

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
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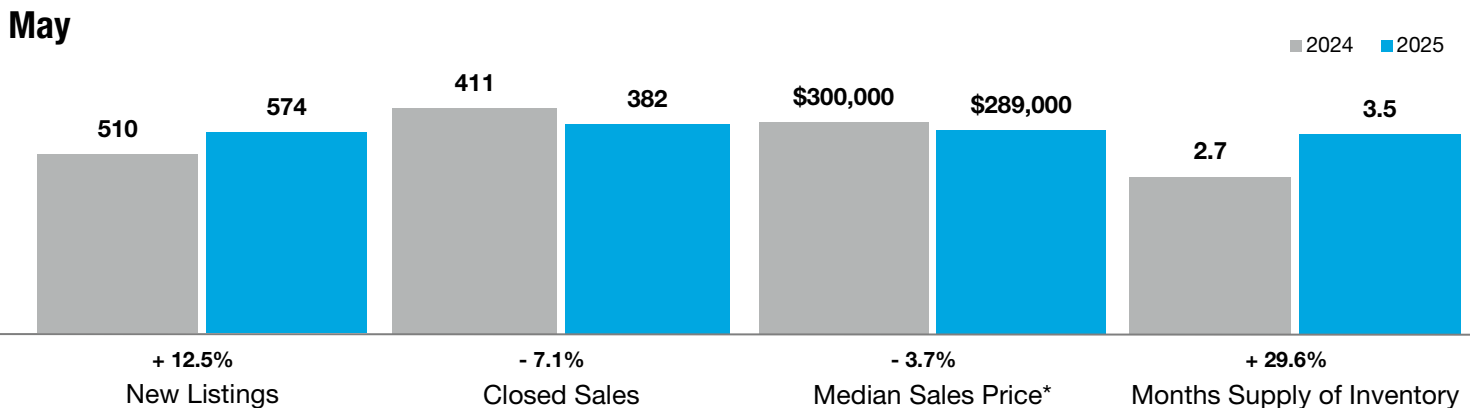


Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

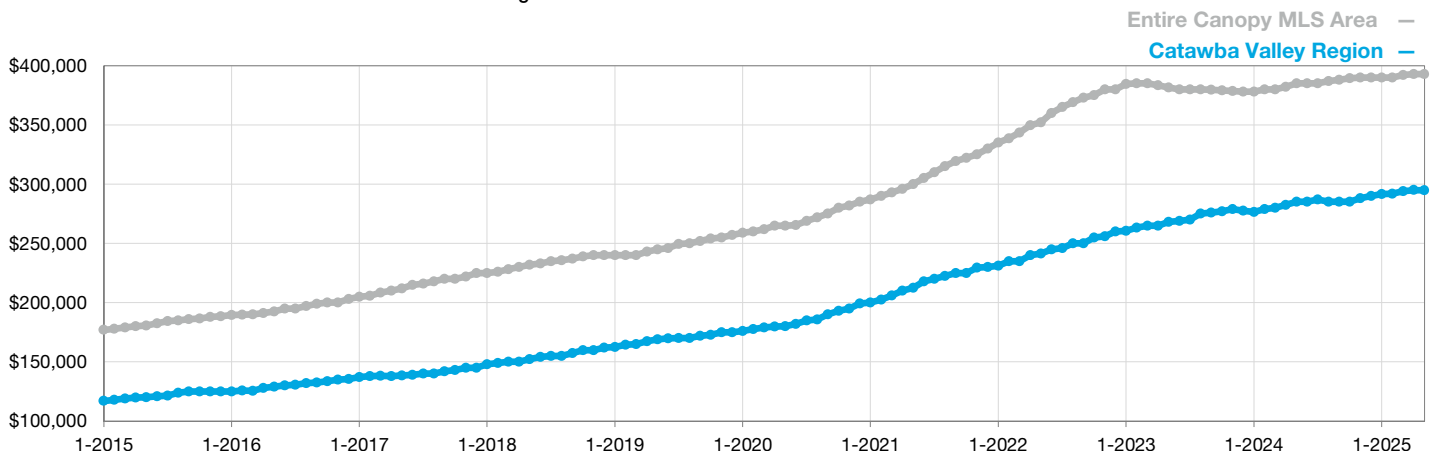
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	510	574	+ 12.5%	2,283	2,487	+ 8.9%
Pending Sales	348	382	+ 9.8%	1,758	1,800	+ 2.4%
Closed Sales	411	382	- 7.1%	1,599	1,634	+ 2.2%
Median Sales Price*	\$300,000	\$289,000	- 3.7%	\$284,000	\$295,000	+ 3.9%
Average Sales Price*	\$394,648	\$350,103	- 11.3%	\$350,148	\$354,912	+ 1.4%
Percent of Original List Price Received*	96.2%	95.1%	- 1.1%	95.4%	94.7%	- 0.7%
List to Close	81	95	+ 17.3%	87	99	+ 13.8%
Days on Market Until Sale	40	53	+ 32.5%	44	56	+ 27.3%
Cumulative Days on Market Until Sale	45	59	+ 31.1%	49	63	+ 28.6%
Average List Price	\$433,298	\$442,795	+ 2.2%	\$398,020	\$425,449	+ 6.9%
Inventory of Homes for Sale	893	1,199	+ 34.3%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

* 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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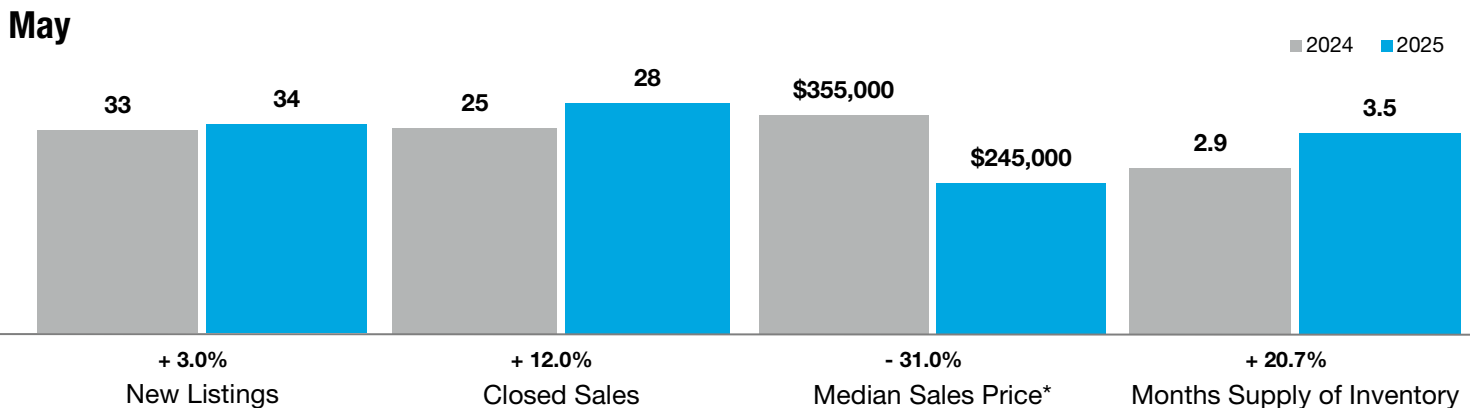


