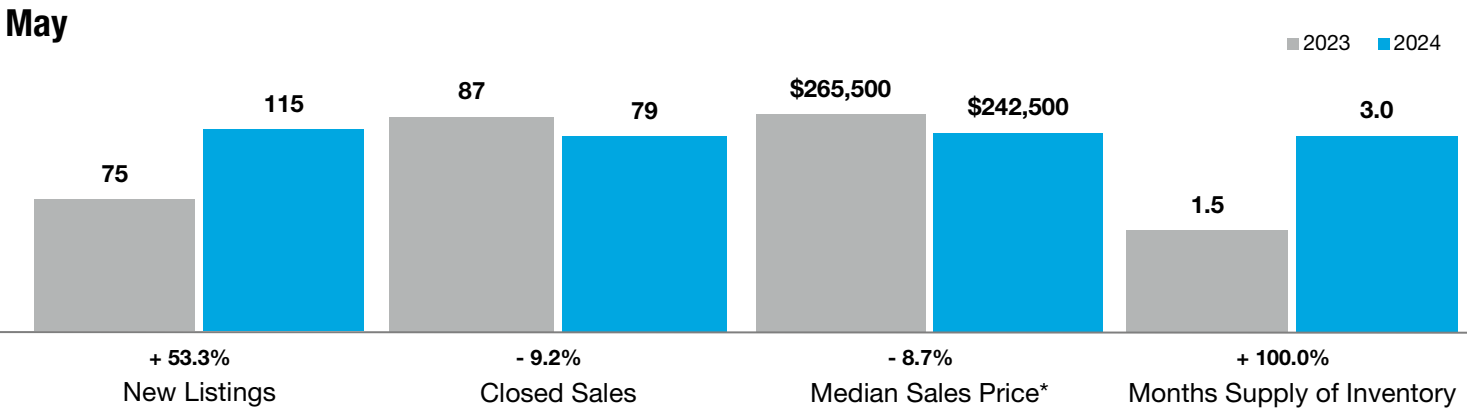


## Burke County

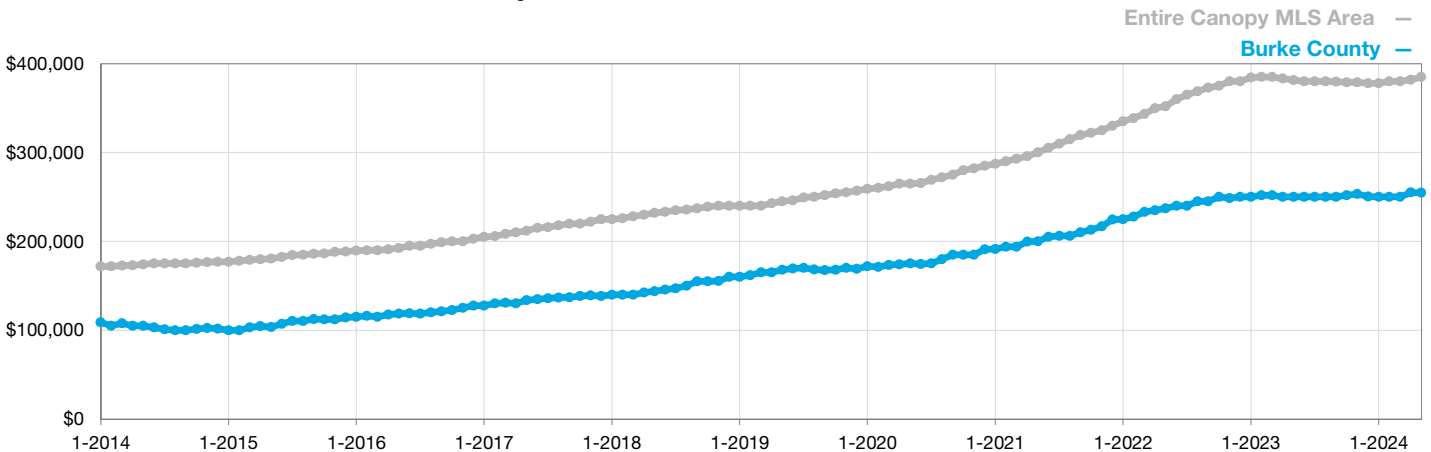
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	75	115	+ 53.3%	371	489	+ 31.8%
Pending Sales	60	77	+ 28.3%	349	364	+ 4.3%
Closed Sales	87	79	- 9.2%	318	315	- 0.9%
Median Sales Price*	\$265,500	\$242,500	- 8.7%	\$246,100	\$249,950	+ 1.6%
Average Sales Price*	\$331,747	\$291,435	- 12.2%	\$301,512	\$300,240	- 0.4%
Percent of Original List Price Received*	96.8%	97.3%	+ 0.5%	96.0%	95.0%	- 1.0%
List to Close	77	69	- 10.4%	80	75	- 6.3%
Days on Market Until Sale	36	29	- 19.4%	36	36	0.0%
Cumulative Days on Market Until Sale	45	30	- 33.3%	42	39	- 7.1%
Average List Price	\$337,070	\$455,337	+ 35.1%	\$330,149	\$376,504	+ 14.0%
Inventory of Homes for Sale	97	197	+ 103.1%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

