

# Local Market Update for July 2025

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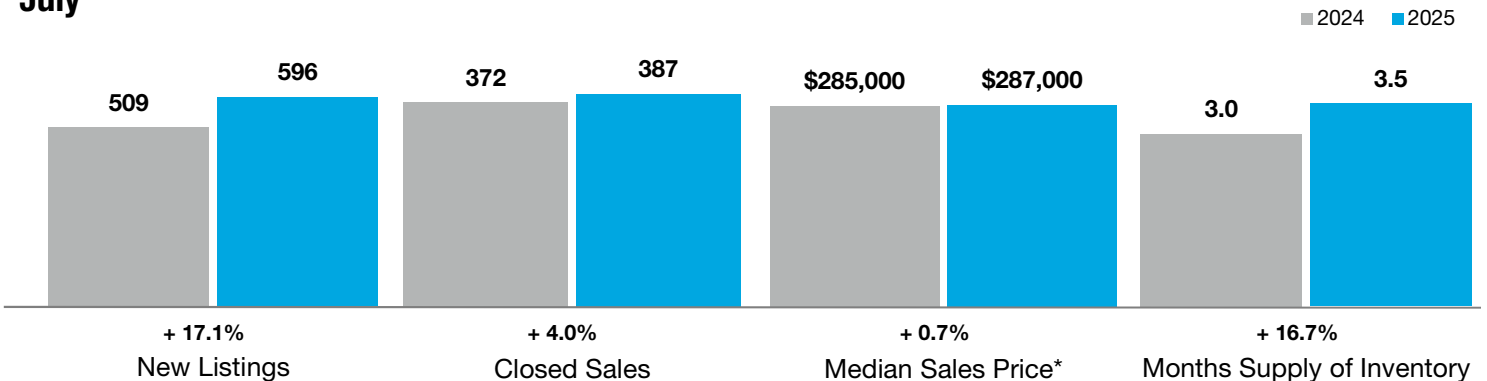
## Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	509	596	+ 17.1%	3,331	3,650	+ 9.6%
Pending Sales	363	449	+ 23.7%	2,481	2,648	+ 6.7%
Closed Sales	372	387	+ 4.0%	2,312	2,418	+ 4.6%
Median Sales Price*	\$285,000	\$287,000	+ 0.7%	\$285,000	\$298,925	+ 4.9%
Average Sales Price*	\$350,772	\$364,572	+ 3.9%	\$354,047	\$361,487	+ 2.1%
Percent of Original List Price Received*	95.2%	94.2%	- 1.1%	95.5%	94.7%	- 0.8%
List to Close	78	88	+ 12.8%	84	96	+ 14.3%
Days on Market Until Sale	37	47	+ 27.0%	42	52	+ 23.8%
Cumulative Days on Market Until Sale	43	58	+ 34.9%	46	61	+ 32.6%
Average List Price	\$377,215	\$412,171	+ 9.3%	\$393,570	\$415,370	+ 5.5%
Inventory of Homes for Sale	994	1,259	+ 26.7%	--	--	--
Months Supply of Inventory	3.0	3.5	+ 16.7%	--	--	--

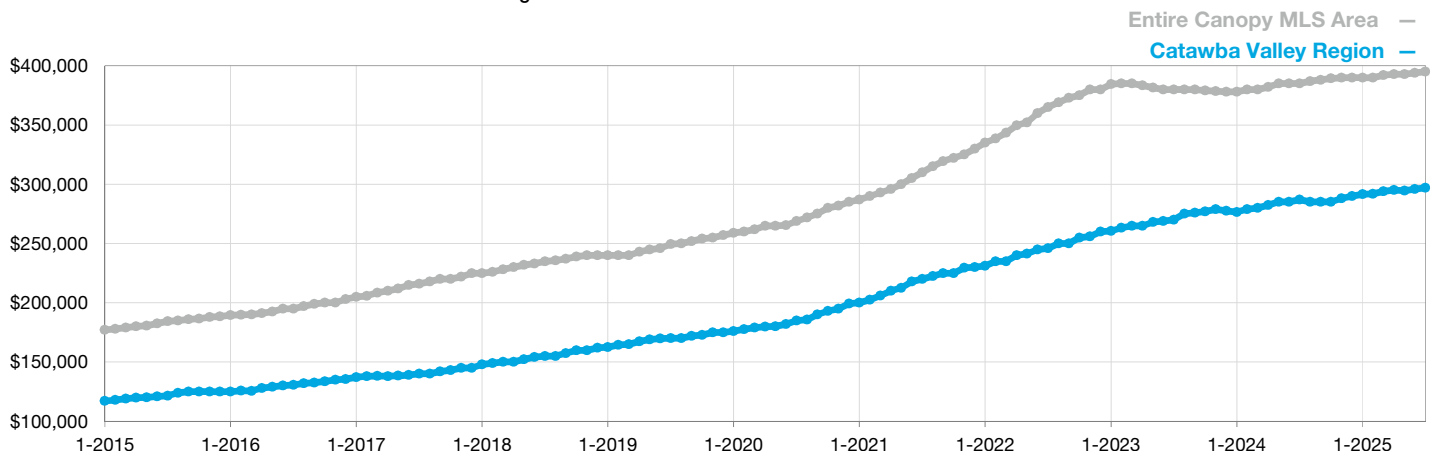
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### July



### Historical Median Sales Price

Rolling 12-Month Calculation



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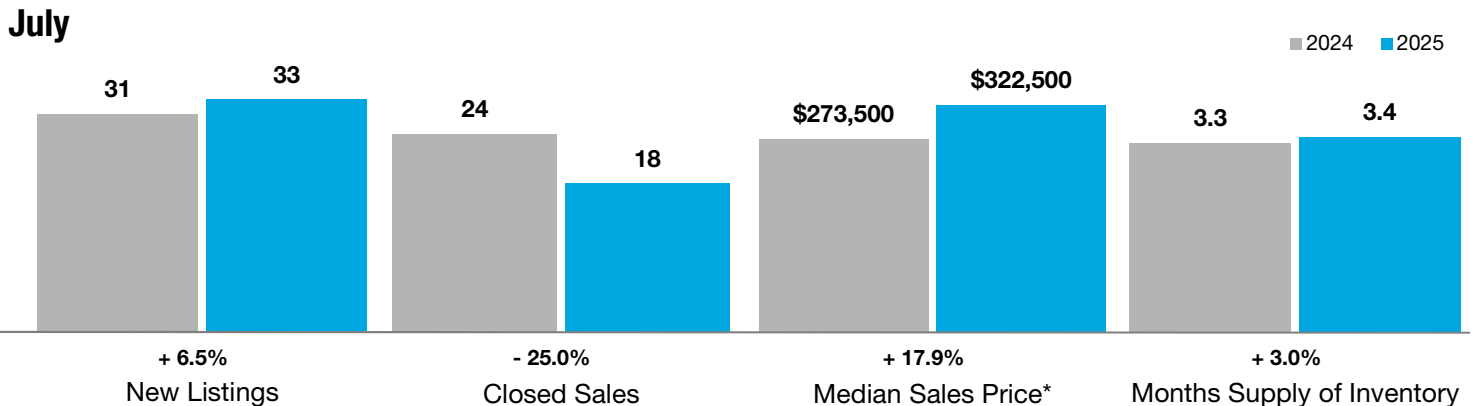


