

# Local Market Update for August 2024

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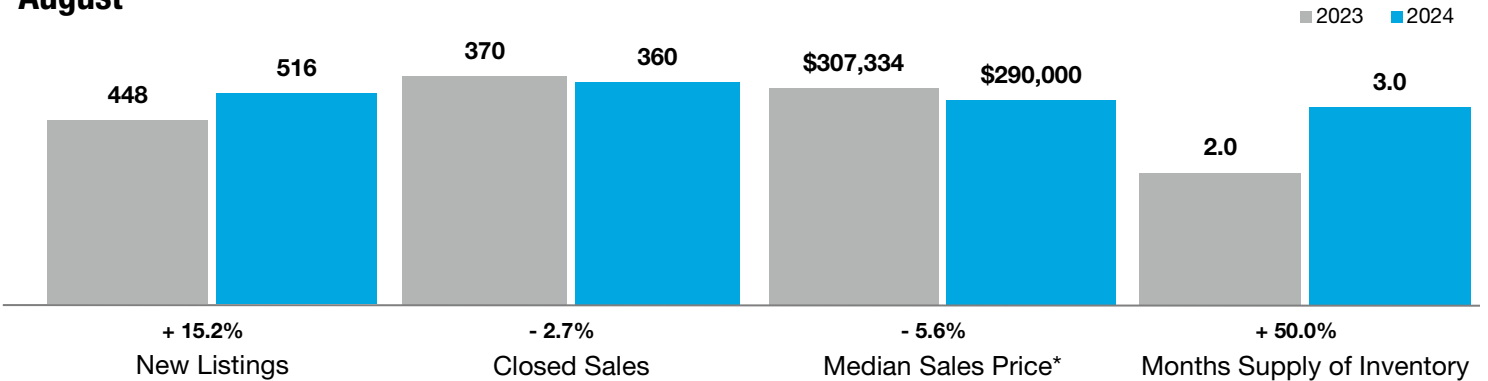
## Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

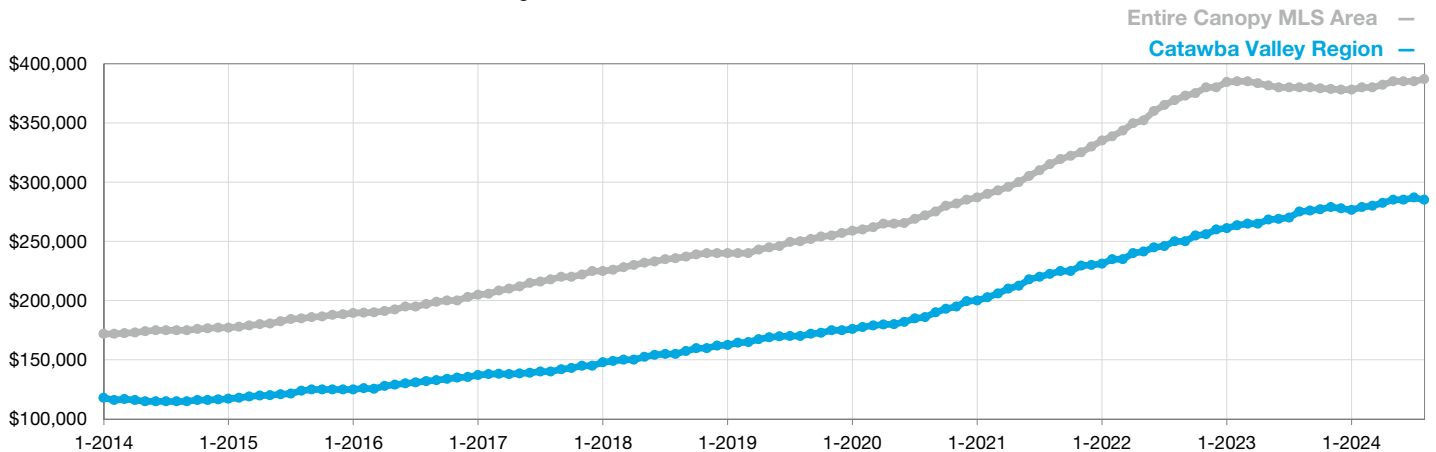
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	448	516	+ 15.2%	3,207	3,830	+ 19.4%
Pending Sales	366	405	+ 10.7%	2,742	2,892	+ 5.5%
Closed Sales	370	360	- 2.7%	2,589	2,668	+ 3.1%
Median Sales Price*	\$307,334	\$290,000	- 5.6%	\$276,000	\$285,000	+ 3.3%
Average Sales Price*	\$335,377	\$355,222	+ 5.9%	\$323,183	\$354,323	+ 9.6%
Percent of Original List Price Received*	97.3%	95.1%	- 2.3%	96.8%	95.5%	- 1.3%
List to Close	77	81	+ 5.2%	80	84	+ 5.0%
Days on Market Until Sale	35	39	+ 11.4%	33	41	+ 24.2%
Cumulative Days on Market Until Sale	38	45	+ 18.4%	38	46	+ 21.1%
Average List Price	\$359,231	\$378,843	+ 5.5%	\$357,564	\$393,974	+ 10.2%
Inventory of Homes for Sale	638	1,005	+ 57.5%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--

