

Local Market Update for February 2026

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



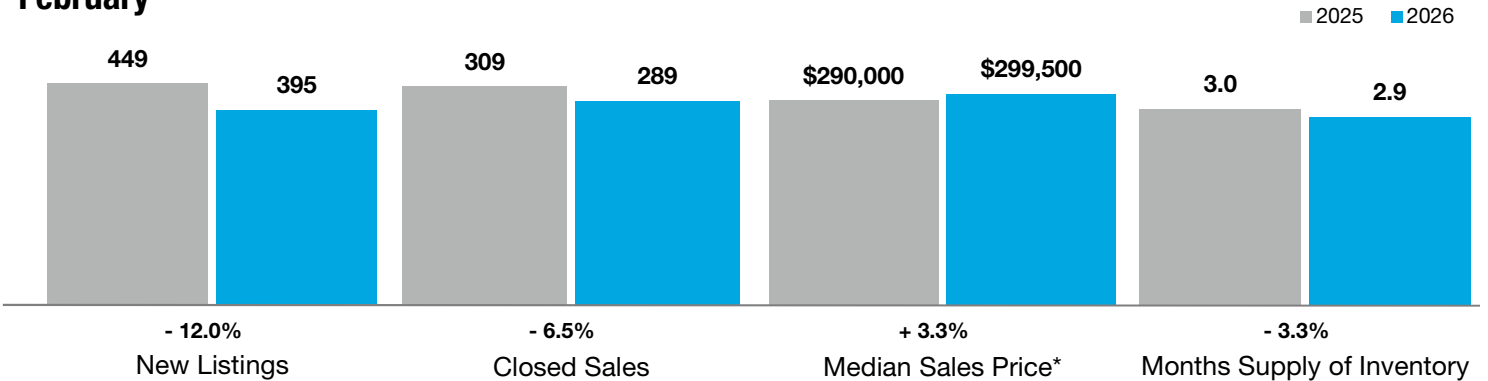
Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	449	395	- 12.0%	861	793	- 7.9%
Pending Sales	334	331	- 0.9%	653	654	+ 0.2%
Closed Sales	309	289	- 6.5%	592	503	- 15.0%
Median Sales Price*	\$290,000	\$299,500	+ 3.3%	\$292,000	\$302,000	+ 3.4%
Average Sales Price*	\$335,189	\$372,805	+ 11.2%	\$344,594	\$363,486	+ 5.5%
Percent of Original List Price Received*	94.6%	94.2%	- 0.4%	94.2%	94.0%	- 0.2%
List to Close	95	108	+ 13.7%	100	110	+ 10.0%
Days on Market Until Sale	55	63	+ 14.5%	57	65	+ 14.0%
Cumulative Days on Market Until Sale	63	76	+ 20.6%	64	76	+ 18.8%
Average List Price	\$420,944	\$400,139	- 4.9%	\$410,122	\$406,310	- 0.9%
Inventory of Homes for Sale	1,027	1,020	- 0.7%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

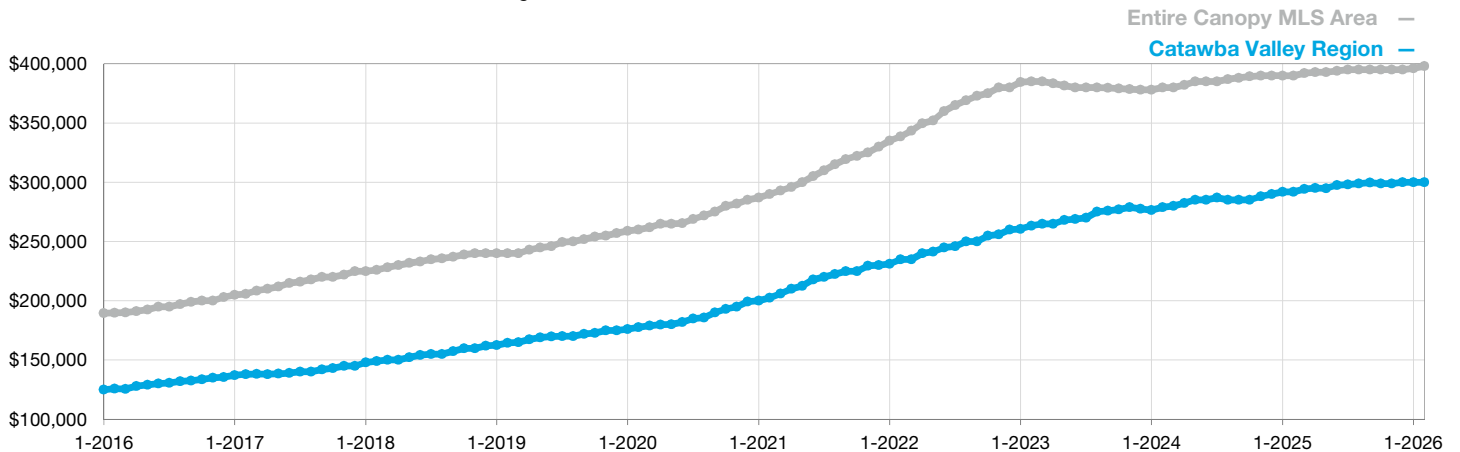
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February