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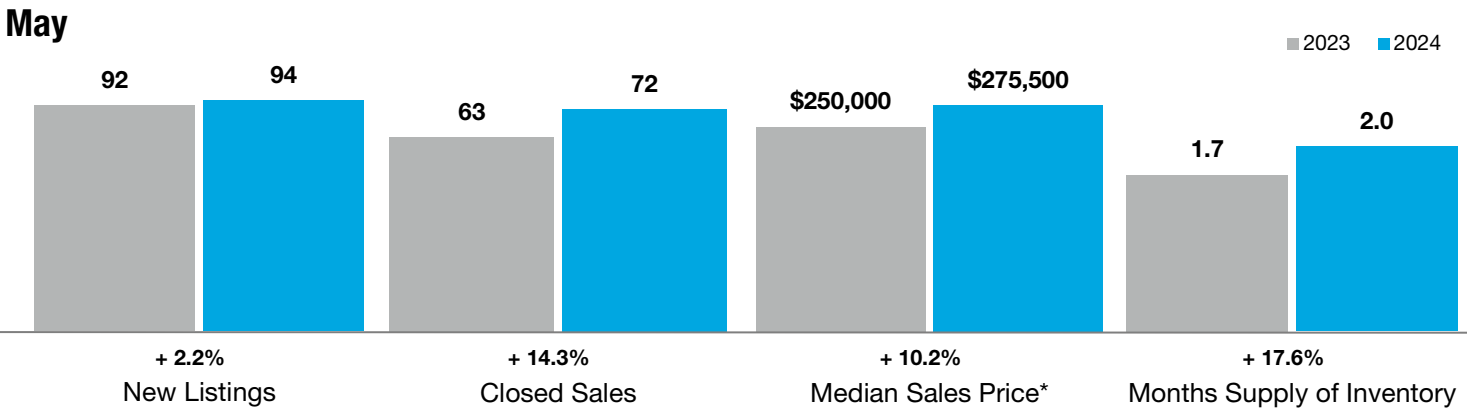


## Caldwell County

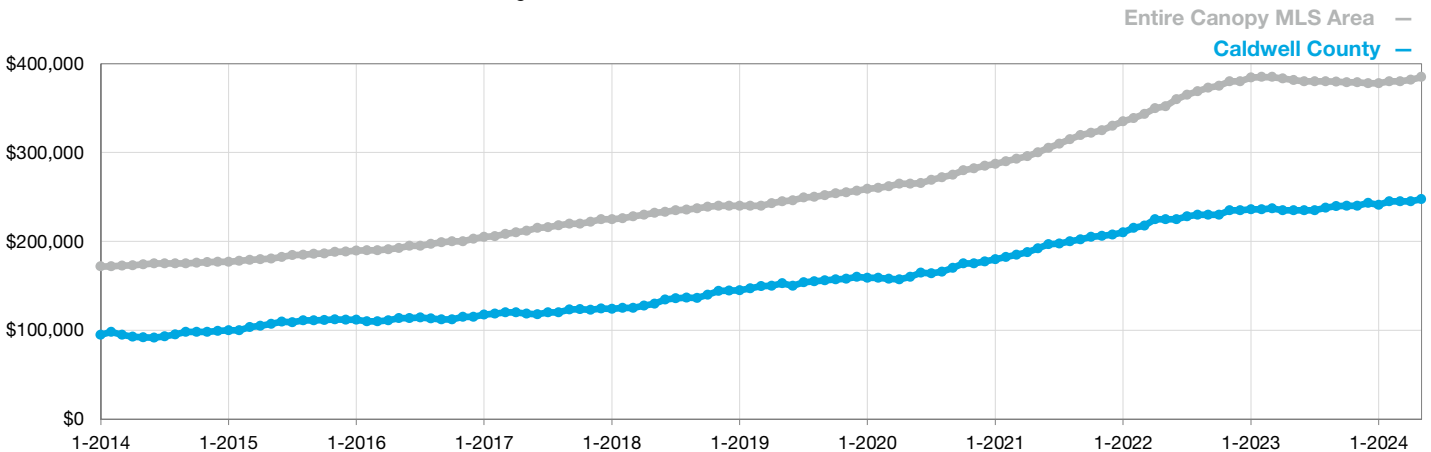
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	92	94	+ 2.2%	365	394	+ 7.9%
Pending Sales	72	73	+ 1.4%	309	344	+ 11.3%
Closed Sales	63	72	+ 14.3%	274	313	+ 14.2%
Median Sales Price*	\$250,000	\$275,500	+ 10.2%	\$237,750	\$250,000	+ 5.2%
Average Sales Price*	\$322,803	\$325,440	+ 0.8%	\$284,813	\$301,136	+ 5.7%
Percent of Original List Price Received*	95.9%	95.9%	0.0%	96.4%	96.1%	- 0.3%
List to Close	67	80	+ 19.4%	75	85	+ 13.3%
Days on Market Until Sale	29	39	+ 34.5%	31	43	+ 38.7%
Cumulative Days on Market Until Sale	29	41	+ 41.4%	31	47	+ 51.6%
Average List Price	\$306,596	\$392,737	+ 28.1%	\$294,595	\$366,924	+ 24.6%
Inventory of Homes for Sale	103	132	+ 28.2%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