\* 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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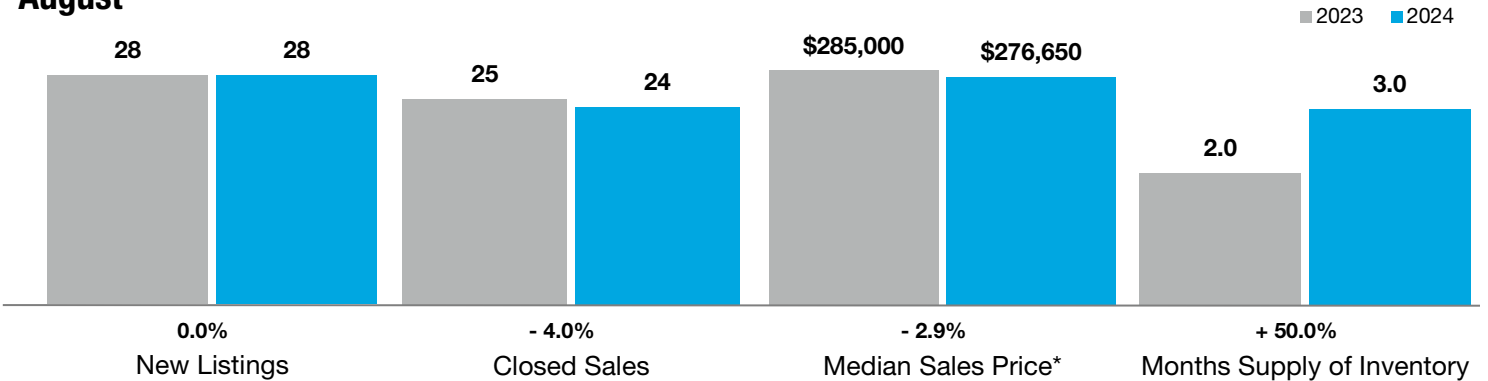
## Alexander County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	28	28	0.0%	219	242	+ 10.5%
Pending Sales	27	30	+ 11.1%	183	187	+ 2.2%
Closed Sales	25	24	- 4.0%	165	171	+ 3.6%
Median Sales Price*	\$285,000	\$276,650	- 2.9%	\$274,250	\$295,000	+ 7.6%
Average Sales Price*	\$288,988	\$339,341	+ 17.4%	\$317,803	\$367,840	+ 15.7%
Percent of Original List Price Received*	97.6%	94.5%	- 3.2%	96.7%	96.6%	- 0.1%
List to Close	57	80	+ 40.4%	79	83	+ 5.1%
Days on Market Until Sale	15	37	+ 146.7%	35	40	+ 14.3%
Cumulative Days on Market Until Sale	23	43	+ 87.0%	42	45	+ 7.1%
Average List Price	\$270,689	\$385,577	+ 42.4%	\$326,528	\$388,306	+ 18.9%
Inventory of Homes for Sale	42	65	+ 54.8%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--

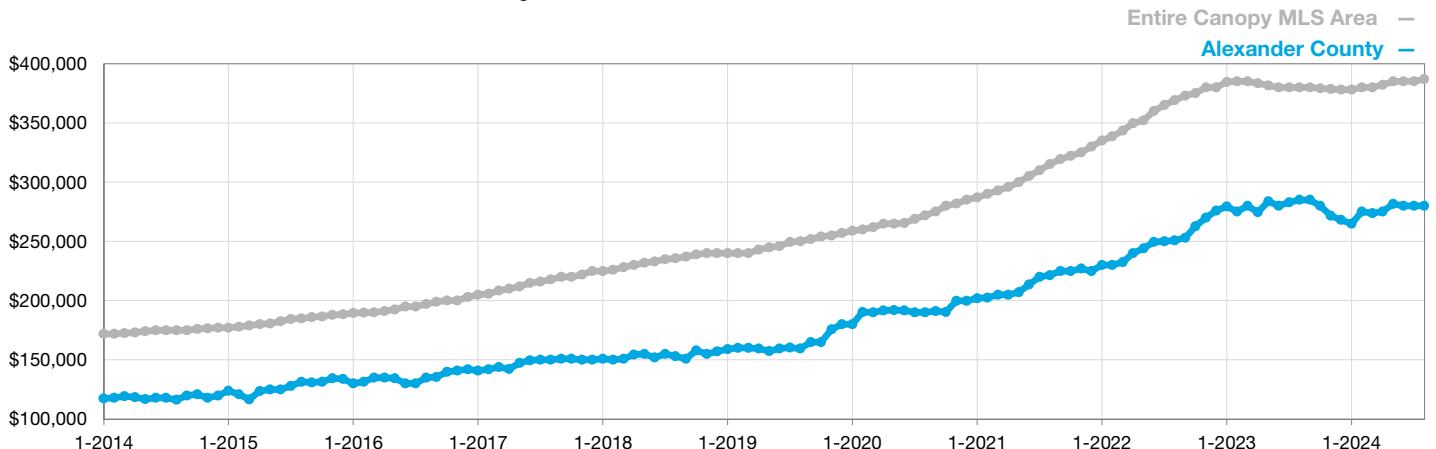
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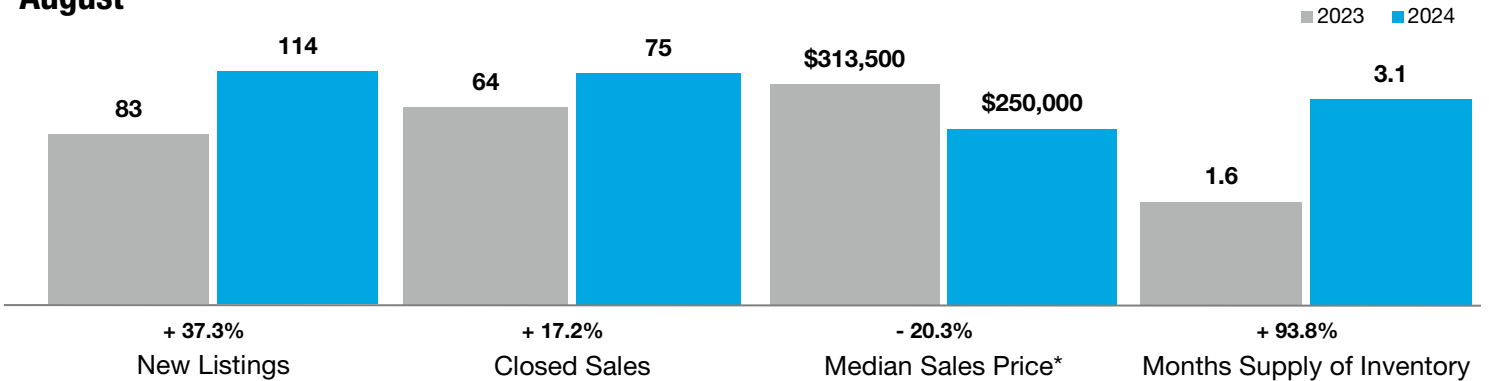
## Burke County