## Alexander County

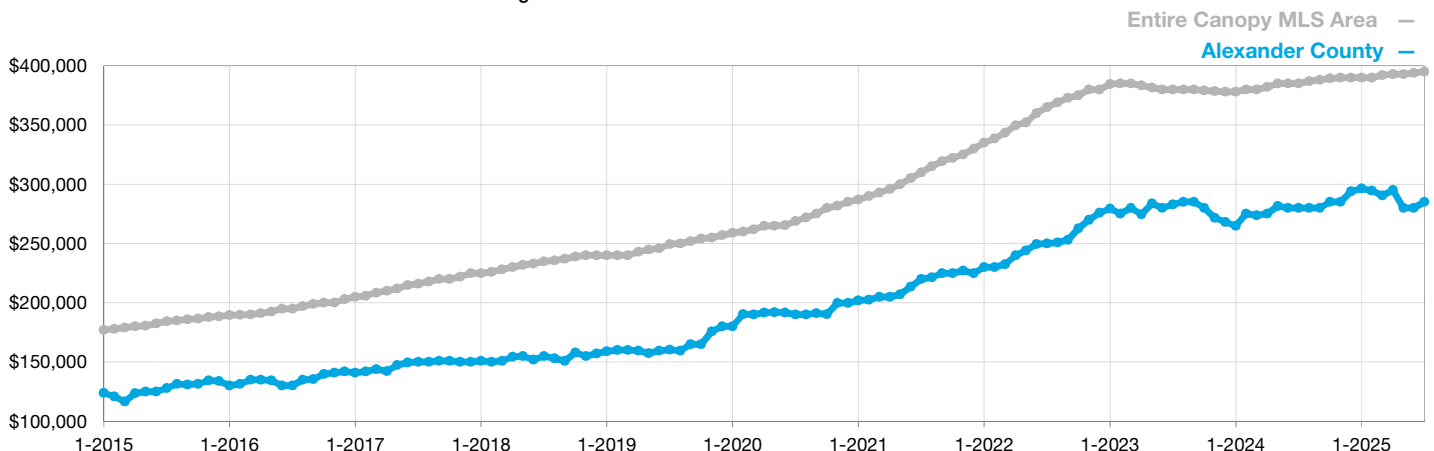
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	31	33	+ 6.5%	214	215	+ 0.5%
Pending Sales	22	30	+ 36.4%	157	177	+ 12.7%
Closed Sales	24	18	- 25.0%	147	160	+ 8.8%
Median Sales Price*	\$273,500	\$322,500	+ 17.9%	\$297,000	\$280,250	- 5.6%
Average Sales Price*	\$371,828	\$347,594	- 6.5%	\$372,493	\$360,783	- 3.1%
Percent of Original List Price Received*	95.2%	91.6%	- 3.8%	96.9%	95.7%	- 1.2%
List to Close	81	75	- 7.4%	84	93	+ 10.7%
Days on Market Until Sale	41	43	+ 4.9%	40	48	+ 20.0%
Cumulative Days on Market Until Sale	45	59	+ 31.1%	45	59	+ 31.1%
Average List Price	\$403,374	\$404,445	+ 0.3%	\$384,461	\$379,252	- 1.4%
Inventory of Homes for Sale	71	78	+ 9.9%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

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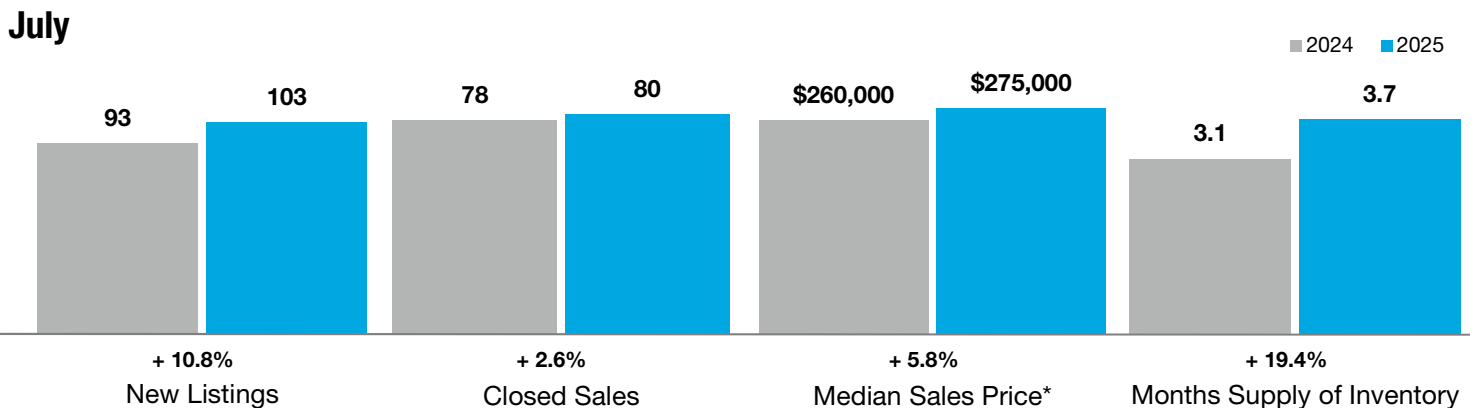