Historical Median Sales Price

Rolling 12-Month Calculation



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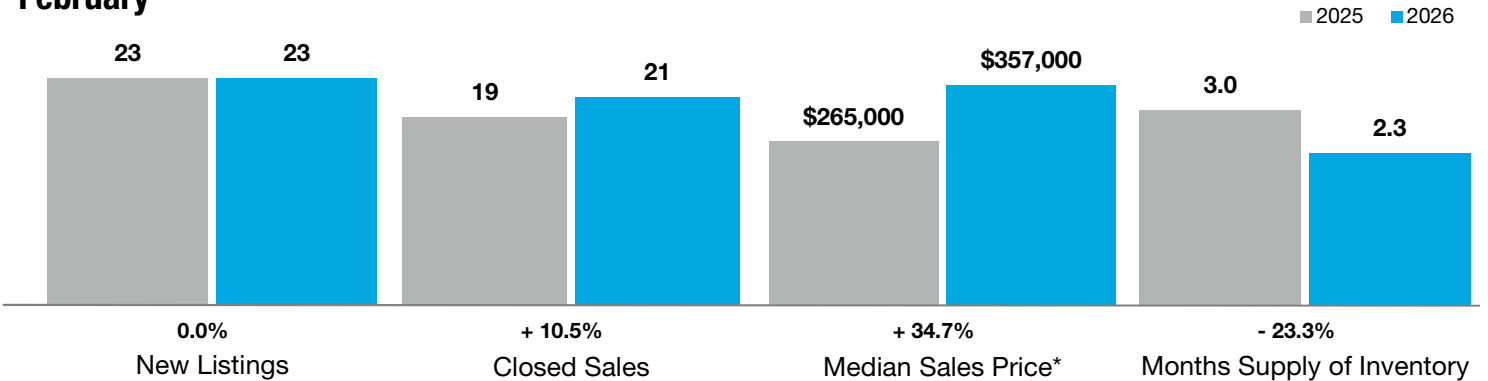
Alexander County