North Carolina

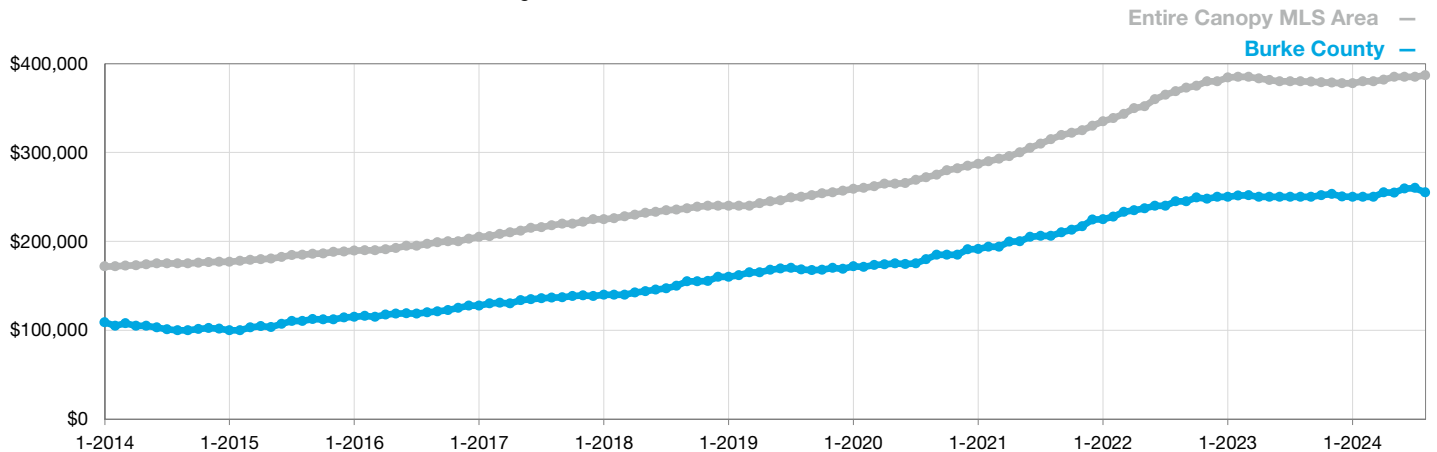
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	83	114	+ 37.3%	620	792	+ 27.7%
Pending Sales	91	85	- 6.6%	566	592	+ 4.6%
Closed Sales	64	75	+ 17.2%	519	538	+ 3.7%
Median Sales Price*	\$313,500	\$250,000	- 20.3%	\$250,000	\$255,000	+ 2.0%
Average Sales Price*	\$354,961	\$328,372	- 7.5%	\$302,214	\$310,439	+ 2.7%
Percent of Original List Price Received*	97.0%	92.9%	- 4.2%	96.1%	94.3%	- 1.9%
List to Close	69	89	+ 29.0%	78	79	+ 1.3%
Days on Market Until Sale	25	50	+ 100.0%	33	40	+ 21.2%
Cumulative Days on Market Until Sale	29	50	+ 72.4%	37	42	+ 13.5%
Average List Price	\$323,089	\$361,996	+ 12.0%	\$326,114	\$384,203	+ 17.8%
Inventory of Homes for Sale	101	209	+ 106.9%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

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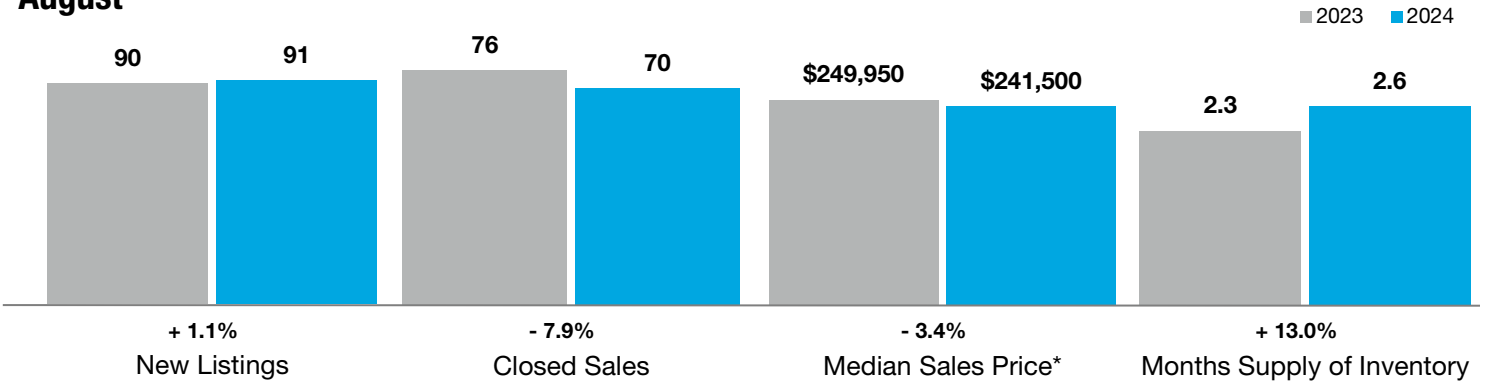
## Caldwell County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	90	91	+ 1.1%	626	668	+ 6.7%
Pending Sales	67	62	- 7.5%	507	529	+ 4.3%
Closed Sales	76	70	- 7.9%	475	516	+ 8.6%
Median Sales Price*	\$249,950	\$241,500	- 3.4%	\$240,000	\$255,000	+ 6.3%
Average Sales Price*	\$300,722	\$283,889	- 5.6%	\$288,112	\$319,389	+ 10.9%
Percent of Original List Price Received*	98.0%	94.9%	- 3.2%	97.2%	96.2%	- 1.0%
List to Close	71	79	+ 11.3%	71	82	+ 15.5%
Days on Market Until Sale	29	37	+ 27.6%	29	39	+ 34.5%
Cumulative Days on Market Until Sale	33	42	+ 27.3%	31	43	+ 38.7%
Average List Price	\$333,305	\$362,212	+ 8.7%	\$311,440	\$363,359	+ 16.7%
Inventory of Homes for Sale	136	167	+ 22.8%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