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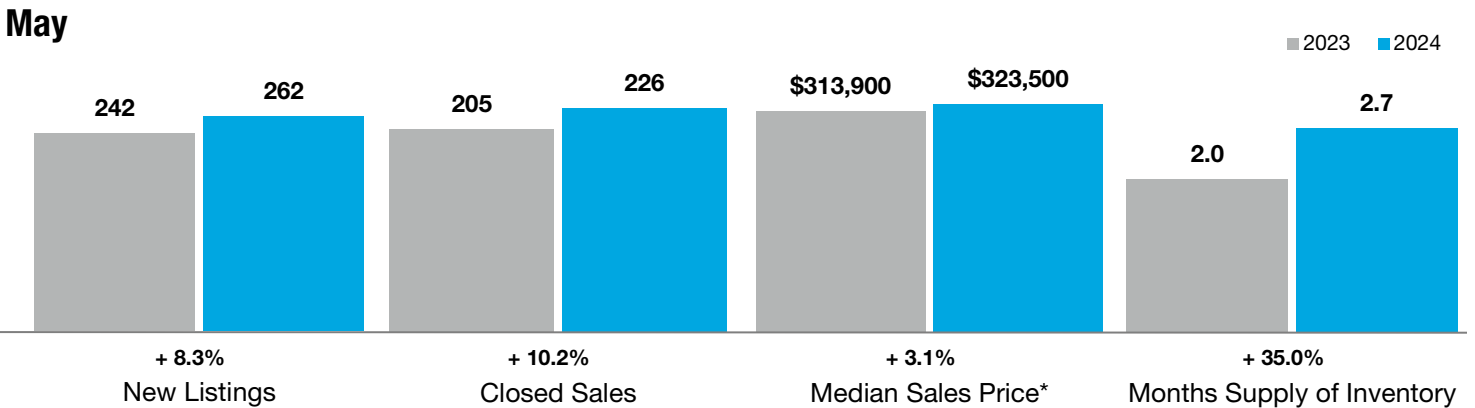


## Catawba County

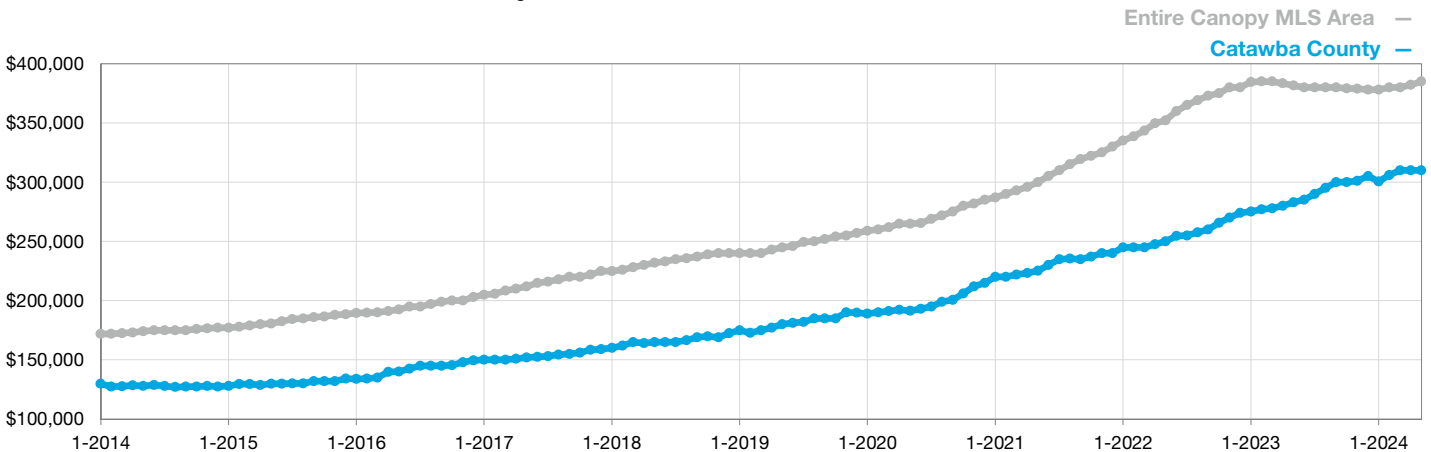
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	242	262	+ 8.3%	1,079	1,244	+ 15.3%
Pending Sales	219	184	- 16.0%	927	963	+ 3.9%
Closed Sales	205	226	+ 10.2%	820	863	+ 5.2%
Median Sales Price*	\$313,900	\$323,500	+ 3.1%	\$289,700	\$303,500	+ 4.8%
Average Sales Price*	\$353,224	\$433,409	+ 22.7%	\$332,818	\$377,150	+ 13.3%
Percent of Original List Price Received*	98.5%	96.0%	- 2.5%	97.0%	95.2%	- 1.9%
List to Close	73	84	+ 15.1%	85	92	+ 8.2%
Days on Market Until Sale	29	42	+ 44.8%	35	48	+ 37.1%
Cumulative Days on Market Until Sale	39	50	+ 28.2%	41	53	+ 29.3%
Average List Price	\$395,753	\$466,224	+ 17.8%	\$388,850	\$427,164	+ 9.9%
Inventory of Homes for Sale	341	467	+ 37.0%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