Alexander County

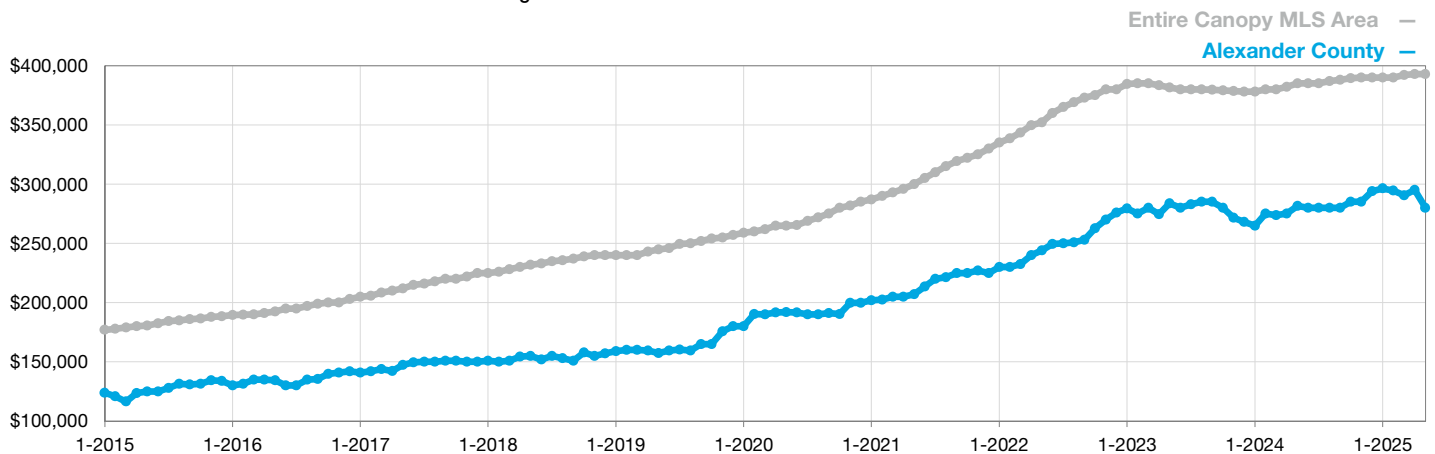
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	33	34	+ 3.0%	145	154	+ 6.2%
Pending Sales	28	27	- 3.6%	110	125	+ 13.6%
Closed Sales	25	28	+ 12.0%	95	113	+ 18.9%
Median Sales Price*	\$355,000	\$245,000	- 31.0%	\$315,000	\$274,000	- 13.0%
Average Sales Price*	\$424,728	\$301,825	- 28.9%	\$384,452	\$362,808	- 5.6%
Percent of Original List Price Received*	96.3%	95.2%	- 1.1%	96.7%	96.4%	- 0.3%
List to Close	95	108	+ 13.7%	89	100	+ 12.4%
Days on Market Until Sale	45	63	+ 40.0%	43	52	+ 20.9%
Cumulative Days on Market Until Sale	50	71	+ 42.0%	47	61	+ 29.8%
Average List Price	\$395,867	\$388,562	- 1.8%	\$389,520	\$377,813	- 3.0%
Inventory of Homes for Sale	63	79	+ 25.4%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

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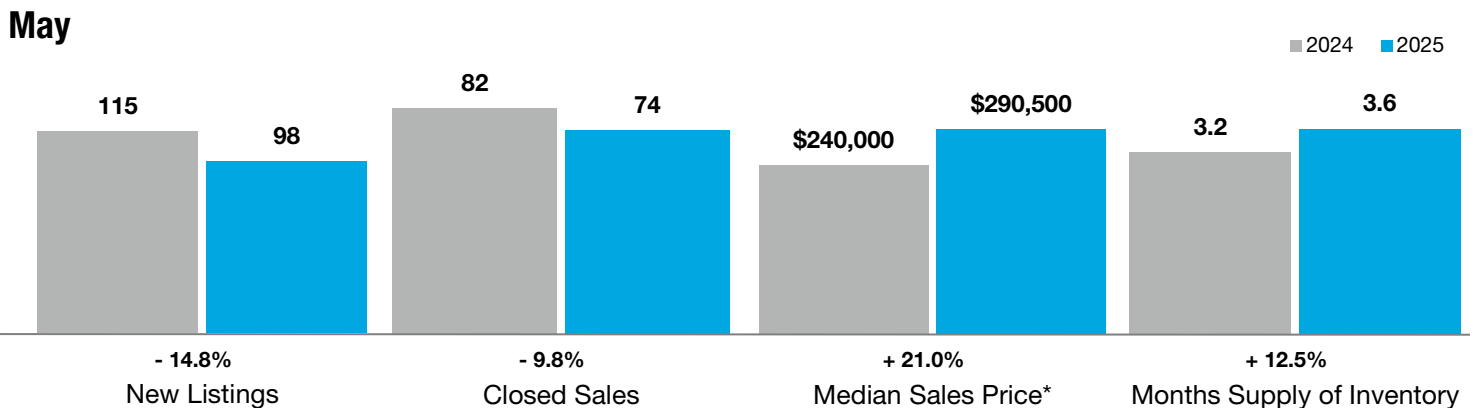