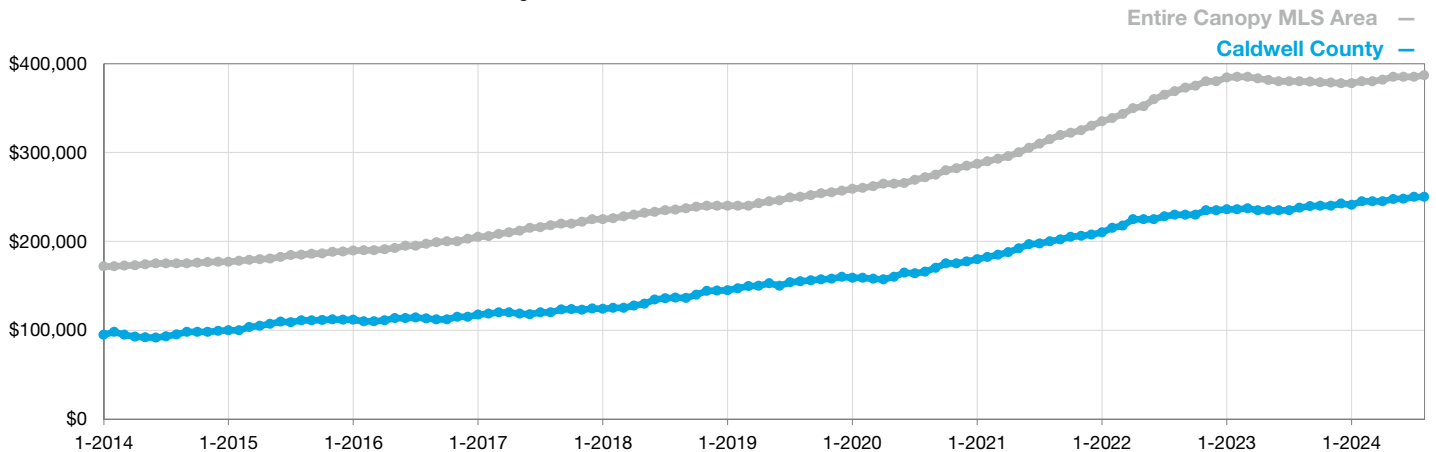
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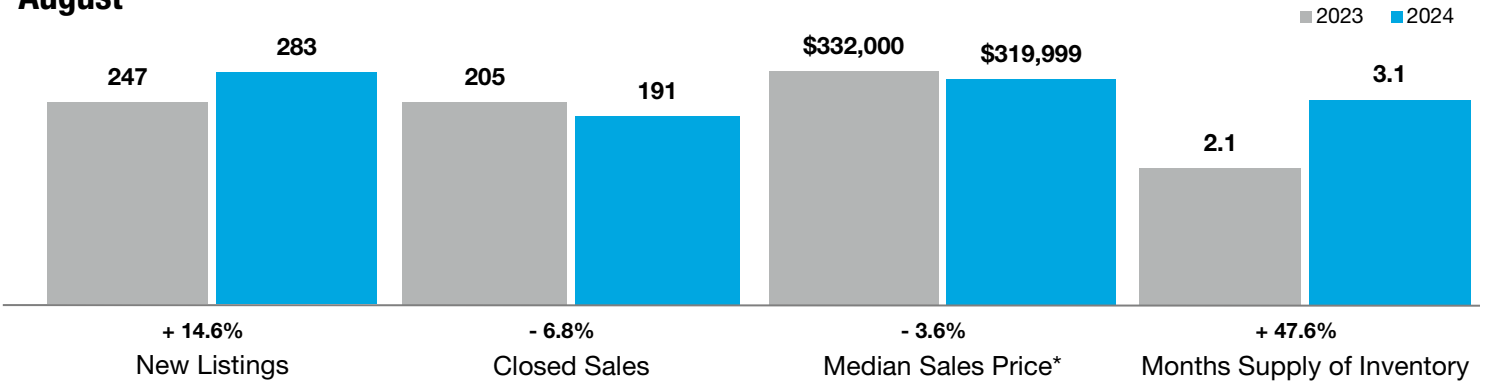
## Catawba County

North Carolina

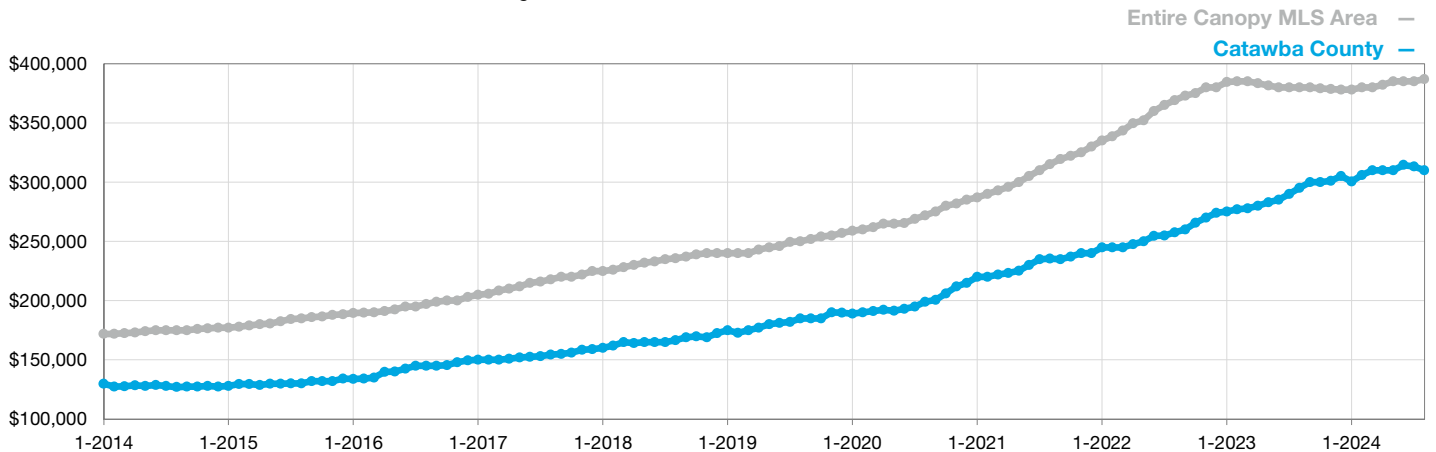
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	247	283	+ 14.6%	1,742	2,128	+ 22.2%
Pending Sales	181	228	+ 26.0%	1,486	1,584	+ 6.6%
Closed Sales	205	191	- 6.8%	1,430	1,443	+ 0.9%
Median Sales Price*	\$332,000	\$319,999	- 3.6%	\$299,900	\$310,000	+ 3.4%
Average Sales Price*	\$347,768	\$393,904	+ 13.3%	\$343,060	\$381,562	+ 11.2%
Percent of Original List Price Received*	97.1%	96.2%	- 0.9%	96.9%	95.5%	- 1.4%
List to Close	85	78	- 8.2%	85	86	+ 1.2%
Days on Market Until Sale	43	35	- 18.6%	35	43	+ 22.9%
Cumulative Days on Market Until Sale	45	44	- 2.2%	41	49	+ 19.5%
Average List Price	\$391,381	\$390,415	- 0.2%	\$389,591	\$407,859	+ 4.7%
Inventory of Homes for Sale	359	564	+ 57.1%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