## Burke County

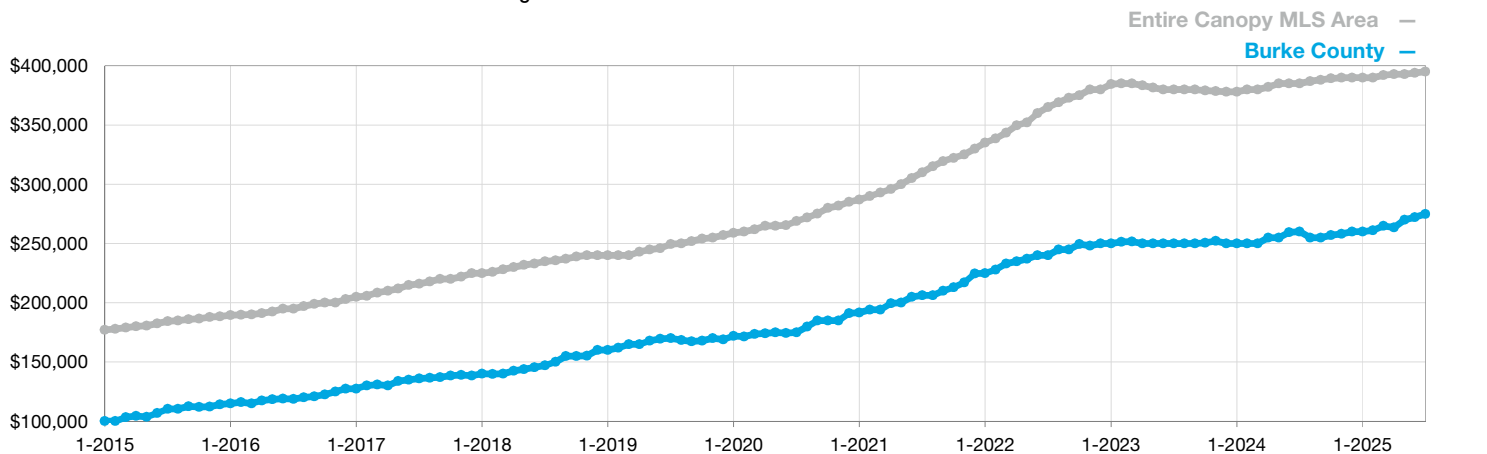
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	93	103	+ 10.8%	680	660	- 2.9%
Pending Sales	76	68	- 10.5%	506	488	- 3.6%
Closed Sales	78	80	+ 2.6%	465	467	+ 0.4%
Median Sales Price*	\$260,000	\$275,000	+ 5.8%	\$256,000	\$277,000	+ 8.2%
Average Sales Price*	\$276,357	\$364,104	+ 31.8%	\$307,763	\$338,282	+ 9.9%
Percent of Original List Price Received*	91.9%	93.5%	+ 1.7%	94.5%	93.5%	- 1.1%
List to Close	90	88	- 2.2%	78	102	+ 30.8%
Days on Market Until Sale	50	49	- 2.0%	39	62	+ 59.0%
Cumulative Days on Market Until Sale	56	61	+ 8.9%	41	71	+ 73.2%
Average List Price	\$387,476	\$350,249	- 9.6%	\$385,333	\$394,629	+ 2.4%
Inventory of Homes for Sale	205	245	+ 19.5%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--

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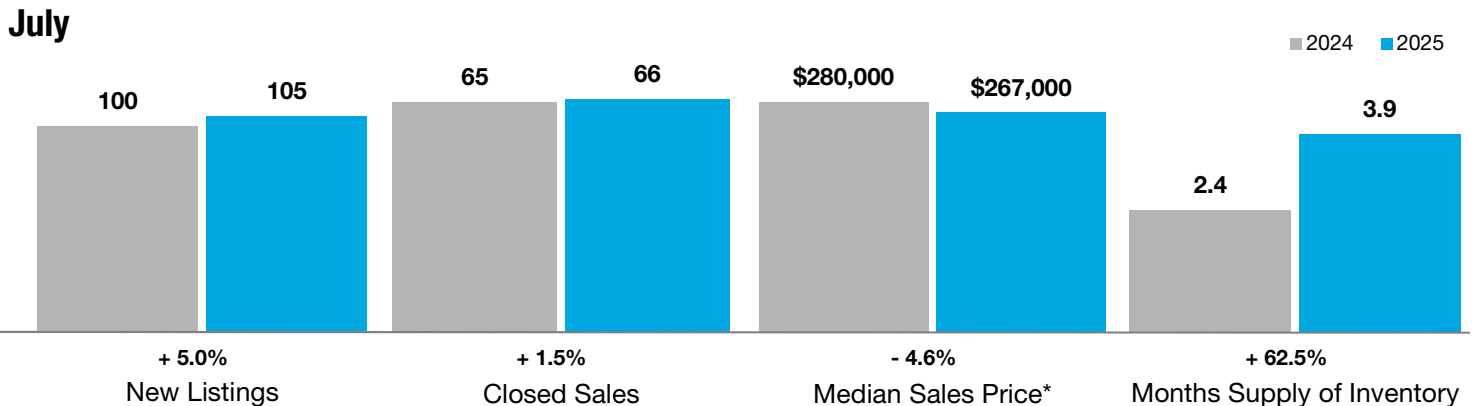