Burke County

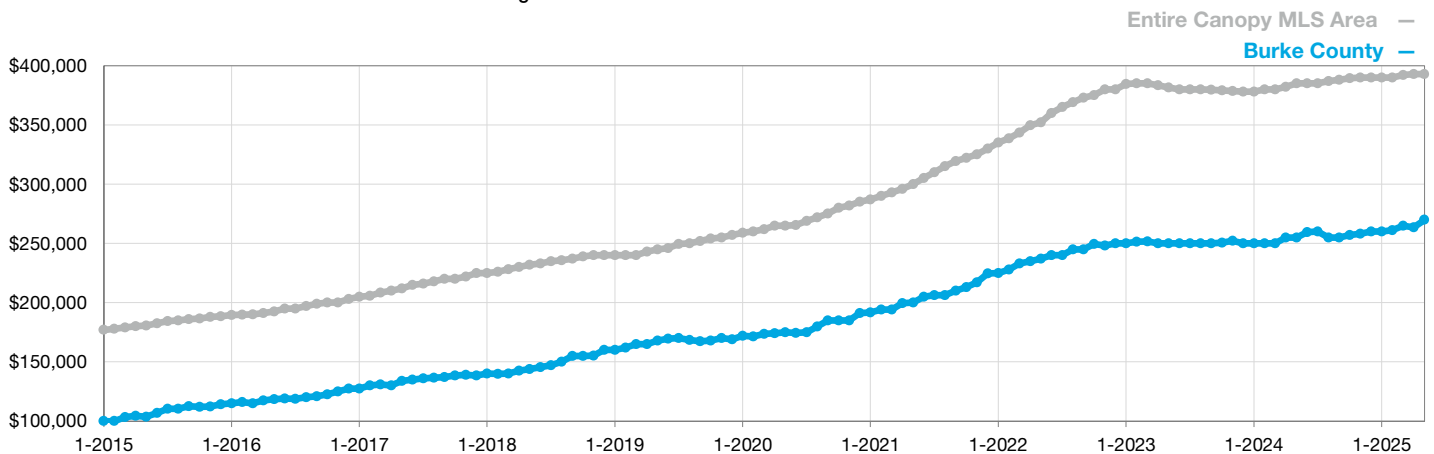
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	115	98	- 14.8%	492	460	- 6.5%
Pending Sales	72	73	+ 1.4%	356	340	- 4.5%
Closed Sales	82	74	- 9.8%	319	312	- 2.2%
Median Sales Price*	\$240,000	\$290,500	+ 21.0%	\$249,950	\$274,900	+ 10.0%
Average Sales Price*	\$287,505	\$320,103	+ 11.3%	\$299,781	\$322,717	+ 7.7%
Percent of Original List Price Received*	96.9%	93.3%	- 3.7%	94.9%	93.2%	- 1.8%
List to Close	70	109	+ 55.7%	76	109	+ 43.4%
Days on Market Until Sale	31	67	+ 116.1%	36	69	+ 91.7%
Cumulative Days on Market Until Sale	32	73	+ 128.1%	39	76	+ 94.9%
Average List Price	\$446,763	\$448,678	+ 0.4%	\$371,410	\$412,957	+ 11.2%
Inventory of Homes for Sale	206	235	+ 14.1%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--

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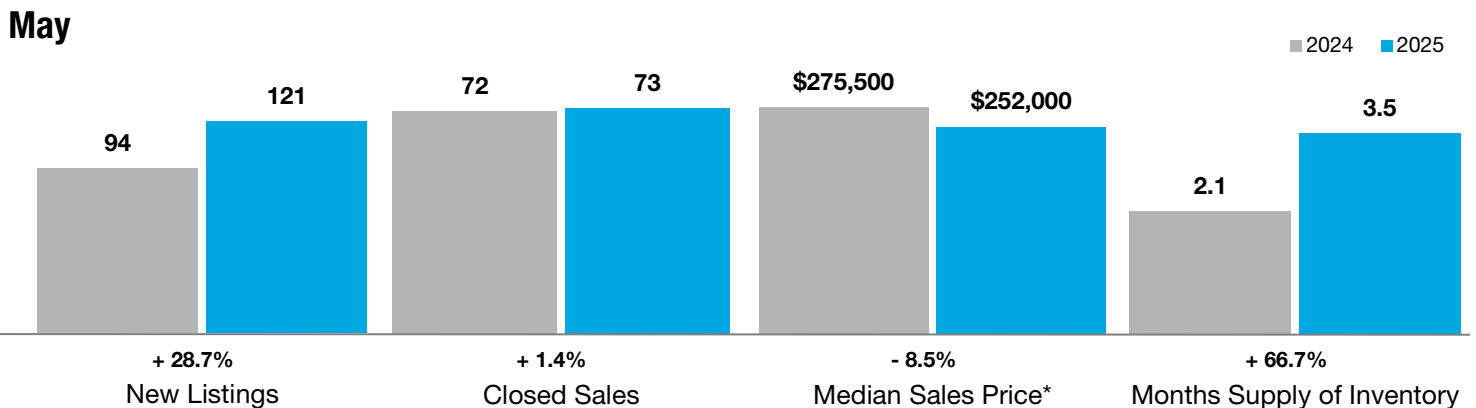