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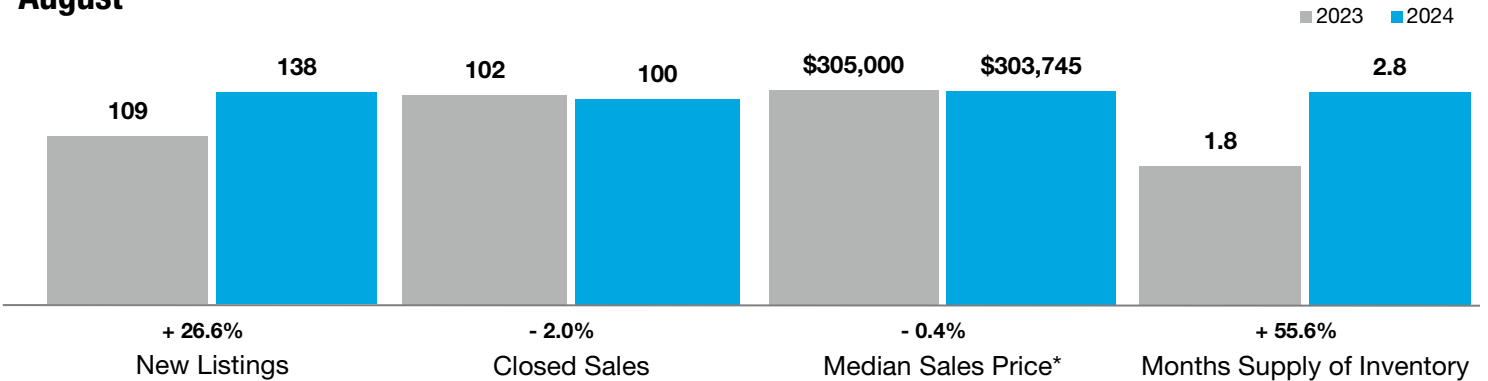
## Hickory

North Carolina

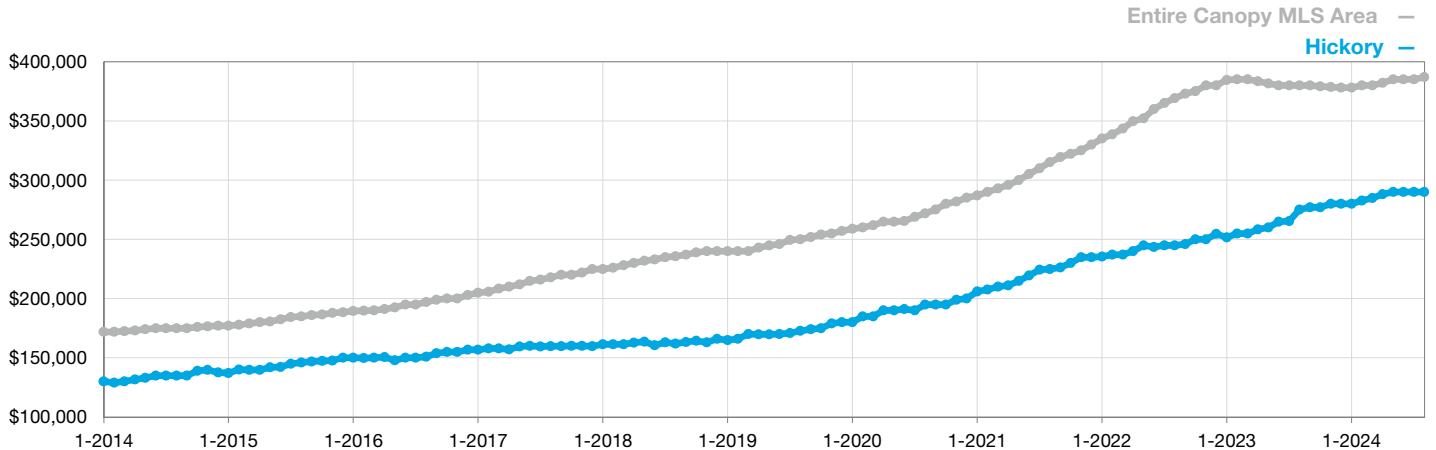
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	109	138	+ 26.6%	837	1,008	+ 20.4%
Pending Sales	88	109	+ 23.9%	726	766	+ 5.5%
Closed Sales	102	100	- 2.0%	702	715	+ 1.9%
Median Sales Price*	\$305,000	\$303,745	- 0.4%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$335,574	\$362,675	+ 8.1%	\$318,631	\$335,723	+ 5.4%
Percent of Original List Price Received*	97.8%	96.7%	- 1.1%	96.8%	96.2%	- 0.6%
List to Close	69	72	+ 4.3%	71	83	+ 16.9%
Days on Market Until Sale	42	30	- 28.6%	31	40	+ 29.0%
Cumulative Days on Market Until Sale	44	37	- 15.9%	37	45	+ 21.6%
Average List Price	\$313,307	\$334,089	+ 6.6%	\$344,167	\$349,513	+ 1.6%
Inventory of Homes for Sale	150	241	+ 60.7%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