## Caldwell County

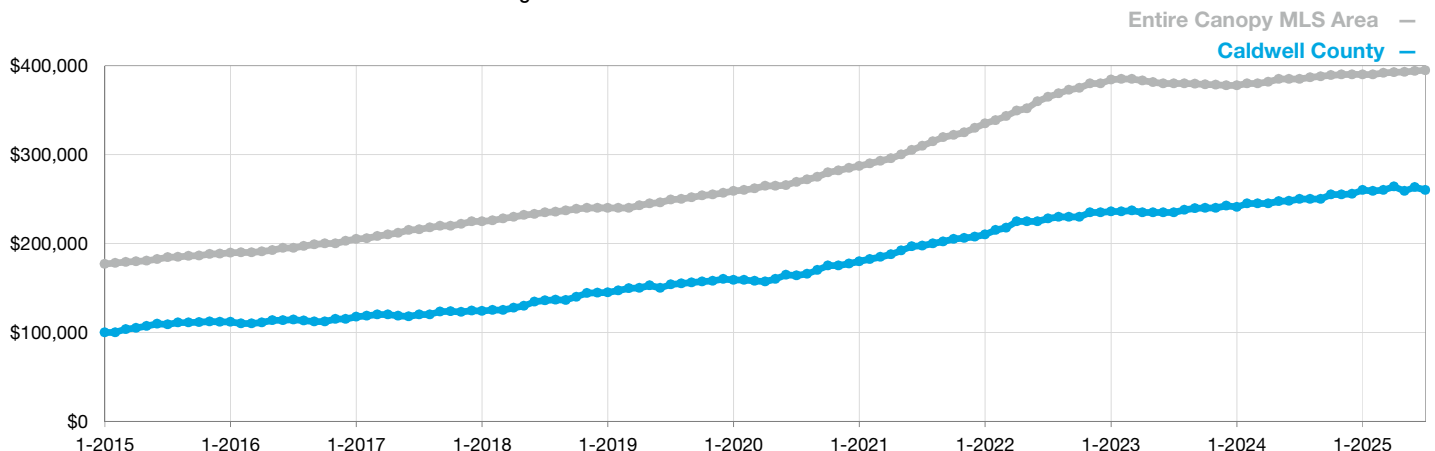
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	100	105	+ 5.0%	577	655	+ 13.5%
Pending Sales	71	70	- 1.4%	464	458	- 1.3%
Closed Sales	65	66	+ 1.5%	446	430	- 3.6%
Median Sales Price*	\$280,000	\$267,000	- 4.6%	\$257,945	\$265,000	+ 2.7%
Average Sales Price*	\$403,958	\$329,486	- 18.4%	\$324,961	\$323,567	- 0.4%
Percent of Original List Price Received*	96.8%	94.0%	- 2.9%	96.4%	94.7%	- 1.8%
List to Close	80	81	+ 1.3%	82	86	+ 4.9%
Days on Market Until Sale	37	45	+ 21.6%	39	45	+ 15.4%
Cumulative Days on Market Until Sale	42	47	+ 11.9%	44	50	+ 13.6%
Average List Price	\$351,841	\$355,716	+ 1.1%	\$360,280	\$383,522	+ 6.5%
Inventory of Homes for Sale	154	240	+ 55.8%	--	--	--
Months Supply of Inventory	2.4	3.9	+ 62.5%	--	--	--

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



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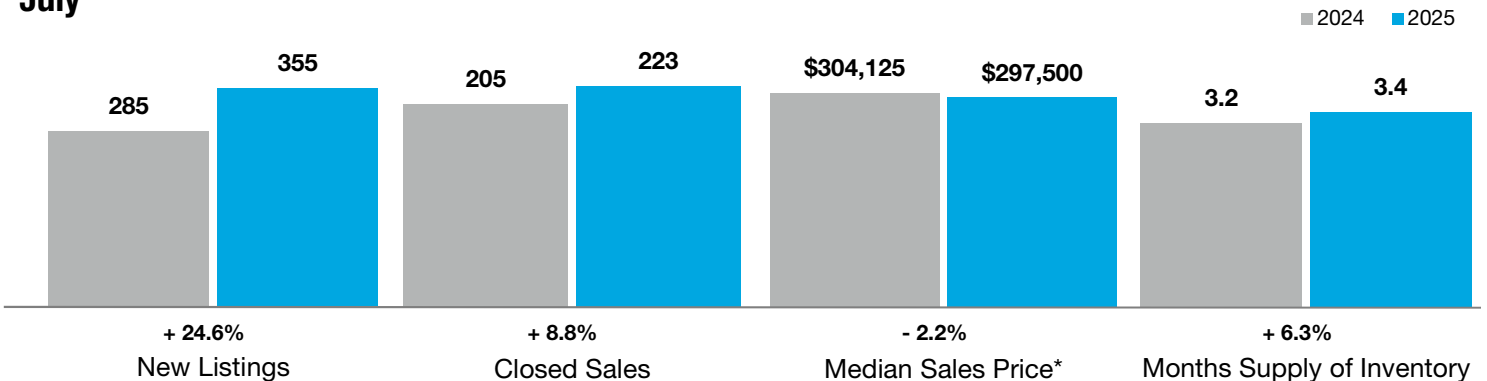
## Catawba County

North Carolina

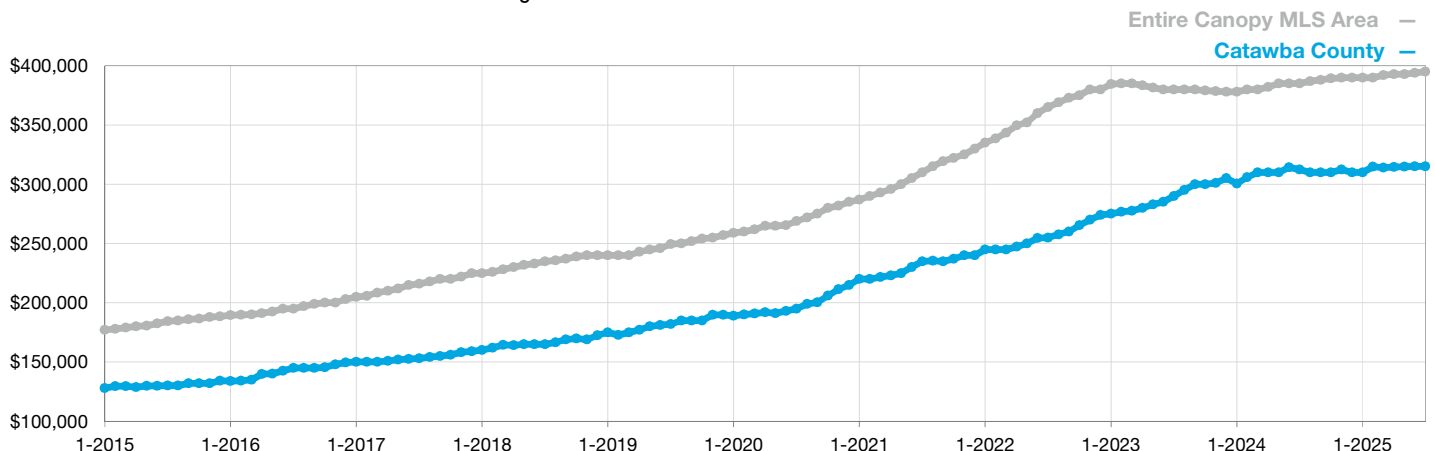
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	285	355	+ 24.6%	1,860	2,120	+ 14.0%
Pending Sales	194	281	+ 44.8%	1,354	1,525	+ 12.6%
Closed Sales	205	223	+ 8.8%	1,254	1,361	+ 8.5%
Median Sales Price*	\$304,125	\$297,500	- 2.2%	\$305,000	\$315,000	+ 3.3%
Average Sales Price*	\$359,801	\$376,495	+ 4.6%	\$379,375	\$381,510	+ 0.6%
Percent of Original List Price Received*	96.0%	94.7%	- 1.4%	95.4%	95.1%	- 0.3%
List to Close	72	91	+ 26.4%	88	97	+ 10.2%
Days on Market Until Sale	31	47	+ 51.6%	44	52	+ 18.2%
Cumulative Days on Market Until Sale	38	60	+ 57.9%	50	62	+ 24.0%
Average List Price	\$379,747	\$447,554	+ 17.9%	\$408,038	\$435,531	+ 6.7%
Inventory of Homes for Sale	564	696	+ 23.4%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--