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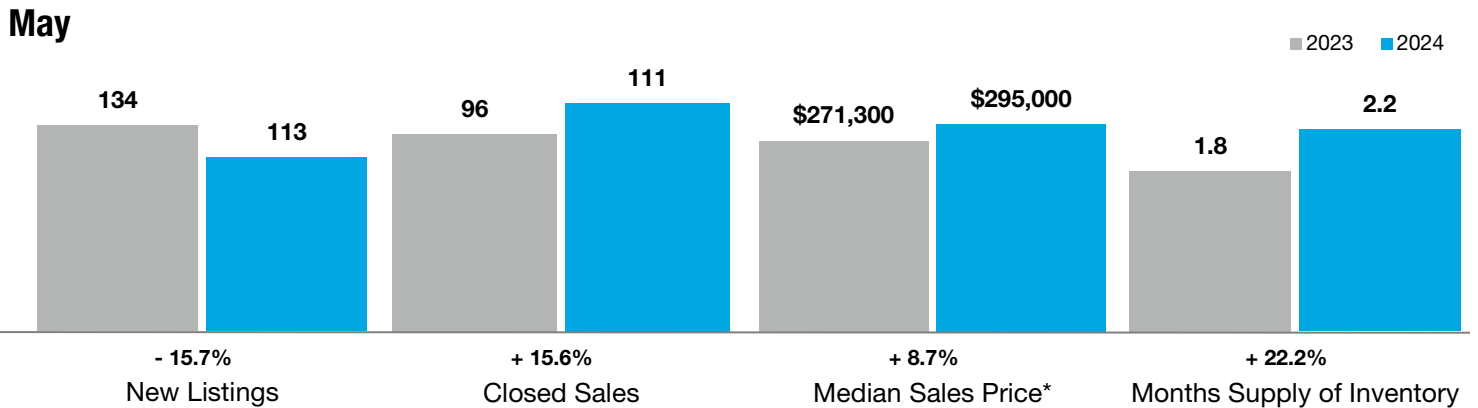


## Hickory

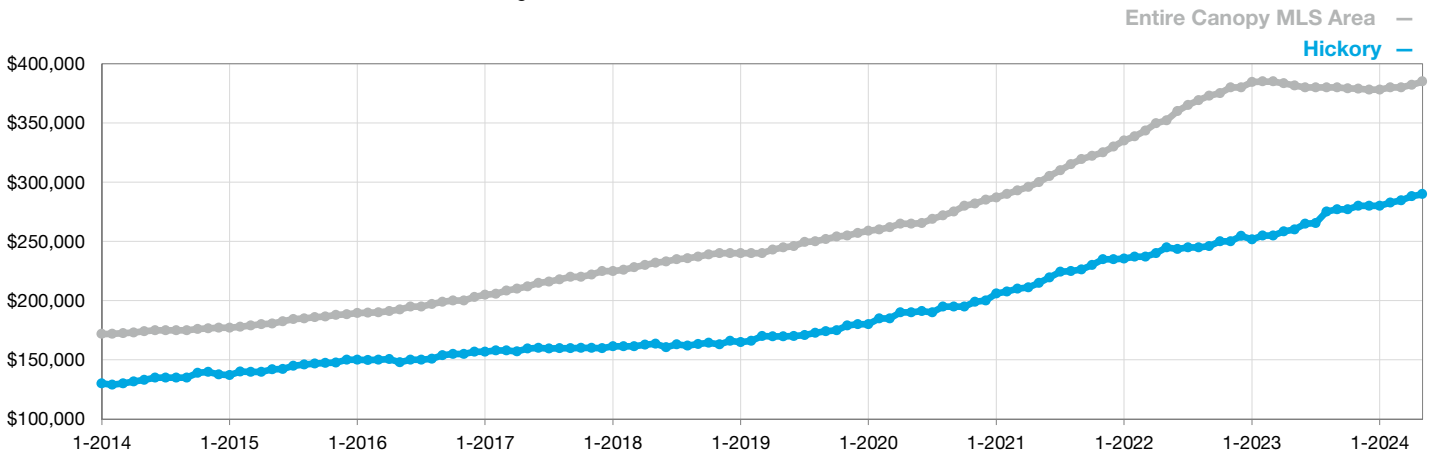
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	134	113	- 15.7%	525	564	+ 7.4%
Pending Sales	115	94	- 18.3%	455	462	+ 1.5%
Closed Sales	96	111	+ 15.6%	393	405	+ 3.1%
Median Sales Price*	\$271,300	\$295,000	+ 8.7%	\$263,000	\$284,900	+ 8.3%
Average Sales Price*	\$320,522	\$387,378	+ 20.9%	\$305,496	\$331,663	+ 8.6%
Percent of Original List Price Received*	98.6%	97.2%	- 1.4%	96.9%	95.8%	- 1.1%
List to Close	75	83	+ 10.7%	74	92	+ 24.3%
Days on Market Until Sale	33	44	+ 33.3%	31	49	+ 58.1%
Cumulative Days on Market Until Sale	43	48	+ 11.6%	39	53	+ 35.9%
Average List Price	\$334,446	\$386,818	+ 15.7%	\$347,860	\$361,614	+ 4.0%
Inventory of Homes for Sale	147	185	+ 25.9%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