North Carolina

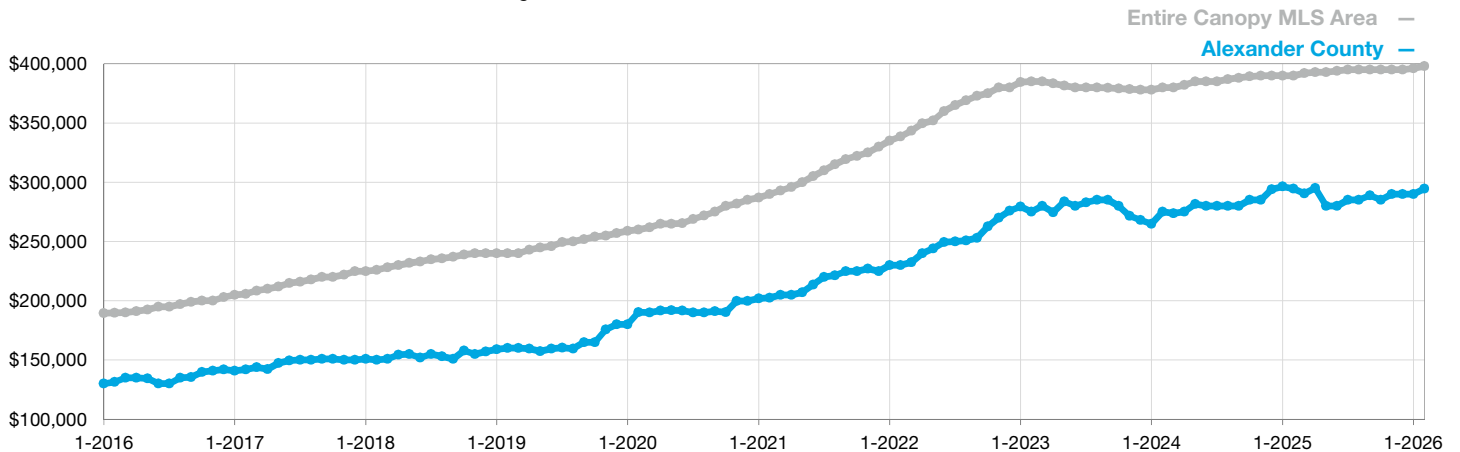
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	23	23	0.0%	44	53	+ 20.5%
Pending Sales	21	24	+ 14.3%	42	49	+ 16.7%
Closed Sales	19	21	+ 10.5%	38	38	0.0%
Median Sales Price*	\$265,000	\$357,000	+ 34.7%	\$284,850	\$330,000	+ 15.9%
Average Sales Price*	\$388,163	\$431,043	+ 11.0%	\$360,532	\$384,849	+ 6.7%
Percent of Original List Price Received*	98.9%	94.3%	- 4.7%	96.6%	93.7%	- 3.0%
List to Close	92	106	+ 15.2%	93	115	+ 23.7%
Days on Market Until Sale	56	62	+ 10.7%	48	67	+ 39.6%
Cumulative Days on Market Until Sale	68	62	- 8.8%	64	72	+ 12.5%
Average List Price	\$311,587	\$356,943	+ 14.6%	\$324,561	\$359,204	+ 10.7%
Inventory of Homes for Sale	65	58	- 10.8%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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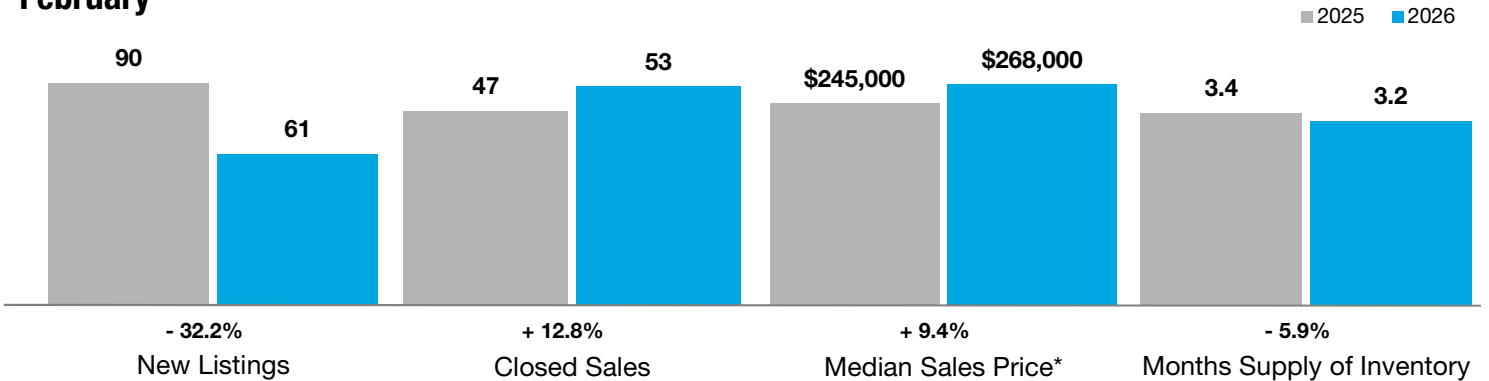
Burke County