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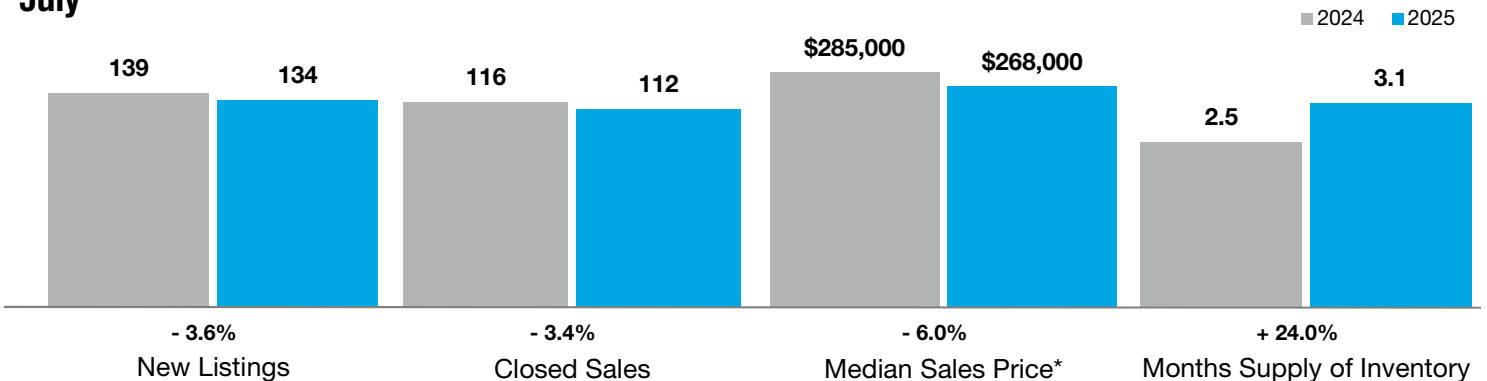
## Hickory

North Carolina

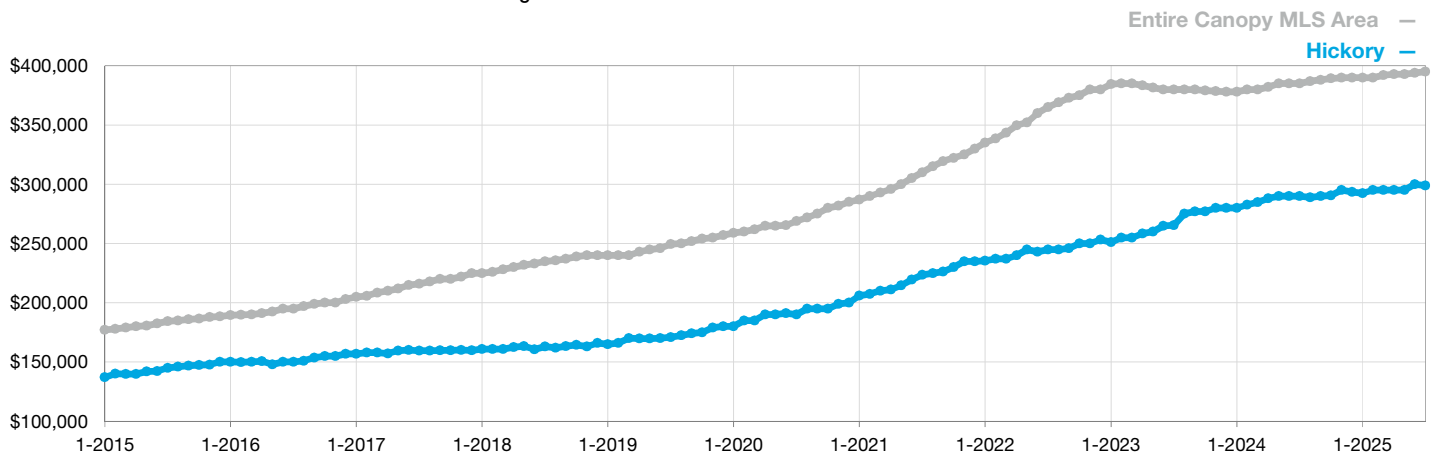
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	139	134	- 3.6%	850	957	+ 12.6%
Pending Sales	92	110	+ 19.6%	649	680	+ 4.8%
Closed Sales	116	112	- 3.4%	615	627	+ 2.0%
Median Sales Price*	\$285,000	\$268,000	- 6.0%	\$284,900	\$290,000	+ 1.8%
Average Sales Price*	\$316,189	\$350,795	+ 10.9%	\$331,340	\$351,096	+ 6.0%
Percent of Original List Price Received*	96.1%	95.3%	- 0.8%	96.1%	95.9%	- 0.2%
List to Close	67	85	+ 26.9%	85	89	+ 4.7%
Days on Market Until Sale	27	46	+ 70.4%	42	46	+ 9.5%
Cumulative Days on Market Until Sale	34	57	+ 67.6%	46	54	+ 17.4%
Average List Price	\$337,843	\$395,135	+ 17.0%	\$352,984	\$384,290	+ 8.9%
Inventory of Homes for Sale	212	280	+ 32.1%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