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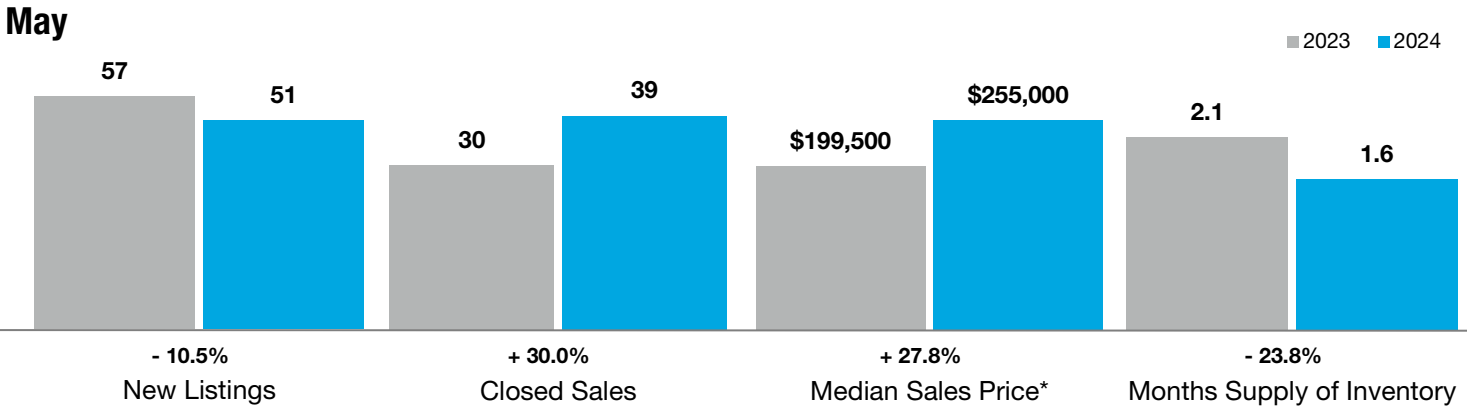


## Lenoir

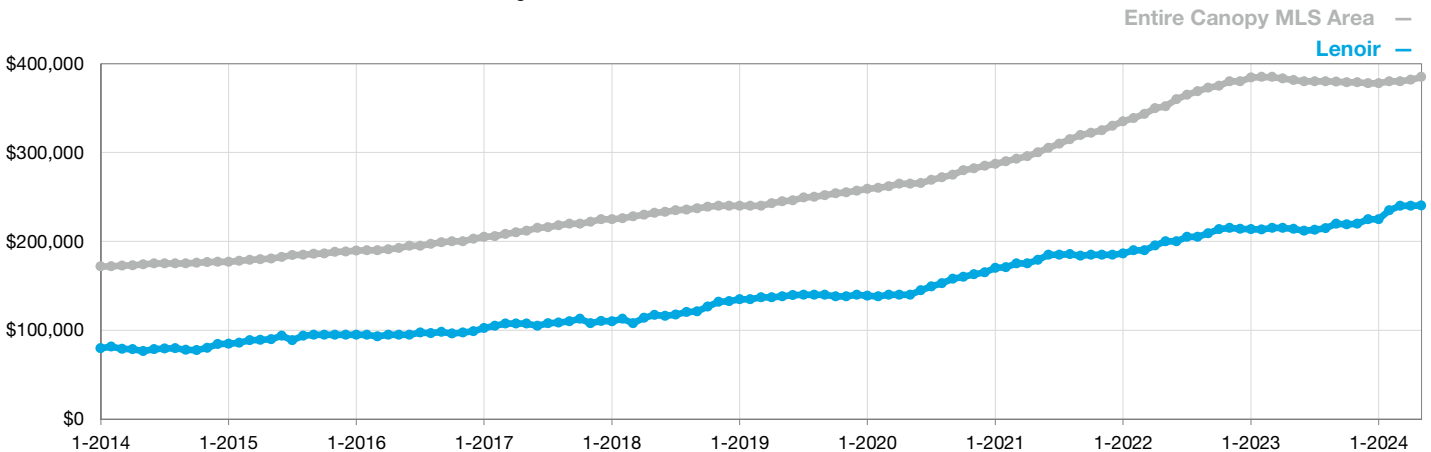
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	57	51	- 10.5%	205	229	+ 11.7%
Pending Sales	41	44	+ 7.3%	162	214	+ 32.1%
Closed Sales	30	39	+ 30.0%	144	186	+ 29.2%
Median Sales Price*	\$199,500	\$255,000	+ 27.8%	\$215,000	\$249,950	+ 16.3%
Average Sales Price*	\$249,730	\$288,332	+ 15.5%	\$250,310	\$295,525	+ 18.1%
Percent of Original List Price Received*	97.4%	95.9%	- 1.5%	96.2%	95.4%	- 0.8%
List to Close	60	78	+ 30.0%	72	88	+ 22.2%
Days on Market Until Sale	21	32	+ 52.4%	28	43	+ 53.6%
Cumulative Days on Market Until Sale	18	33	+ 83.3%	29	48	+ 65.5%
Average List Price	\$306,263	\$381,353	+ 24.5%	\$283,772	\$337,260	+ 18.8%
Inventory of Homes for Sale	69	68	- 1.4%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