North Carolina

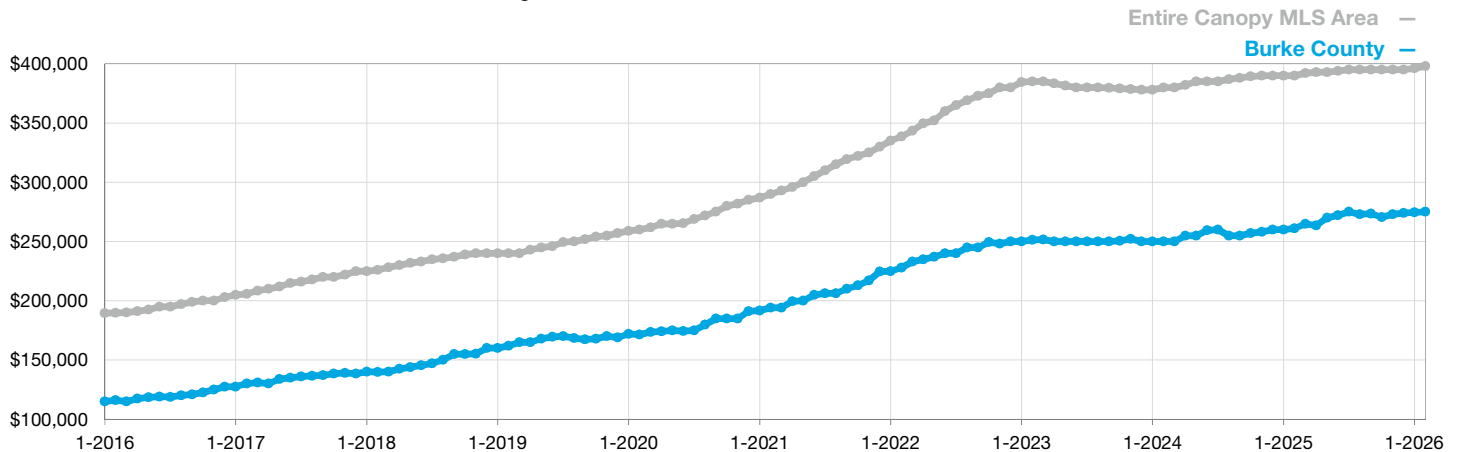
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	90	61	- 32.2%	153	133	- 13.1%
Pending Sales	66	59	- 10.6%	114	112	- 1.8%
Closed Sales	47	53	+ 12.8%	104	91	- 12.5%
Median Sales Price*	\$245,000	\$268,000	+ 9.4%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$321,202	\$367,080	+ 14.3%	\$350,599	\$359,128	+ 2.4%
Percent of Original List Price Received*	92.9%	92.3%	- 0.6%	92.2%	92.2%	0.0%
List to Close	110	140	+ 27.3%	112	136	+ 21.4%
Days on Market Until Sale	72	97	+ 34.7%	76	92	+ 21.1%
Cumulative Days on Market Until Sale	81	101	+ 24.7%	84	99	+ 17.9%
Average List Price	\$381,409	\$377,497	- 1.0%	\$354,423	\$374,643	+ 5.7%
Inventory of Homes for Sale	221	202	- 8.6%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--

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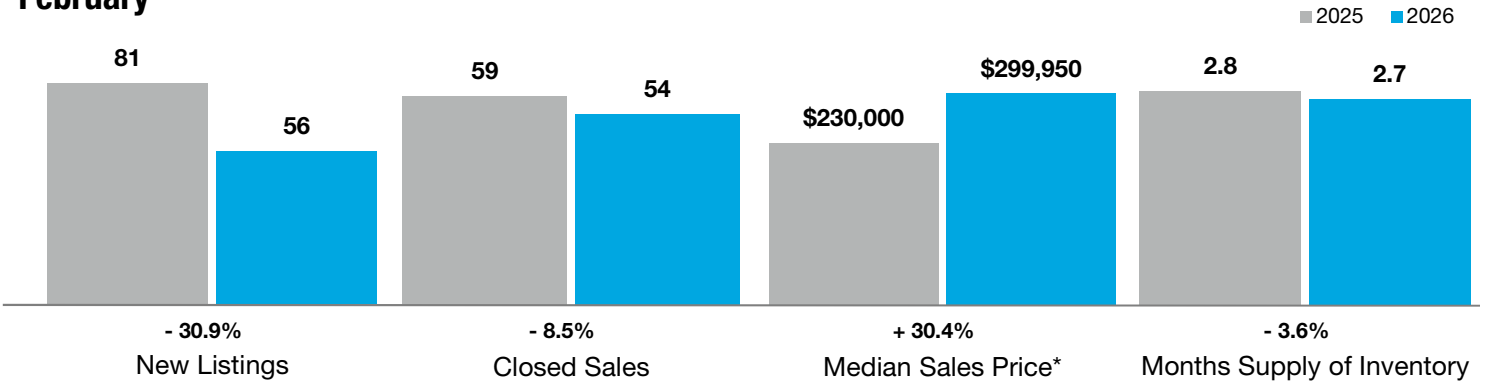
Caldwell County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	81	56	- 30.9%	150	122	- 18.7%
Pending Sales	55	63	+ 14.5%	114	128	+ 12.3%
Closed Sales	59	54	- 8.5%	108	96	- 11.1%
Median Sales Price*	\$230,000	\$299,950	+ 30.4%	\$255,000	\$292,000	+ 14.5%
Average Sales Price*	\$245,653	\$347,906	+ 41.6%	\$295,785	\$337,471	+ 14.1%
Percent of Original List Price Received*	93.8%	93.4%	- 0.4%	92.8%	93.8%	+ 1.1%
List to Close	91	104	+ 14.3%	93	112	+ 20.4%
Days on Market Until Sale	50	60	+ 20.0%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	59	70	+ 18.6%	59	73	+ 23.7%
Average List Price	\$386,839	\$352,180	- 9.0%	\$384,857	\$369,090	- 4.1%
Inventory of Homes for Sale	172	178	+ 3.5%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