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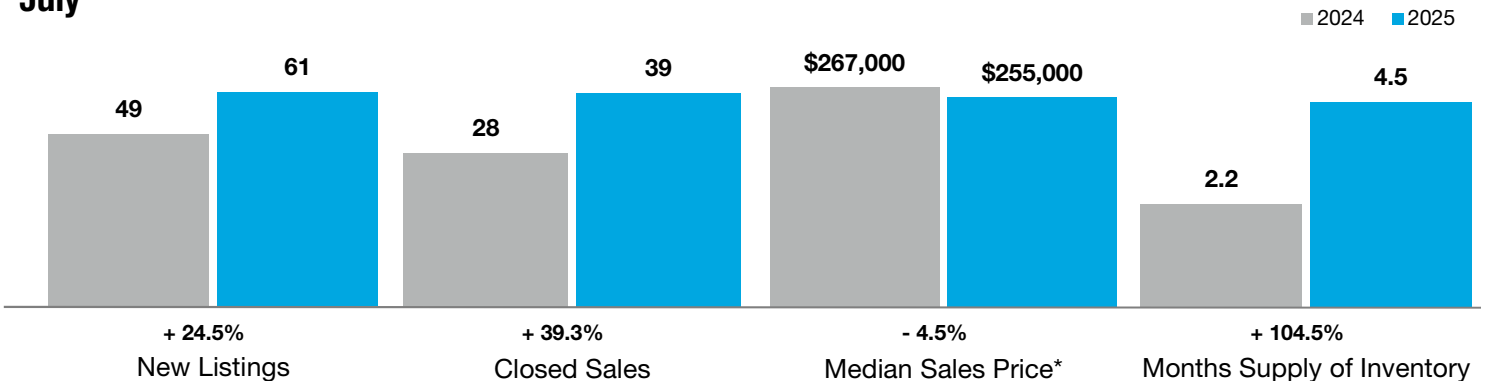
## Lenoir

North Carolina

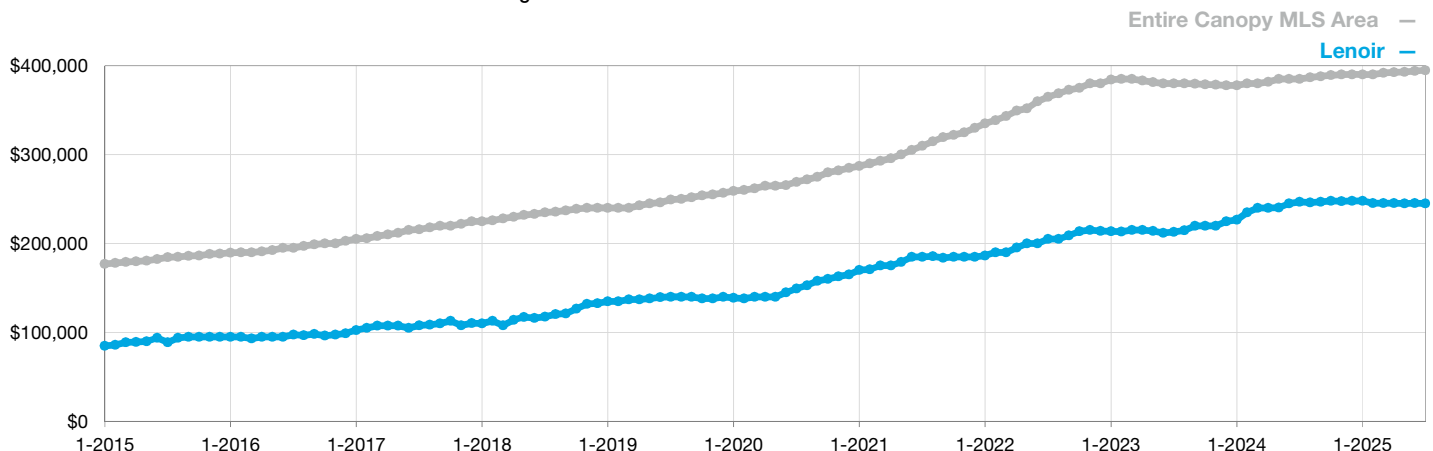
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	49	61	+ 24.5%	323	375	+ 16.1%
Pending Sales	42	41	- 2.4%	268	259	- 3.4%
Closed Sales	28	39	+ 39.3%	257	243	- 5.4%
Median Sales Price*	\$267,000	\$255,000	- 4.5%	\$255,000	\$249,900	- 2.0%
Average Sales Price*	\$315,939	\$322,817	+ 2.2%	\$303,216	\$301,208	- 0.7%
Percent of Original List Price Received*	96.1%	93.5%	- 2.7%	95.8%	93.9%	- 2.0%
List to Close	96	91	- 5.2%	87	92	+ 5.7%
Days on Market Until Sale	46	56	+ 21.7%	40	51	+ 27.5%
Cumulative Days on Market Until Sale	53	59	+ 11.3%	46	57	+ 23.9%
Average List Price	\$348,471	\$384,403	+ 10.3%	\$342,011	\$374,645	+ 9.5%
Inventory of Homes for Sale	87	149	+ 71.3%	--	--	--
Months Supply of Inventory	2.2	4.5	+ 104.5%	--	--	--

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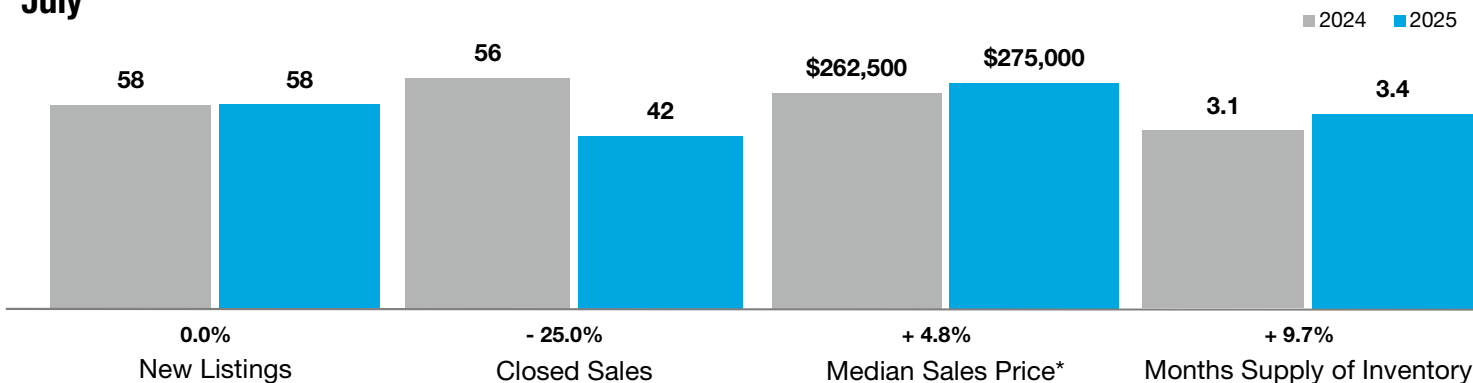
## Morganton