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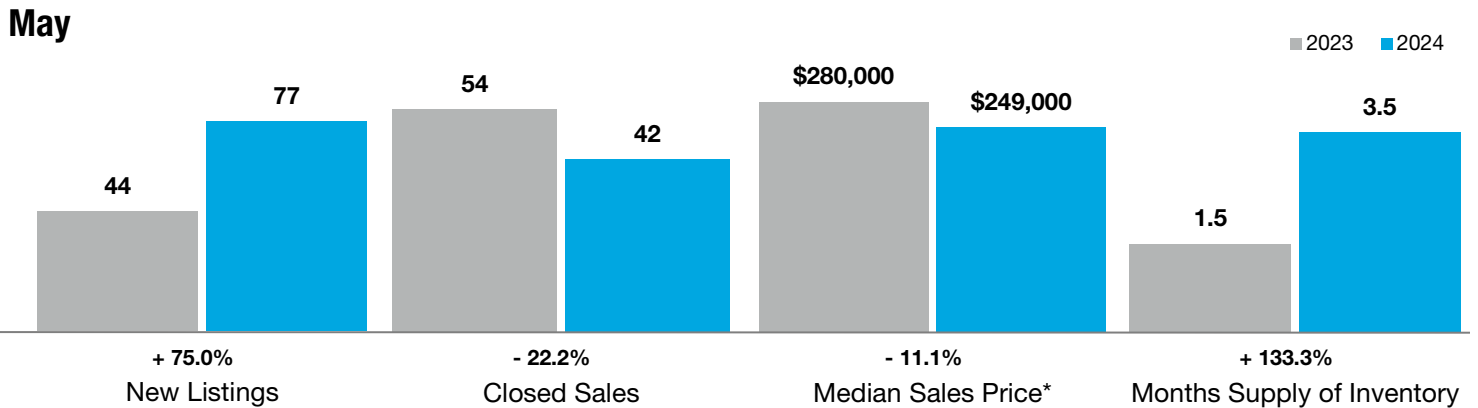


## Morganton

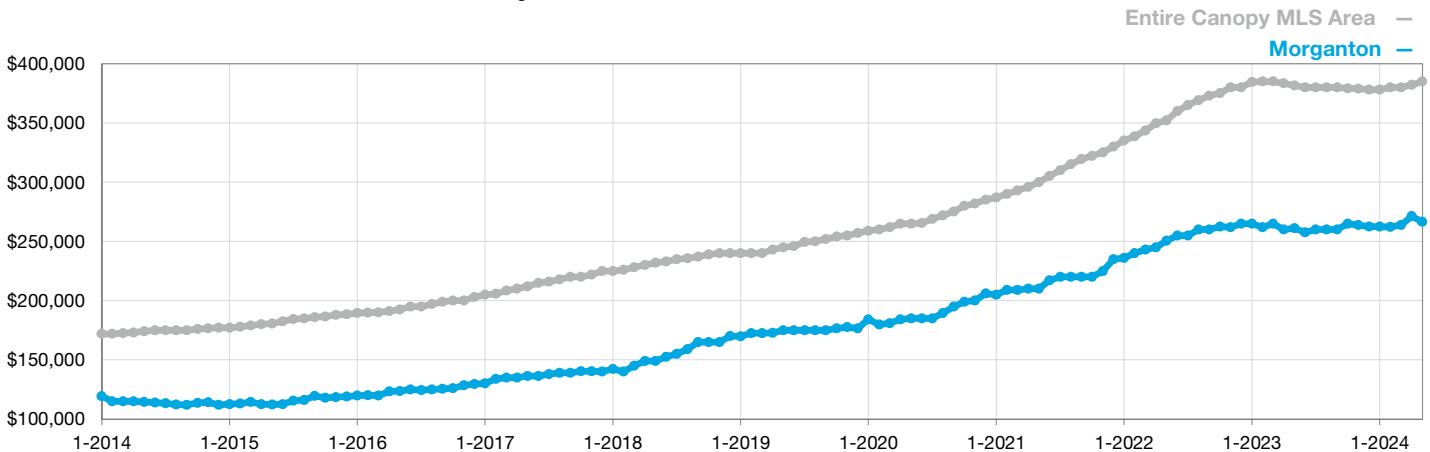
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	44	77	+ 75.0%	228	300	+ 31.6%
Pending Sales	40	48	+ 20.0%	220	211	- 4.1%
Closed Sales	54	42	- 22.2%	196	187	- 4.6%
Median Sales Price*	\$280,000	\$249,000	- 11.1%	\$253,750	\$259,500	+ 2.3%
Average Sales Price*	\$343,495	\$288,887	- 15.9%	\$307,660	\$298,913	- 2.8%
Percent of Original List Price Received*	95.8%	96.6%	+ 0.8%	95.6%	95.1%	- 0.5%
List to Close	75	70	- 6.7%	75	73	- 2.7%
Days on Market Until Sale	38	29	- 23.7%	34	33	- 2.9%
Cumulative Days on Market Until Sale	46	29	- 37.0%	41	35	- 14.6%
Average List Price	\$355,161	\$397,852	+ 12.0%	\$340,928	\$376,646	+ 10.5%
Inventory of Homes for Sale	58	137	+ 136.2%	--	--	--
Months Supply of Inventory	1.5	3.5	+ 133.3%	--	--	--