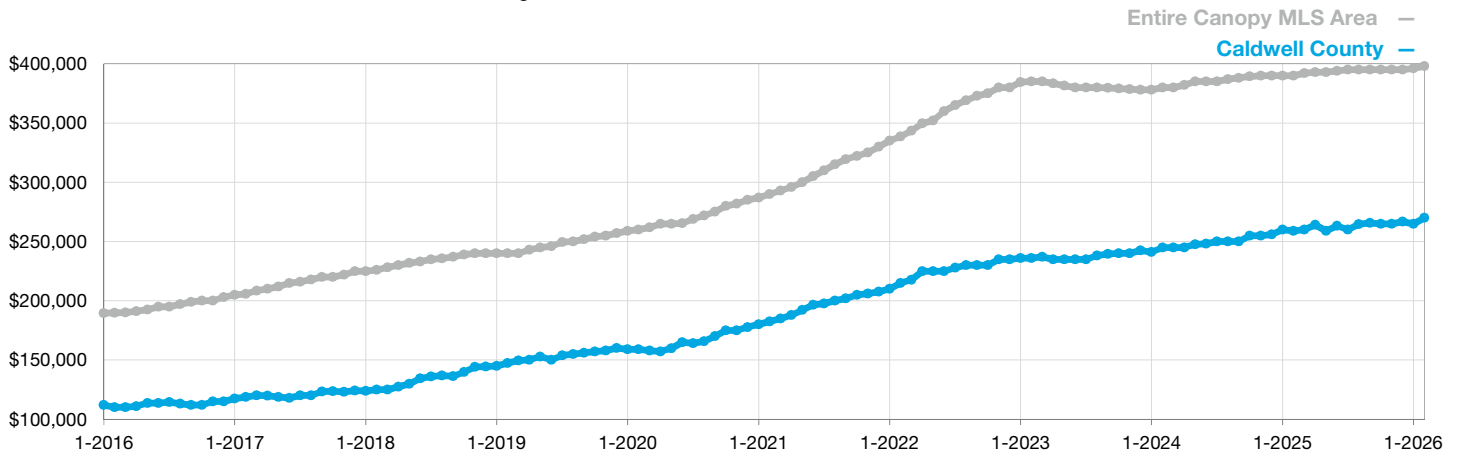
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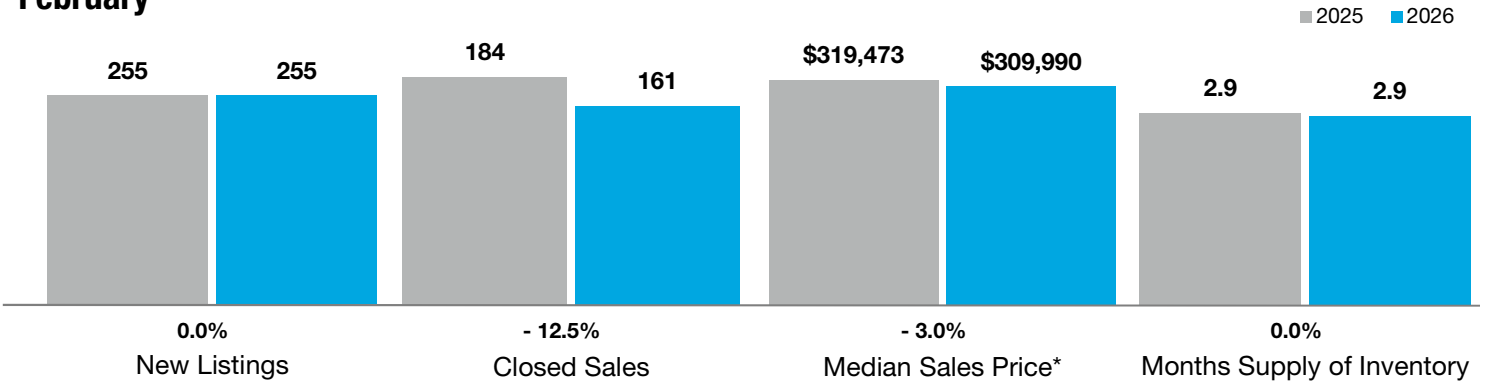
Catawba County