North Carolina

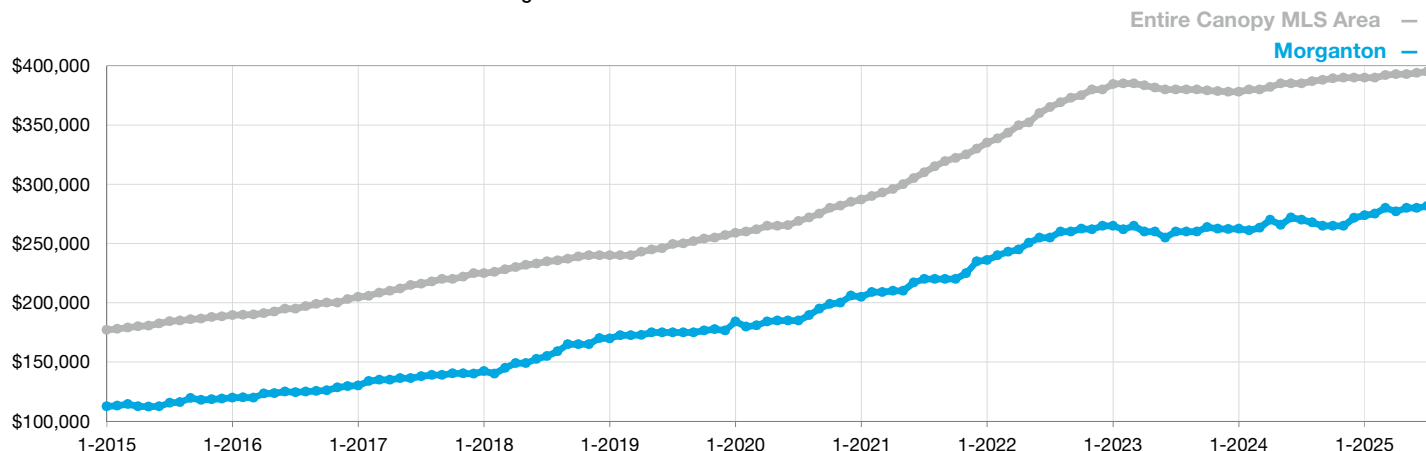
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	58	58	0.0%	417	368	- 11.8%
Pending Sales	54	44	- 18.5%	313	293	- 6.4%
Closed Sales	56	42	- 25.0%	287	281	- 2.1%
Median Sales Price*	\$262,500	\$275,000	+ 4.8%	\$265,000	\$285,000	+ 7.5%
Average Sales Price*	\$364,068	\$338,498	- 7.0%	\$320,076	\$326,592	+ 2.0%
Percent of Original List Price Received*	92.2%	93.8%	+ 1.7%	94.6%	93.2%	- 1.5%
List to Close	87	88	+ 1.1%	77	105	+ 36.4%
Days on Market Until Sale	51	47	- 7.8%	39	64	+ 64.1%
Cumulative Days on Market Until Sale	55	59	+ 7.3%	40	72	+ 80.0%
Average List Price	\$362,646	\$411,429	+ 13.5%	\$374,398	\$389,866	+ 4.1%
Inventory of Homes for Sale	130	135	+ 3.8%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--

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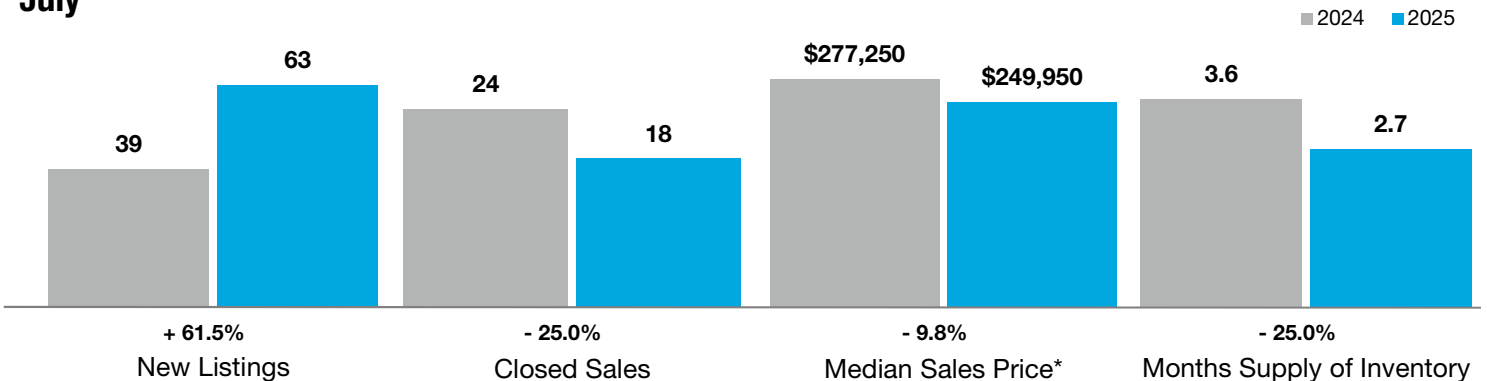
## Newton