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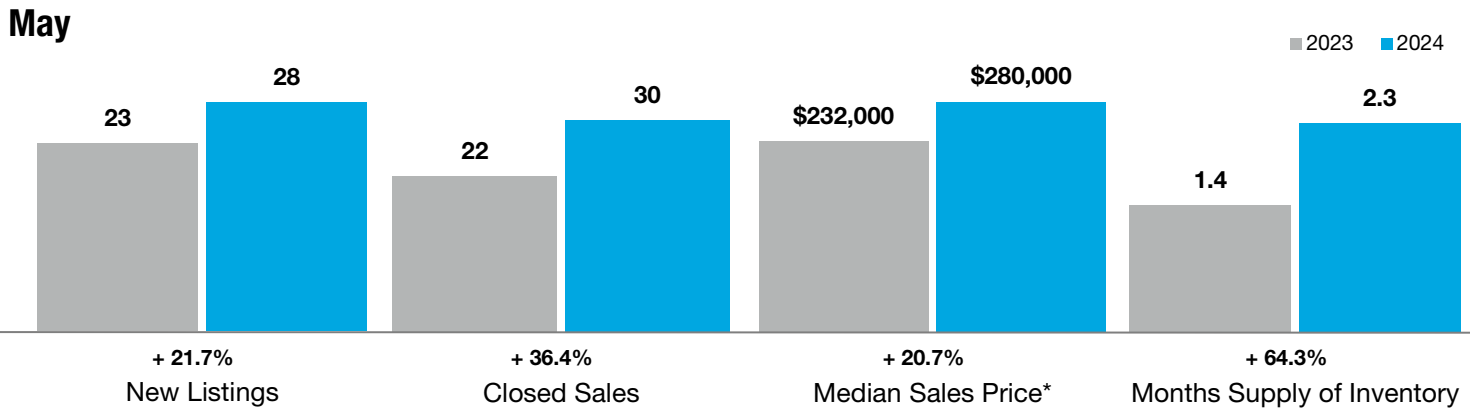


## Newton

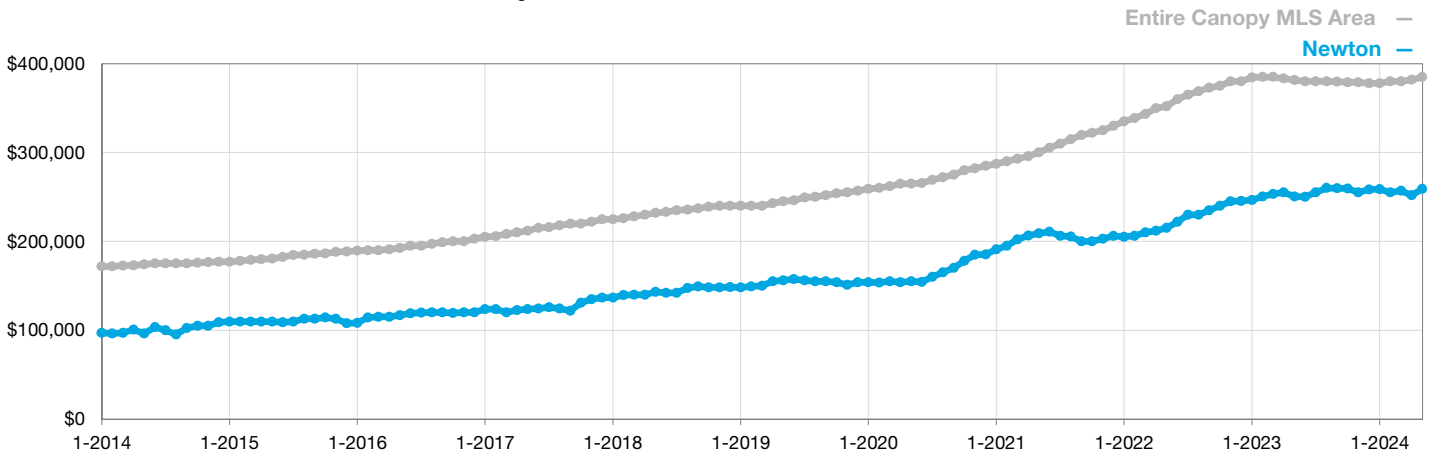
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	23	28	+ 21.7%	135	134	- 0.7%
Pending Sales	19	17	- 10.5%	128	104	- 18.8%
Closed Sales	22	30	+ 36.4%	121	101	- 16.5%
Median Sales Price*	\$232,000	\$280,000	+ 20.7%	\$245,000	\$245,000	0.0%
Average Sales Price*	\$249,786	\$355,067	+ 42.1%	\$270,379	\$292,020	+ 8.0%
Percent of Original List Price Received*	99.8%	96.0%	- 3.8%	97.3%	93.7%	- 3.7%
List to Close	54	84	+ 55.6%	80	87	+ 8.7%
Days on Market Until Sale	17	37	+ 117.6%	31	40	+ 29.0%
Cumulative Days on Market Until Sale	24	43	+ 79.2%	33	47	+ 42.4%
Average List Price	\$339,830	\$318,171	- 6.4%	\$303,069	\$306,561	+ 1.2%
Inventory of Homes for Sale	33	46	+ 39.4%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