North Carolina

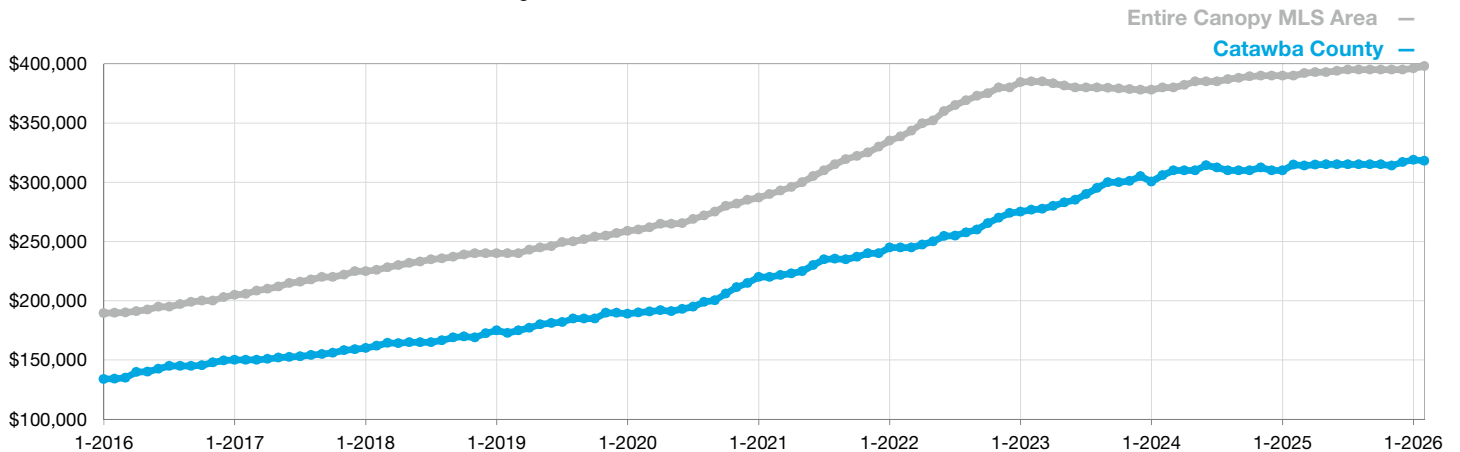
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	255	255	0.0%	514	485	- 5.6%
Pending Sales	192	185	- 3.6%	383	365	- 4.7%
Closed Sales	184	161	- 12.5%	342	278	- 18.7%
Median Sales Price*	\$319,473	\$309,990	- 3.0%	\$308,250	\$316,000	+ 2.5%
Average Sales Price*	\$362,002	\$375,444	+ 3.7%	\$356,428	\$370,975	+ 4.1%
Percent of Original List Price Received*	95.0%	95.1%	+ 0.1%	95.0%	94.6%	- 0.4%
List to Close	93	98	+ 5.4%	100	100	0.0%
Days on Market Until Sale	52	53	+ 1.9%	54	55	+ 1.9%
Cumulative Days on Market Until Sale	59	71	+ 20.3%	60	70	+ 16.7%
Average List Price	\$456,716	\$419,984	- 8.0%	\$441,452	\$429,795	- 2.6%
Inventory of Homes for Sale	569	582	+ 2.3%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--

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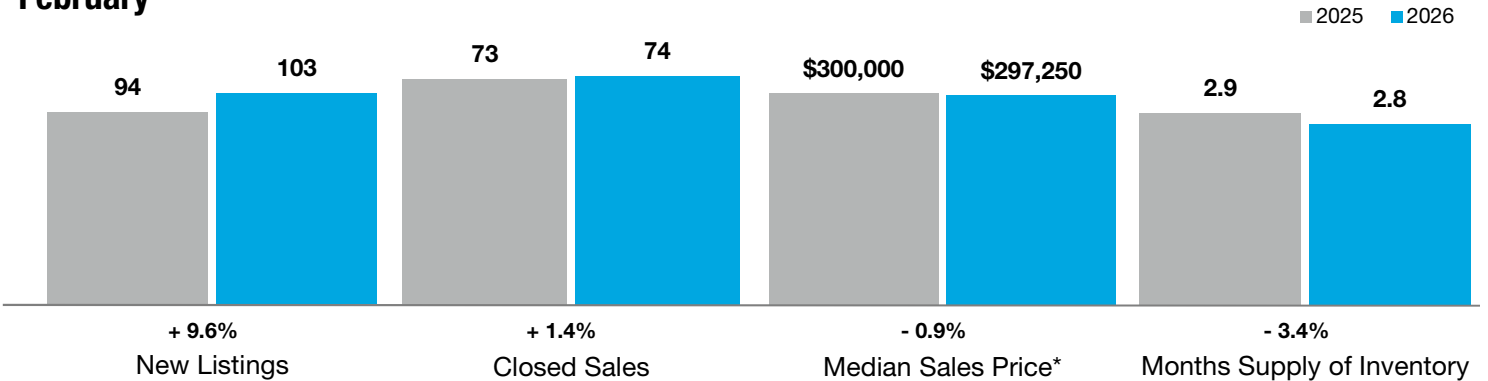
Hickory