North Carolina

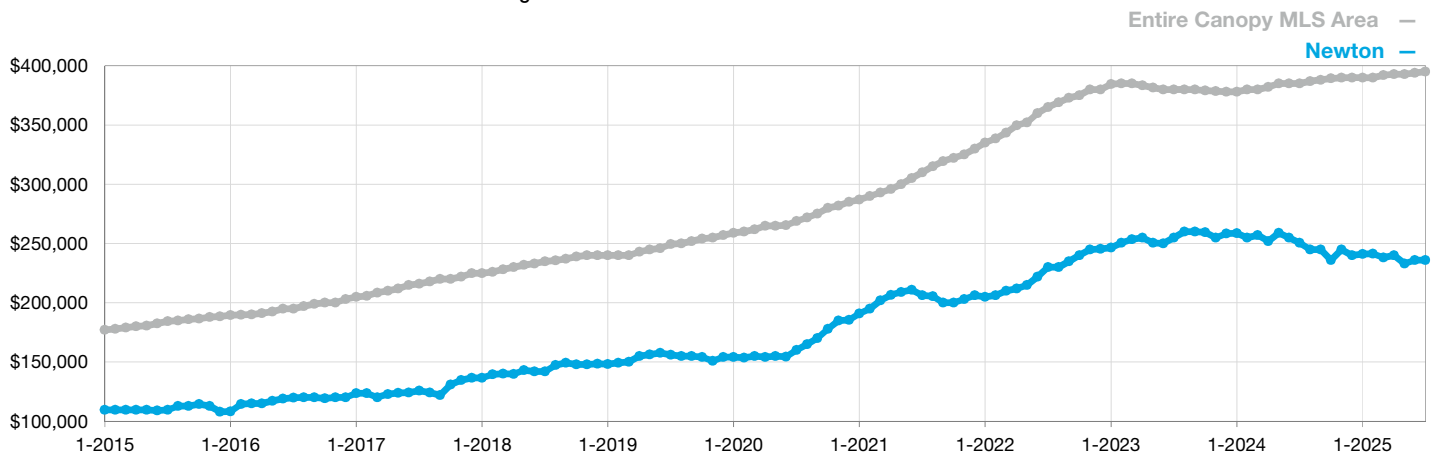
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	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	39	63	+ 61.5%	222	272	+ 22.5%
Pending Sales	24	52	+ 116.7%	154	215	+ 39.6%
Closed Sales	24	18	- 25.0%	144	187	+ 29.9%
Median Sales Price*	\$277,250	\$249,950	- 9.8%	\$247,500	\$237,500	- 4.0%
Average Sales Price*	\$307,292	\$324,129	+ 5.5%	\$294,113	\$267,092	- 9.2%
Percent of Original List Price Received*	94.9%	93.3%	- 1.7%	94.1%	94.1%	0.0%
List to Close	68	90	+ 32.4%	85	93	+ 9.4%
Days on Market Until Sale	32	38	+ 18.8%	40	46	+ 15.0%
Cumulative Days on Market Until Sale	32	55	+ 71.9%	45	54	+ 20.0%
Average List Price	\$270,258	\$332,004	+ 22.8%	\$303,430	\$311,260	+ 2.6%
Inventory of Homes for Sale	74	87	+ 17.6%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.0%	--	--	--

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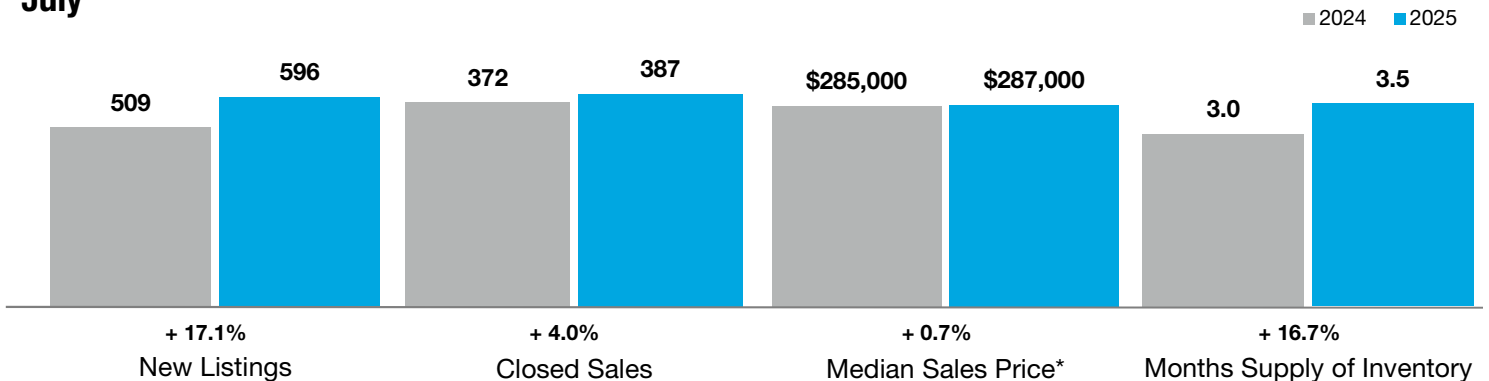
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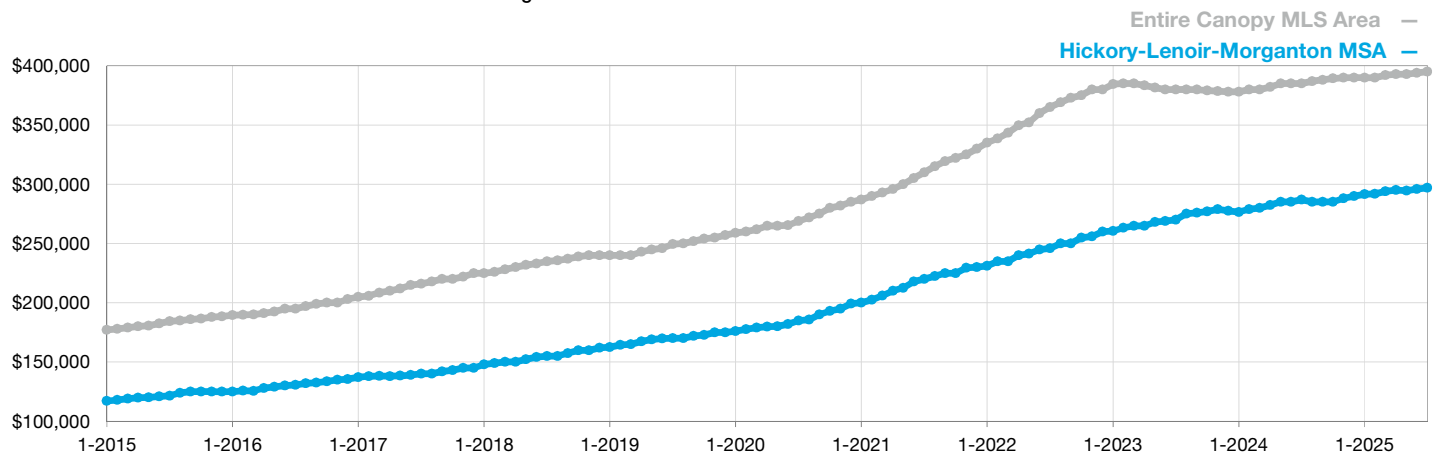
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