Caldwell County

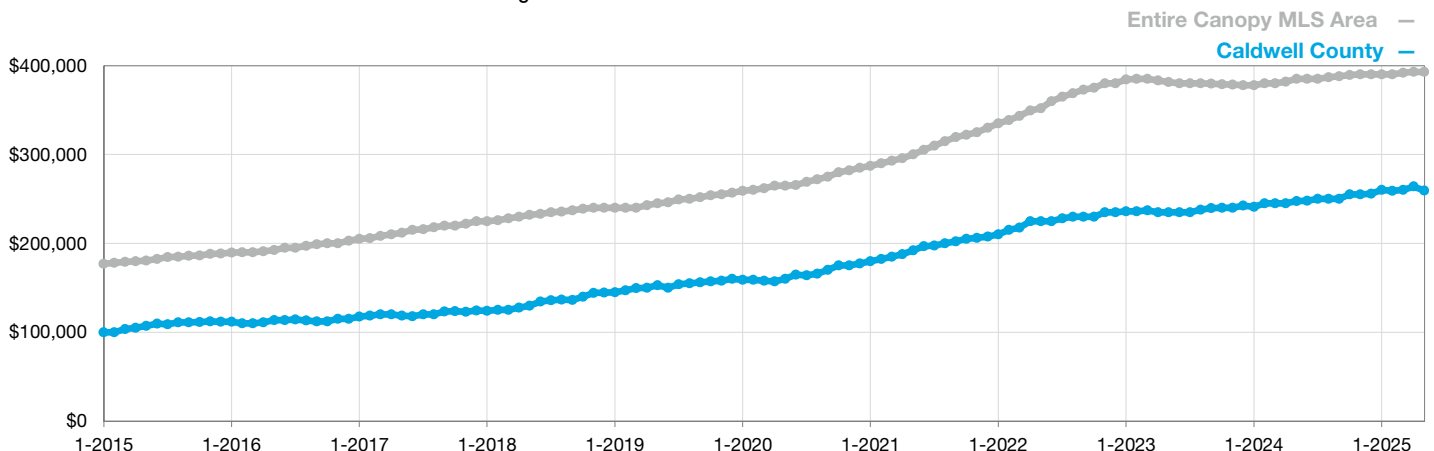
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	94	121	+ 28.7%	394	450	+ 14.2%
Pending Sales	68	73	+ 7.4%	335	324	- 3.3%
Closed Sales	72	73	+ 1.4%	314	295	- 6.1%
Median Sales Price*	\$275,500	\$252,000	- 8.5%	\$251,000	\$259,000	+ 3.2%
Average Sales Price*	\$325,440	\$306,536	- 5.8%	\$301,698	\$316,558	+ 4.9%
Percent of Original List Price Received*	95.9%	94.6%	- 1.4%	96.1%	94.4%	- 1.8%
List to Close	80	78	- 2.5%	86	88	+ 2.3%
Days on Market Until Sale	39	41	+ 5.1%	44	47	+ 6.8%
Cumulative Days on Market Until Sale	41	48	+ 17.1%	48	54	+ 12.5%
Average List Price	\$382,468	\$414,169	+ 8.3%	\$363,877	\$401,098	+ 10.2%
Inventory of Homes for Sale	138	215	+ 55.8%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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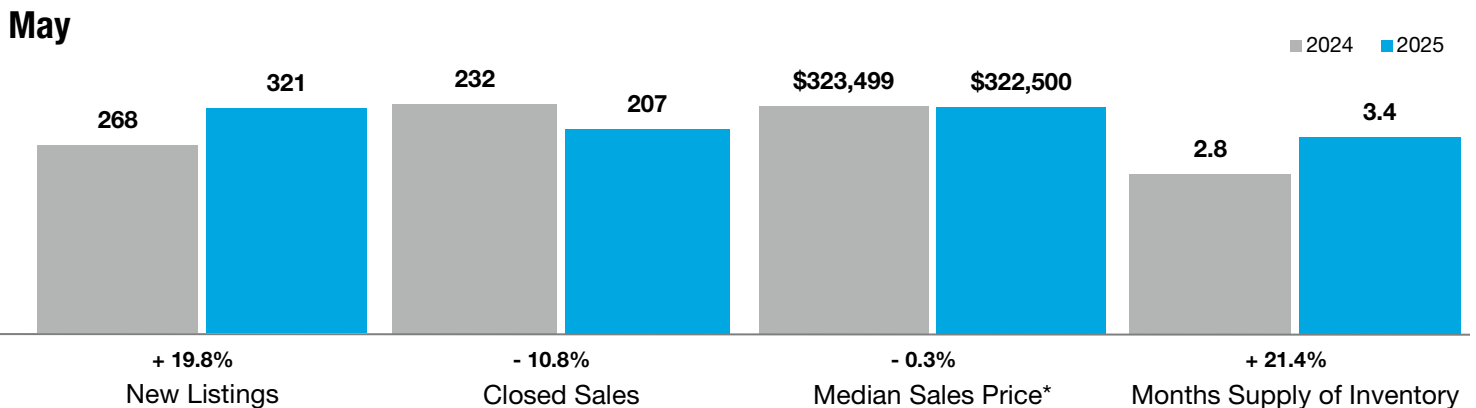


Catawba County

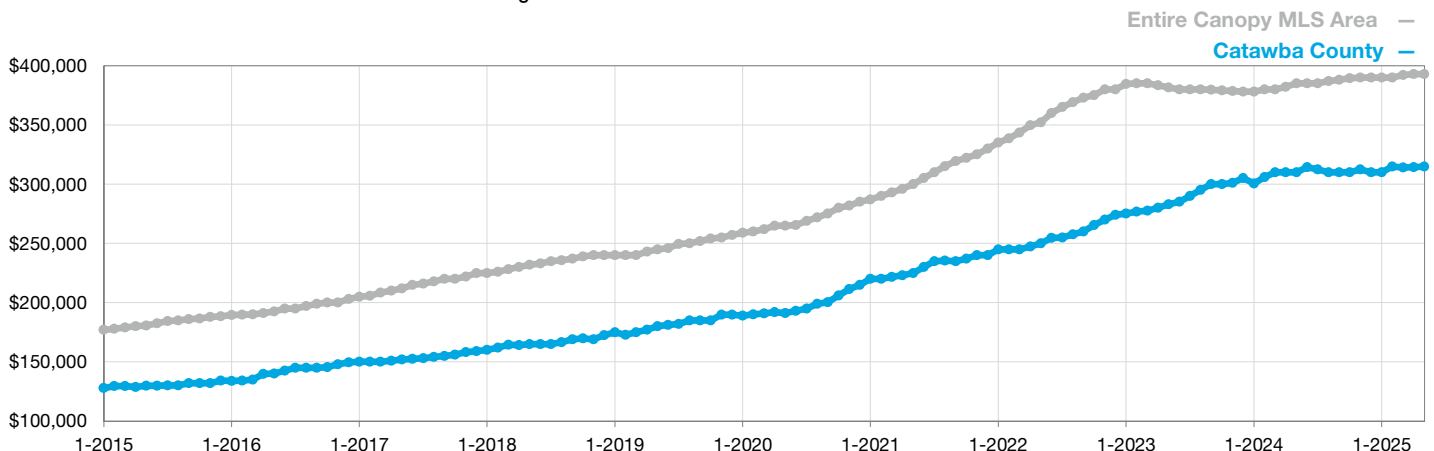
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	268	321	+ 19.8%	1,252	1,423	+ 13.7%
Pending Sales	180	209	+ 16.1%	957	1,011	+ 5.6%
Closed Sales	232	207	- 10.8%	871	914	+ 4.9%
Median Sales Price*	\$323,499	\$322,500	- 0.3%	\$304,900	\$315,000	+ 3.3%
Average Sales Price*	\$450,292	\$382,882	- 15.0%	\$382,261	\$377,293	- 1.3%
Percent of Original List Price Received*	96.0%	95.9%	- 0.1%	95.2%	95.1%	- 0.1%
List to Close	84	94	+ 11.9%	91	99	+ 8.8%
Days on Market Until Sale	42	51	+ 21.4%	48	54	+ 12.5%
Cumulative Days on Market Until Sale	50	56	+ 12.0%	53	62	+ 17.0%
Average List Price	\$450,404	\$457,626	+ 1.6%	\$420,346	\$442,510	+ 5.3%
Inventory of Homes for Sale	486	670	+ 37.9%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