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	94	103	+ 9.6%	221	210	- 5.0%
Pending Sales	66	87	+ 31.8%	146	164	+ 12.3%
Closed Sales	73	74	+ 1.4%	147	126	- 14.3%
Median Sales Price*	\$300,000	\$297,250	- 0.9%	\$280,000	\$300,950	+ 7.5%
Average Sales Price*	\$326,534	\$338,951	+ 3.8%	\$322,257	\$343,973	+ 6.7%
Percent of Original List Price Received*	95.8%	95.2%	- 0.6%	96.0%	94.6%	- 1.5%
List to Close	87	93	+ 6.9%	94	95	+ 1.1%
Days on Market Until Sale	46	46	0.0%	48	51	+ 6.3%
Cumulative Days on Market Until Sale	55	71	+ 29.1%	56	72	+ 28.6%
Average List Price	\$372,553	\$346,795	- 6.9%	\$391,499	\$355,877	- 9.1%
Inventory of Homes for Sale	253	245	- 3.2%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

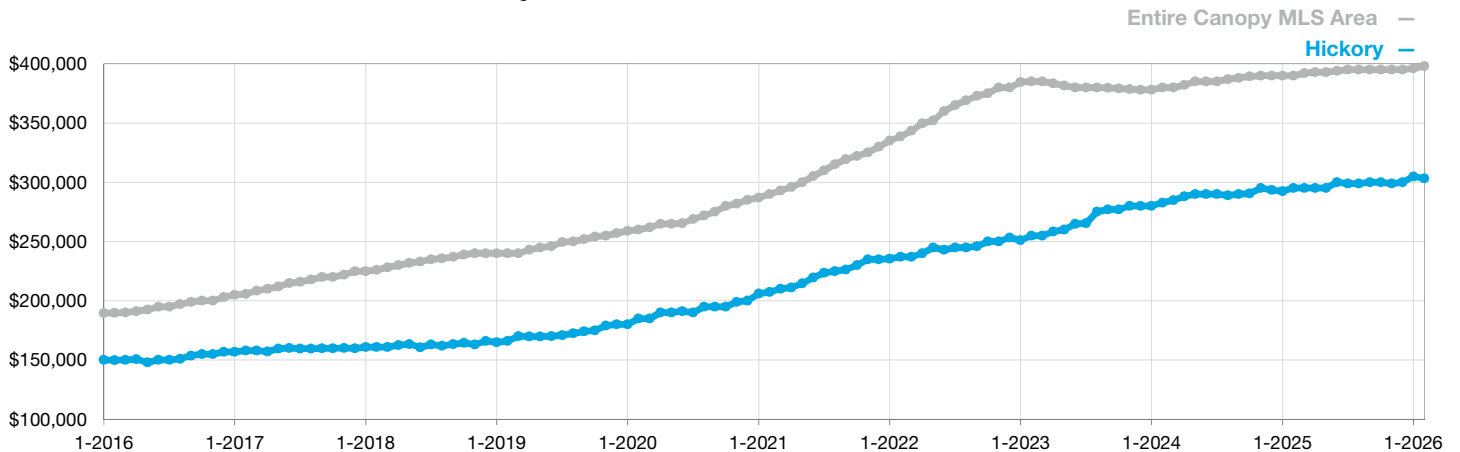
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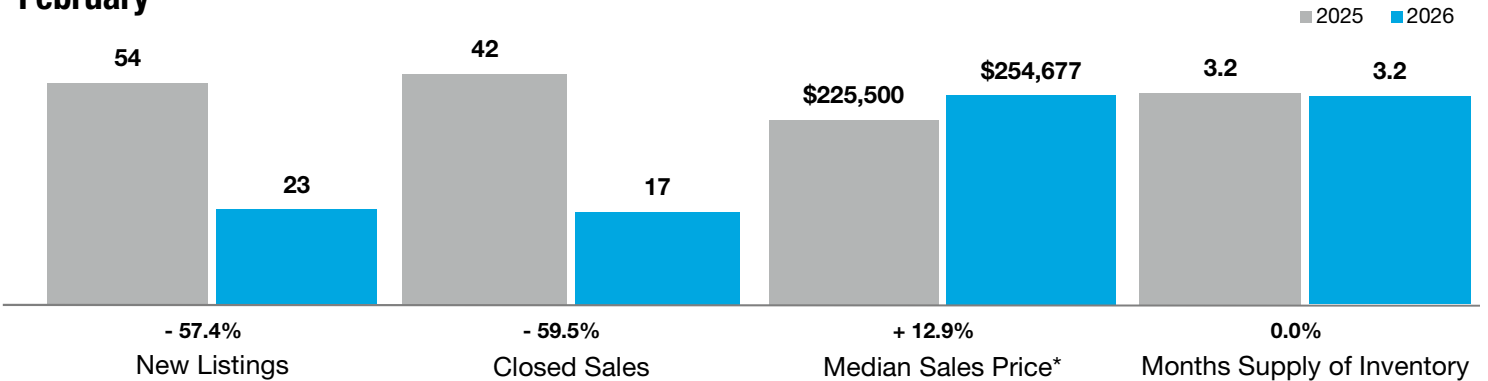
Lenoir