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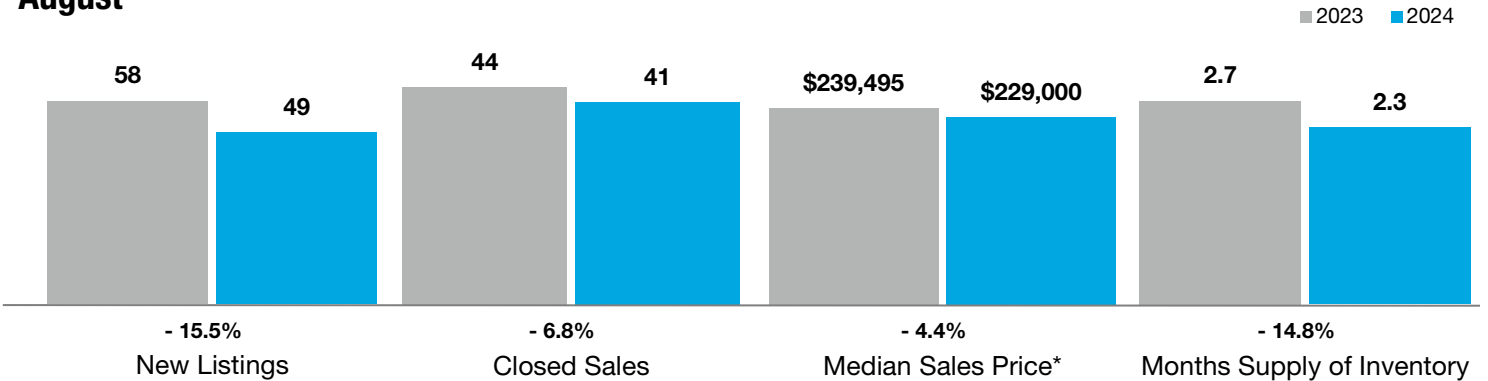
## Lenoir

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	58	49	- 15.5%	372	372	0.0%
Pending Sales	46	37	- 19.6%	292	307	+ 5.1%
Closed Sales	44	41	- 6.8%	259	298	+ 15.1%
Median Sales Price*	\$239,495	\$229,000	- 4.4%	\$220,000	\$249,000	+ 13.2%
Average Sales Price*	\$260,868	\$277,998	+ 6.6%	\$249,542	\$299,747	+ 20.1%
Percent of Original List Price Received*	95.5%	93.4%	- 2.2%	96.7%	95.5%	- 1.2%
List to Close	85	79	- 7.1%	71	86	+ 21.1%
Days on Market Until Sale	39	36	- 7.7%	28	40	+ 42.9%
Cumulative Days on Market Until Sale	39	36	- 7.7%	30	45	+ 50.0%
Average List Price	\$283,830	\$378,555	+ 33.4%	\$287,507	\$349,440	+ 21.5%
Inventory of Homes for Sale	91	89	- 2.2%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

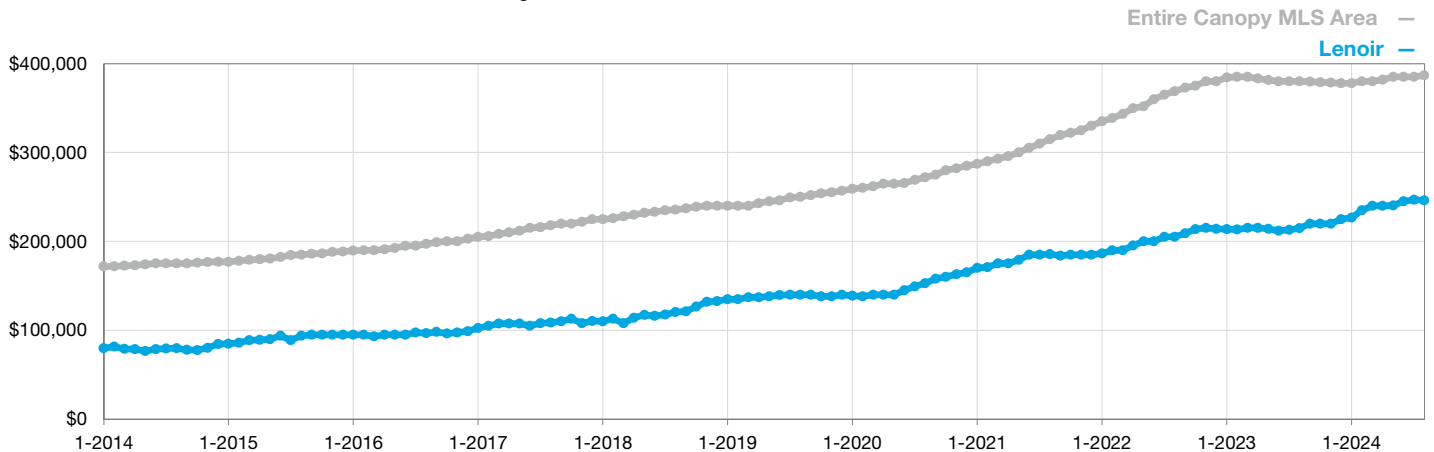
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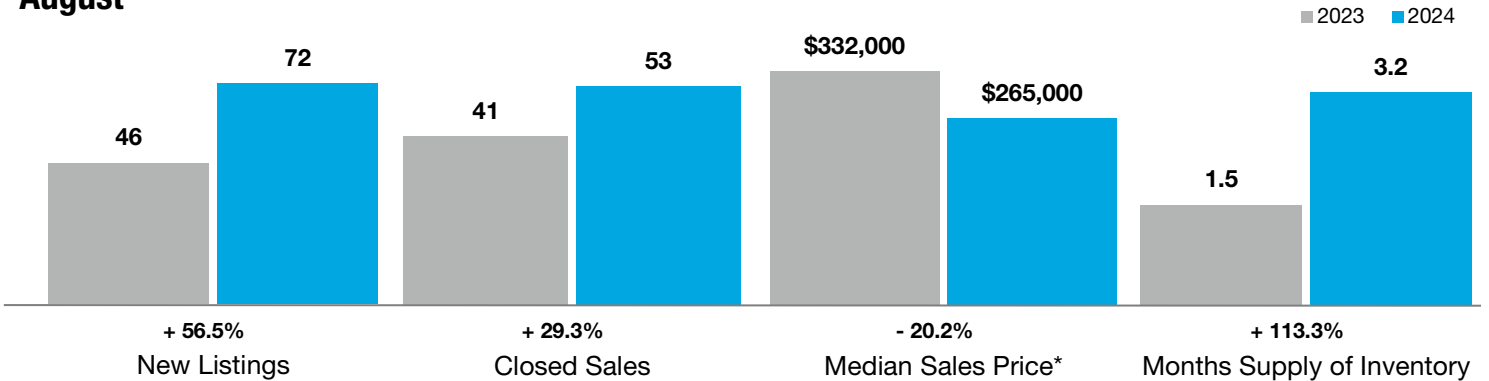
## Morganton