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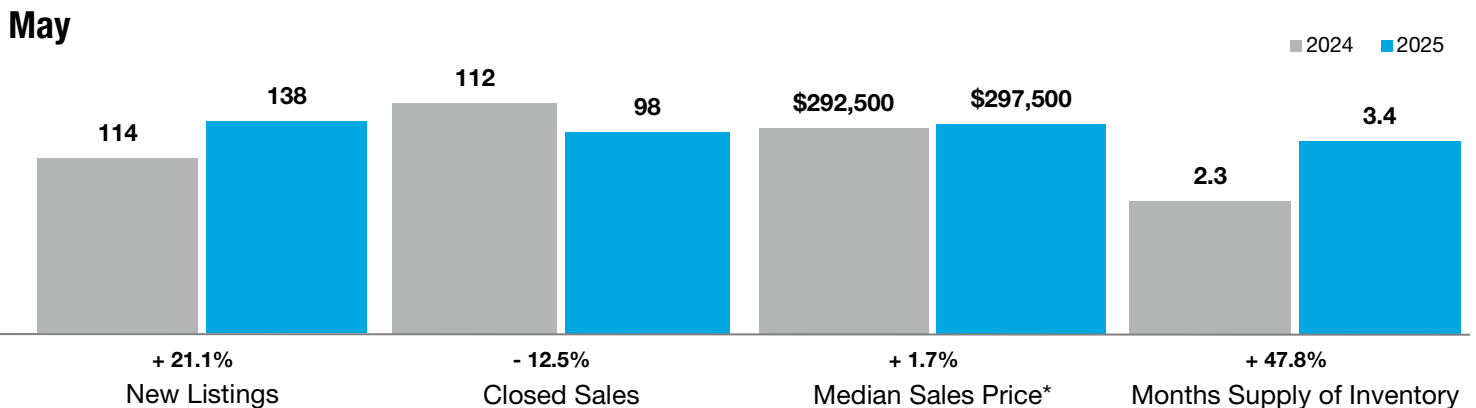


Hickory

North Carolina

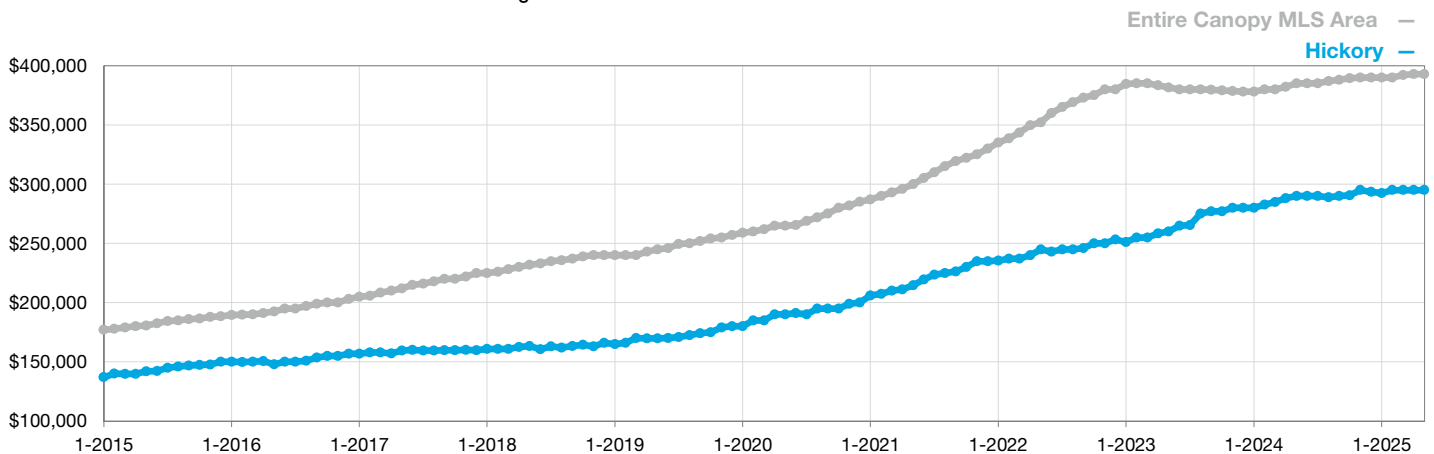
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	114	138	+ 21.1%	566	673	+ 18.9%
Pending Sales	89	107	+ 20.2%	456	459	+ 0.7%
Closed Sales	112	98	- 12.5%	407	395	- 2.9%
Median Sales Price*	\$292,500	\$297,500	+ 1.7%	\$284,900	\$291,500	+ 2.3%
Average Sales Price*	\$386,110	\$356,284	- 7.7%	\$332,087	\$345,836	+ 4.1%
Percent of Original List Price Received*	97.2%	96.6%	- 0.6%	95.9%	96.1%	+ 0.2%
List to Close	84	84	0.0%	92	89	- 3.3%
Days on Market Until Sale	44	44	0.0%	49	46	- 6.1%
Cumulative Days on Market Until Sale	48	46	- 4.2%	53	52	- 1.9%
Average List Price	\$381,457	\$414,821	+ 8.7%	\$358,610	\$394,121	+ 9.9%
Inventory of Homes for Sale	193	295	+ 52.8%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