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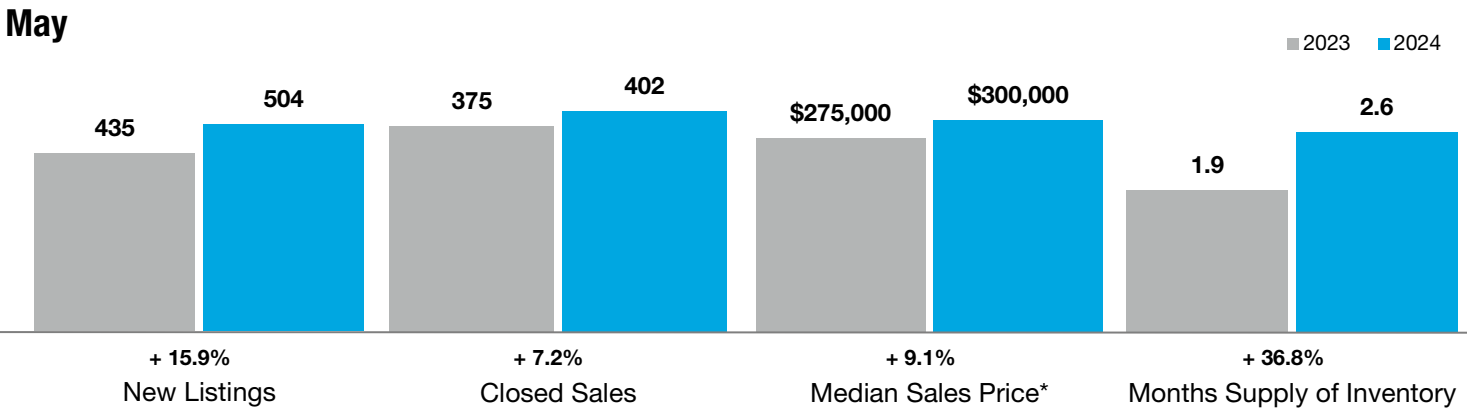


## Hickory-Lenoir-Morganton MSA

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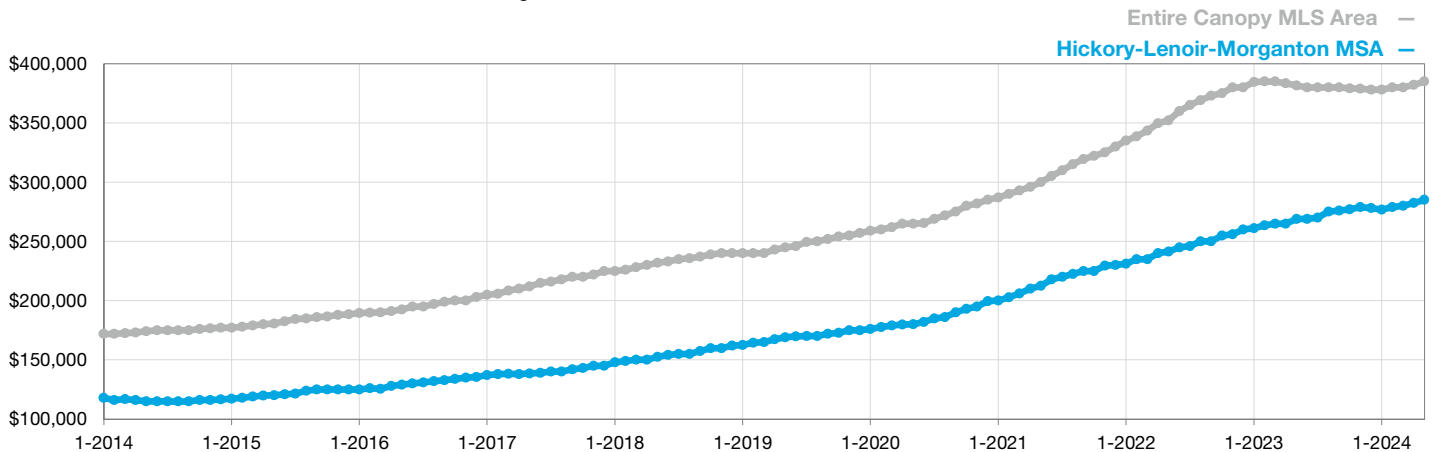
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