North Carolina

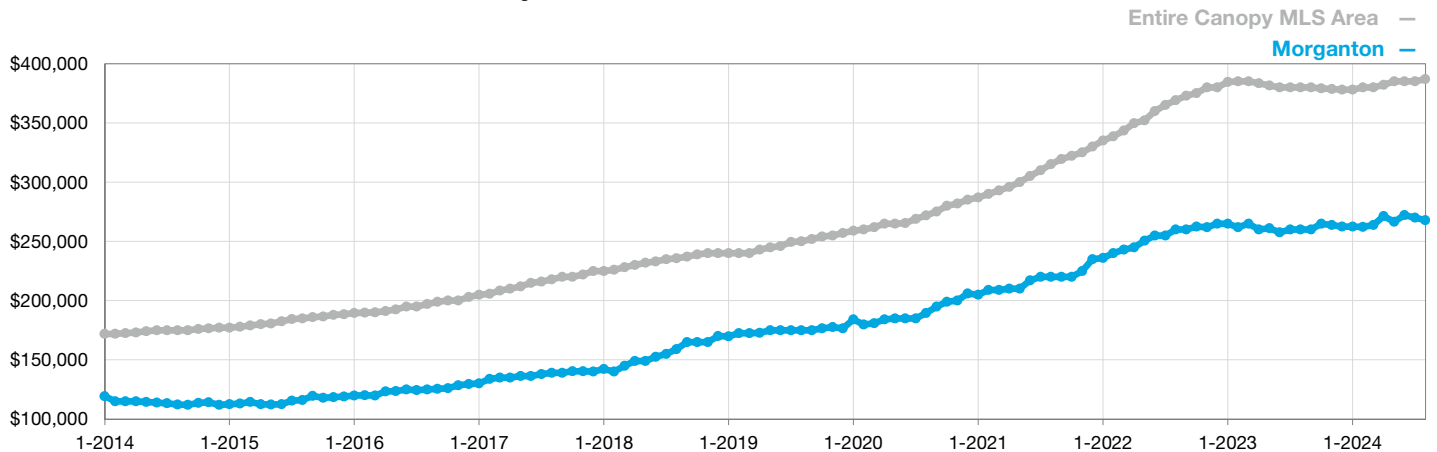
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	46	72	+ 56.5%	379	488	+ 28.8%
Pending Sales	59	51	- 13.6%	353	366	+ 3.7%
Closed Sales	41	53	+ 29.3%	315	339	+ 7.6%
Median Sales Price*	\$332,000	\$265,000	- 20.2%	\$260,000	\$265,000	+ 1.9%
Average Sales Price*	\$336,720	\$359,832	+ 6.9%	\$310,001	\$326,591	+ 5.4%
Percent of Original List Price Received*	96.2%	93.6%	- 2.7%	96.2%	94.5%	- 1.8%
List to Close	69	81	+ 17.4%	74	77	+ 4.1%
Days on Market Until Sale	27	43	+ 59.3%	32	39	+ 21.9%
Cumulative Days on Market Until Sale	32	44	+ 37.5%	37	40	+ 8.1%
Average List Price	\$337,524	\$342,680	+ 1.5%	\$338,714	\$371,339	+ 9.6%
Inventory of Homes for Sale	60	134	+ 123.3%	--	--	--
Months Supply of Inventory	1.5	3.2	+ 113.3%	--	--	--

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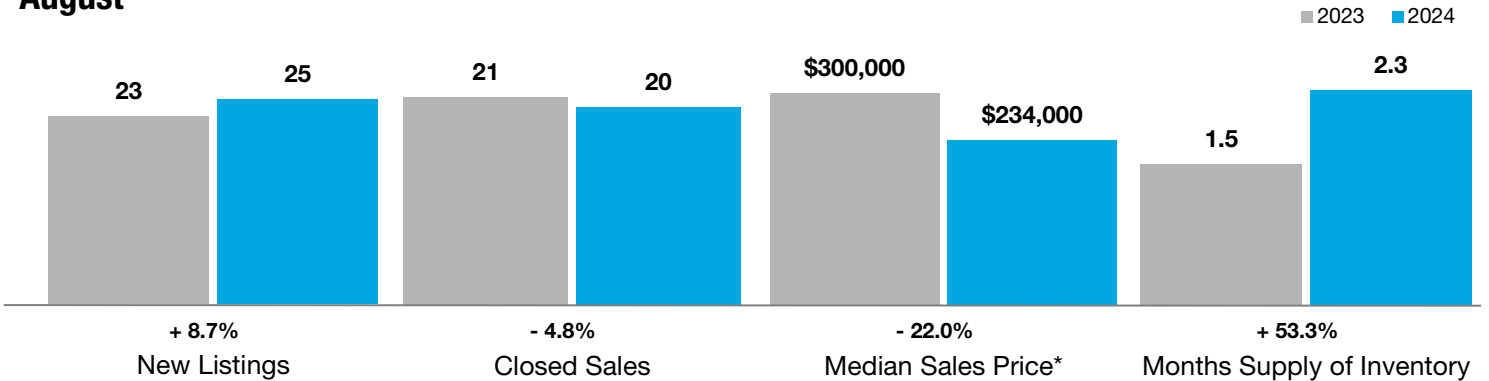
## Newton