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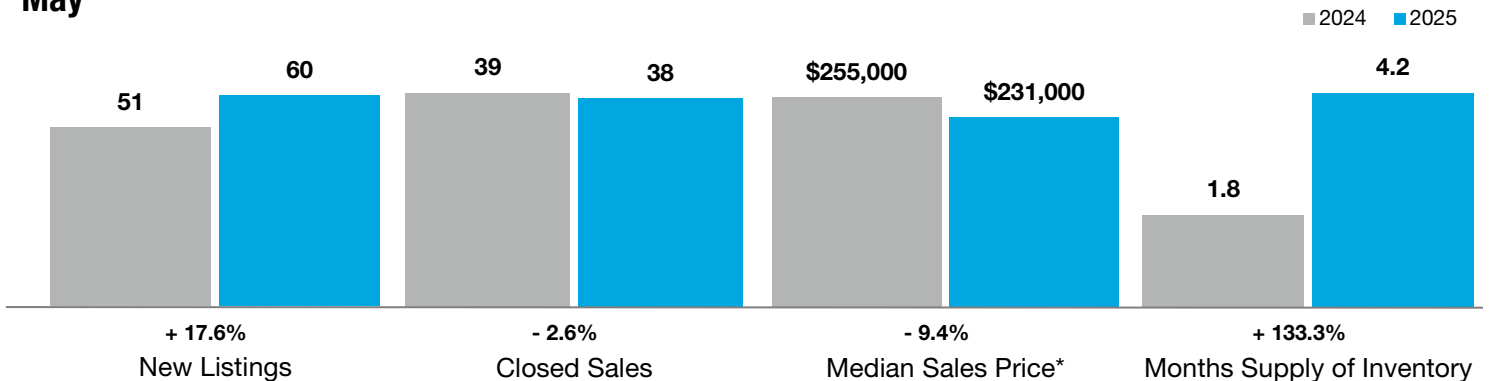
Lenoir

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	51	60	+ 17.6%	229	255	+ 11.4%
Pending Sales	41	40	- 2.4%	208	181	- 13.0%
Closed Sales	39	38	- 2.6%	187	168	- 10.2%
Median Sales Price*	\$255,000	\$231,000	- 9.4%	\$250,000	\$240,000	- 4.0%
Average Sales Price*	\$288,332	\$269,116	- 6.7%	\$296,498	\$291,592	- 1.7%
Percent of Original List Price Received*	95.9%	93.7%	- 2.3%	95.4%	93.4%	- 2.1%
List to Close	78	95	+ 21.8%	88	94	+ 6.8%
Days on Market Until Sale	32	55	+ 71.9%	43	53	+ 23.3%
Cumulative Days on Market Until Sale	33	68	+ 106.1%	48	61	+ 27.1%
Average List Price	\$365,578	\$373,277	+ 2.1%	\$334,473	\$378,706	+ 13.2%
Inventory of Homes for Sale	74	134	+ 81.1%	--	--	--
Months Supply of Inventory	1.8	4.2	+ 133.3%	--	--	--

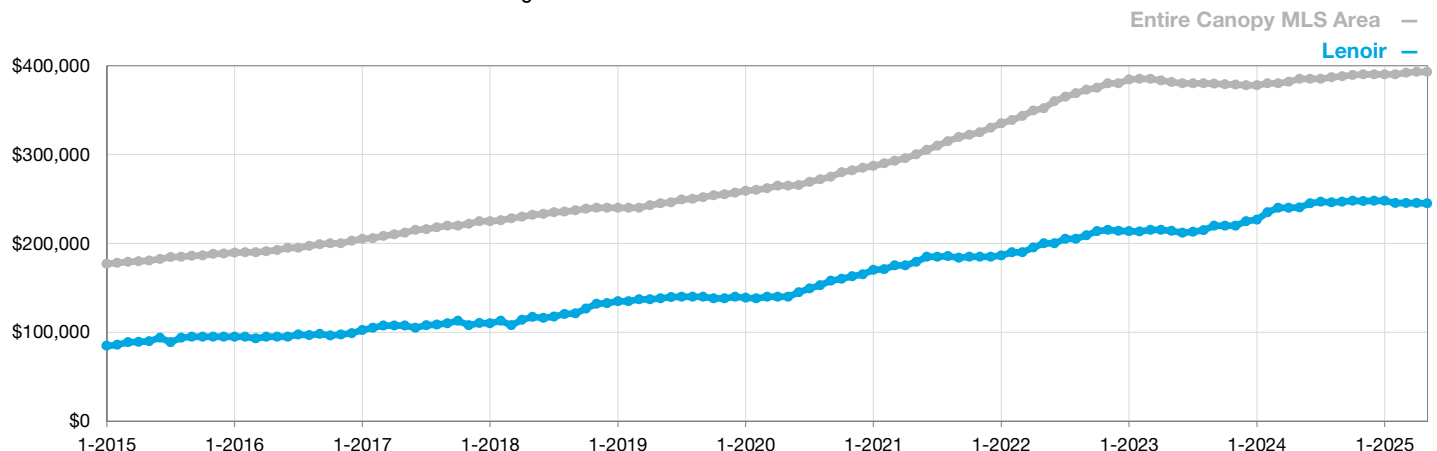
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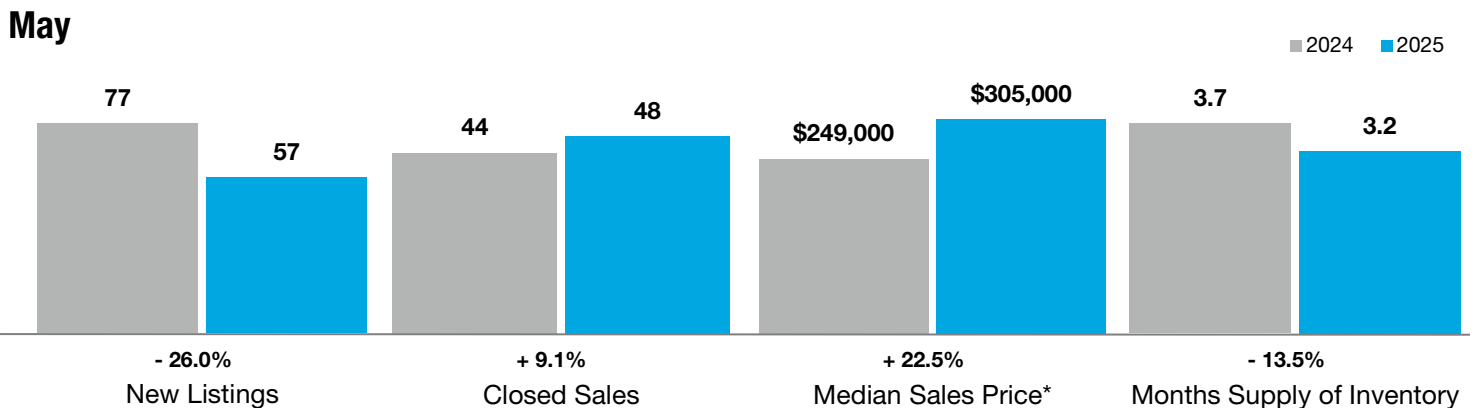


Morganton

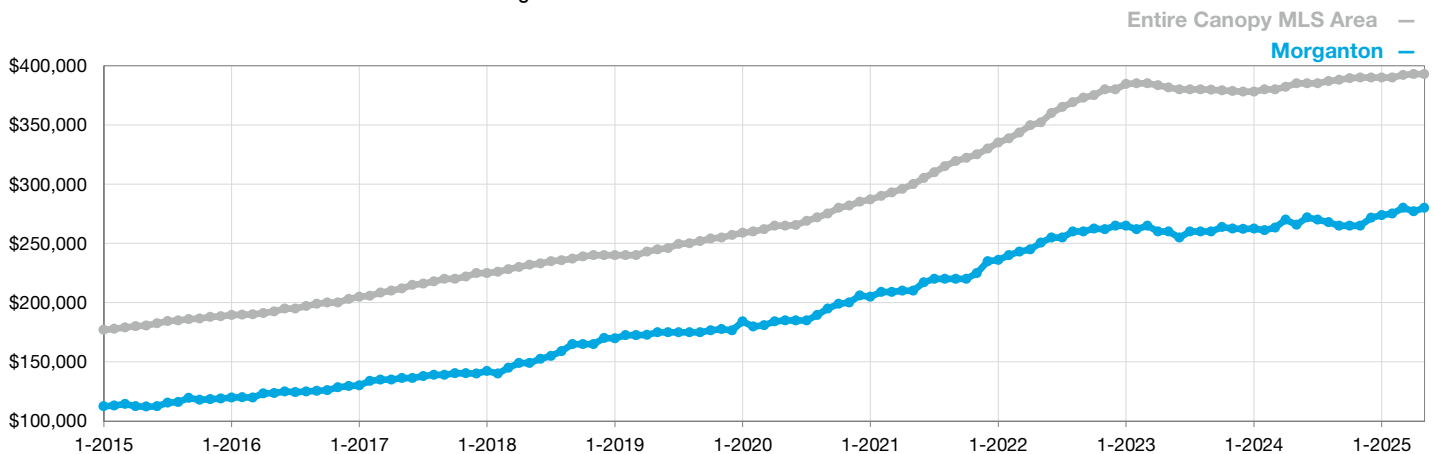
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	77	57	- 26.0%	301	251	- 16.6%
Pending Sales	45	40	- 11.1%	206	206	0.0%
Closed Sales	44	48	+ 9.1%	189	197	+ 4.2%
Median Sales Price*	\$249,000	\$305,000	+ 22.5%	\$259,500	\$281,500	+ 8.5%
Average Sales Price*	\$285,566	\$321,167	+ 12.5%	\$298,047	\$323,892	+ 8.7%
Percent of Original List Price Received*	96.0%	92.8%	- 3.3%	95.0%	92.8%	- 2.3%
List to Close	70	110	+ 57.1%	73	113	+ 54.8%
Days on Market Until Sale	30	68	+ 126.7%	33	73	+ 121.2%
Cumulative Days on Market Until Sale	30	71	+ 136.7%	35	78	+ 122.9%
Average List Price	\$388,082	\$396,547	+ 2.2%	\$370,858	\$395,428	+ 6.6%
Inventory of Homes for Sale	143	132	- 7.7%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--

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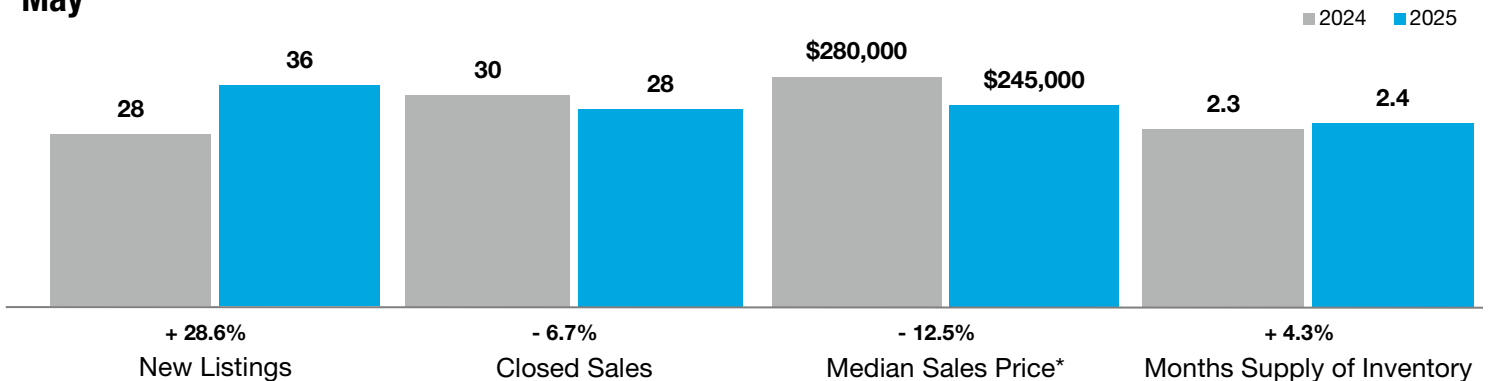
Newton