North Carolina

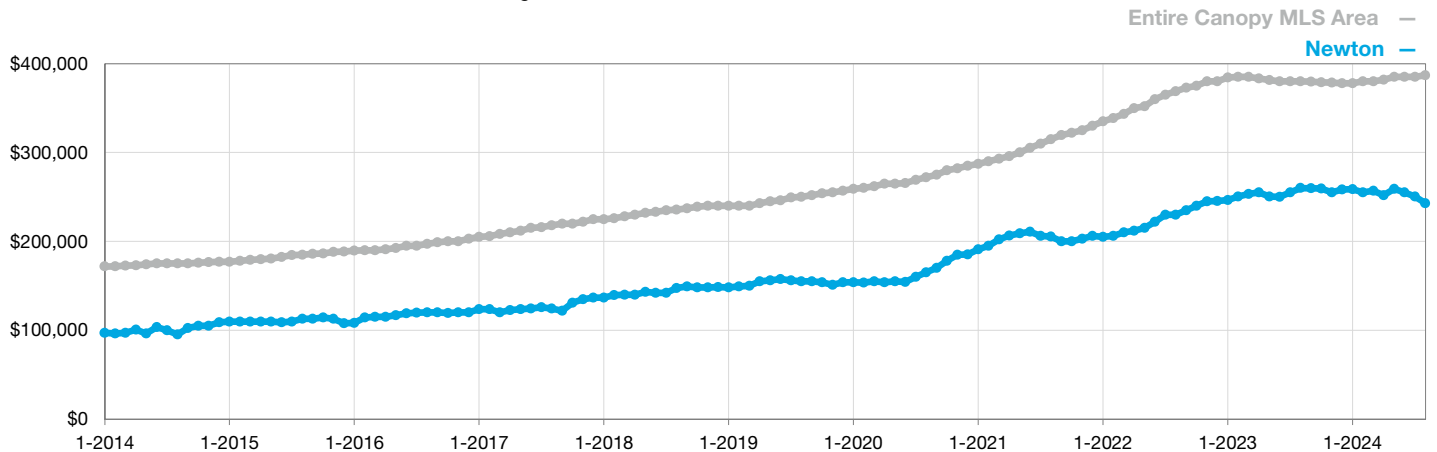
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	23	25	+ 8.7%	209	222	+ 6.2%
Pending Sales	19	24	+ 26.3%	194	174	- 10.3%
Closed Sales	21	20	- 4.8%	202	164	- 18.8%
Median Sales Price*	\$300,000	\$234,000	- 22.0%	\$260,000	\$242,500	- 6.7%
Average Sales Price*	\$334,281	\$319,597	- 4.4%	\$293,938	\$297,221	+ 1.1%
Percent of Original List Price Received*	97.8%	99.3%	+ 1.5%	96.7%	94.7%	- 2.1%
List to Close	57	64	+ 12.3%	88	82	- 6.8%
Days on Market Until Sale	21	27	+ 28.6%	30	39	+ 30.0%
Cumulative Days on Market Until Sale	21	28	+ 33.3%	34	43	+ 26.5%
Average List Price	\$324,874	\$305,206	- 6.1%	\$328,307	\$310,850	- 5.3%
Inventory of Homes for Sale	36	48	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

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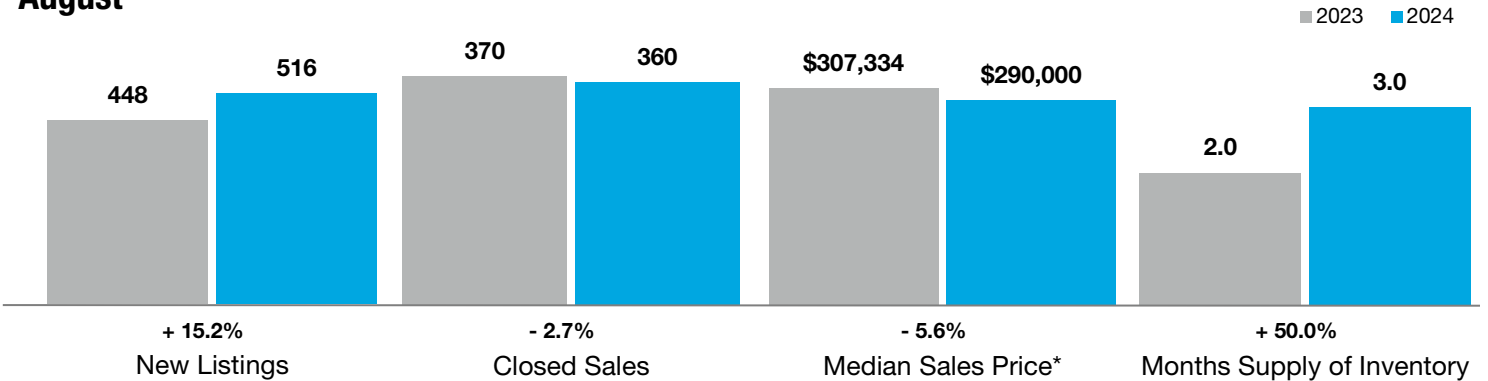
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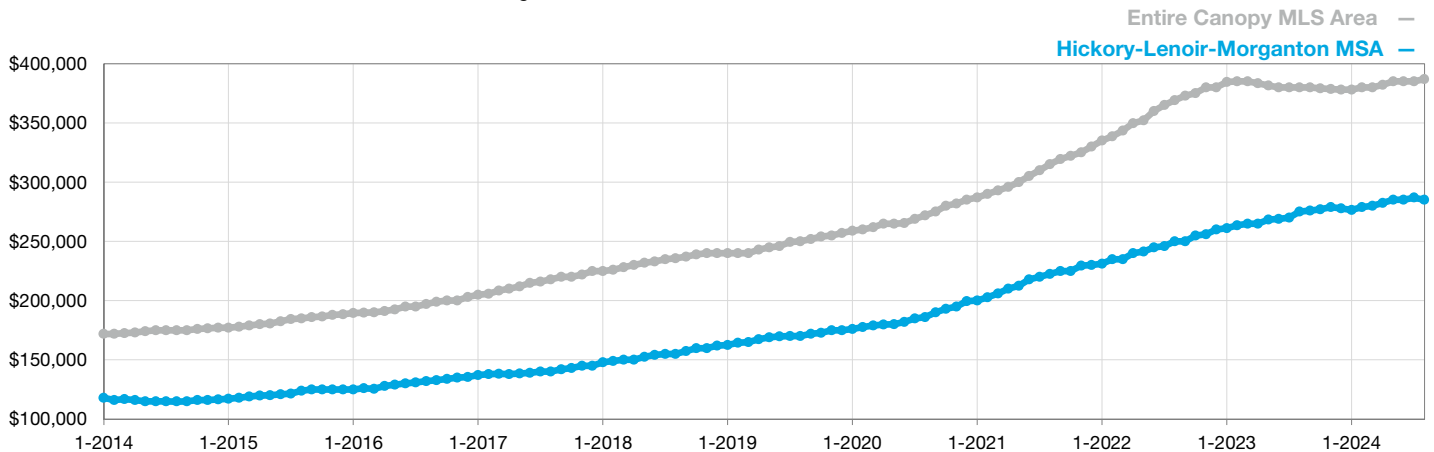
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