North Carolina

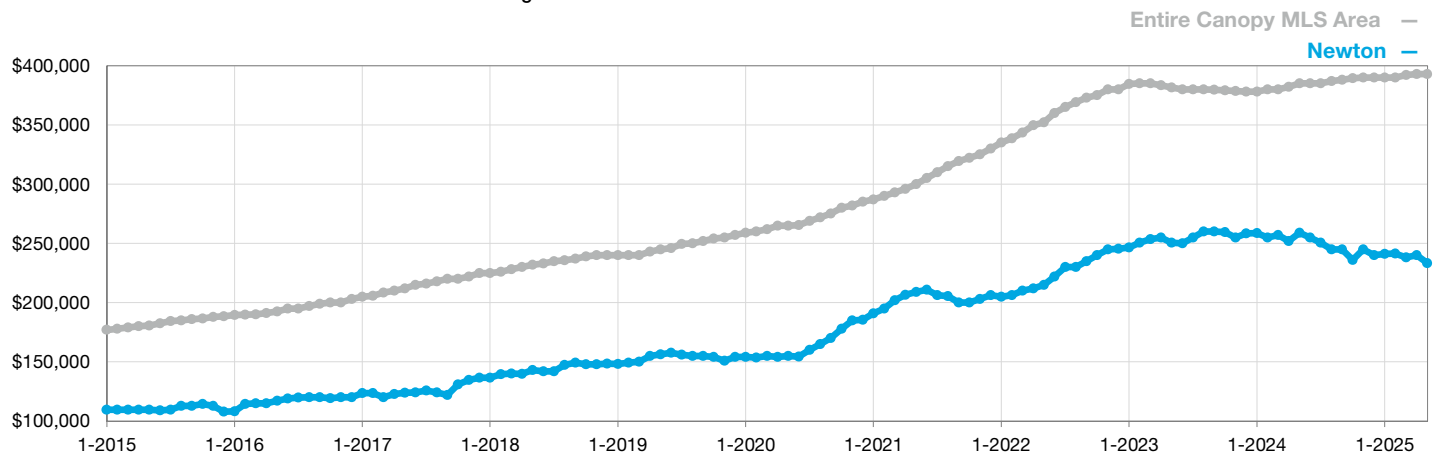
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	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	28	36	+ 28.6%	134	168	+ 25.4%
Pending Sales	17	19	+ 11.8%	104	135	+ 29.8%
Closed Sales	30	28	- 6.7%	101	148	+ 46.5%
Median Sales Price*	\$280,000	\$245,000	- 12.5%	\$245,000	\$230,000	- 6.1%
Average Sales Price*	\$355,067	\$288,323	- 18.8%	\$292,020	\$253,495	- 13.2%
Percent of Original List Price Received*	96.0%	95.1%	- 0.9%	93.7%	93.6%	- 0.1%
List to Close	84	105	+ 25.0%	87	95	+ 9.2%
Days on Market Until Sale	37	47	+ 27.0%	40	48	+ 20.0%
Cumulative Days on Market Until Sale	43	58	+ 34.9%	47	56	+ 19.1%
Average List Price	\$310,754	\$376,288	+ 21.1%	\$303,182	\$310,242	+ 2.3%
Inventory of Homes for Sale	47	70	+ 48.9%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

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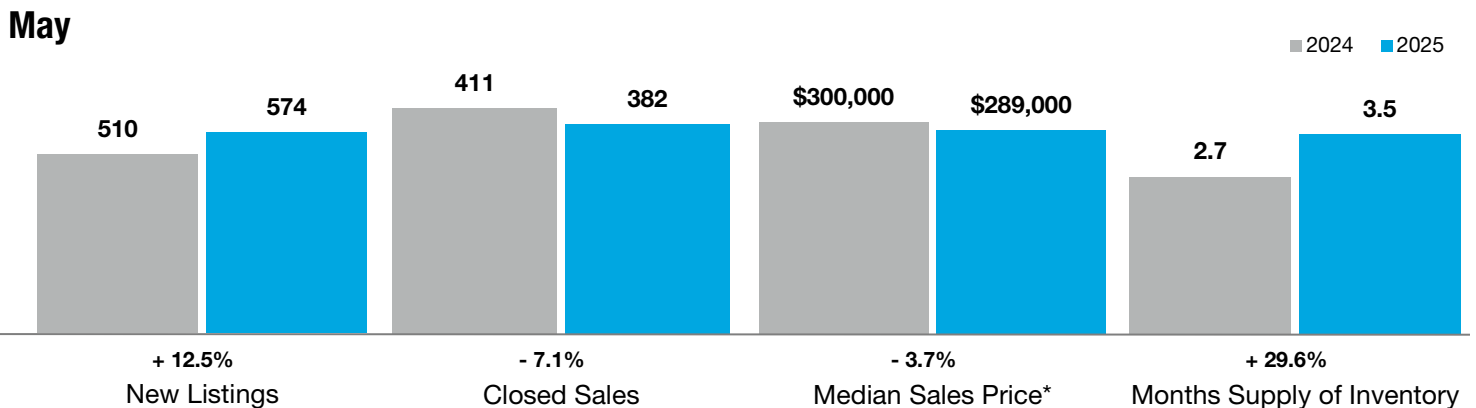


Hickory-Lenoir-Morganton MSA

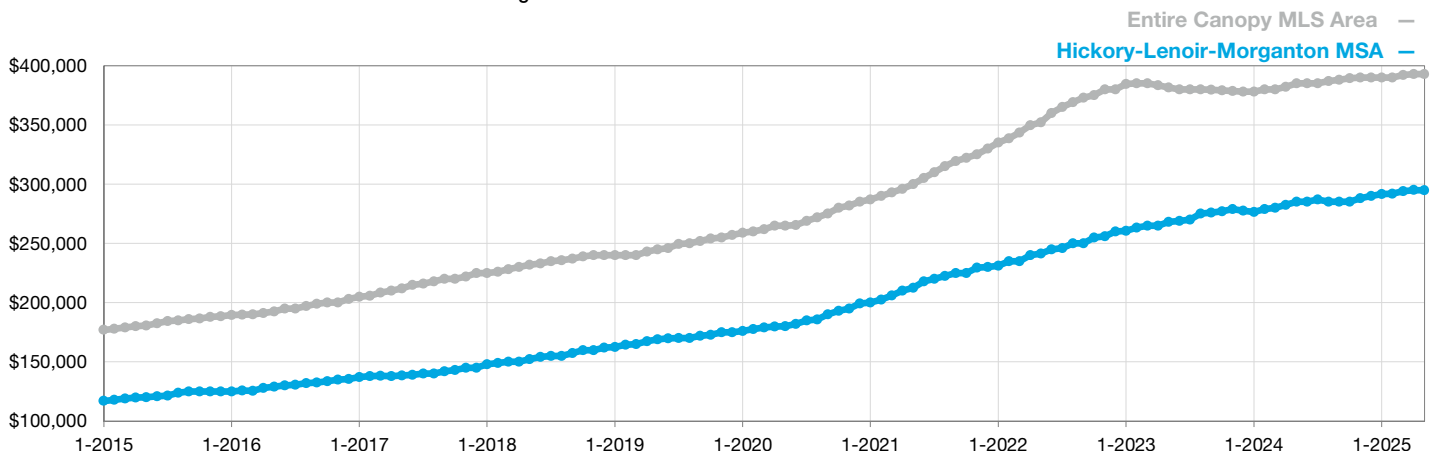
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