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	54	23	- 57.4%	92	53	- 42.4%
Pending Sales	32	29	- 9.4%	72	56	- 22.2%
Closed Sales	42	17	- 59.5%	70	37	- 47.1%
Median Sales Price*	\$225,500	\$254,677	+ 12.9%	\$236,700	\$240,000	+ 1.4%
Average Sales Price*	\$237,805	\$257,778	+ 8.4%	\$267,936	\$280,618	+ 4.7%
Percent of Original List Price Received*	93.7%	91.6%	- 2.2%	92.3%	91.3%	- 1.1%
List to Close	93	95	+ 2.2%	95	127	+ 33.7%
Days on Market Until Sale	51	55	+ 7.8%	53	82	+ 54.7%
Cumulative Days on Market Until Sale	64	73	+ 14.1%	63	93	+ 47.6%
Average List Price	\$376,257	\$341,026	- 9.4%	\$372,419	\$322,815	- 13.3%
Inventory of Homes for Sale	108	111	+ 2.8%	--	--	--
Months Supply of Inventory	3.2	3.2	0.0%	--	--	--

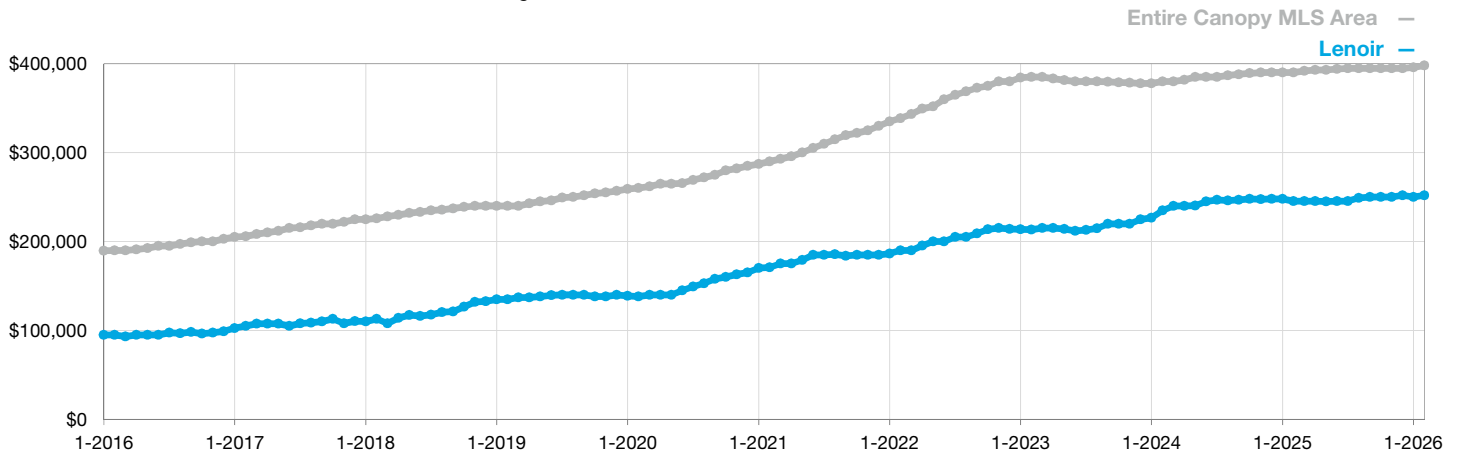
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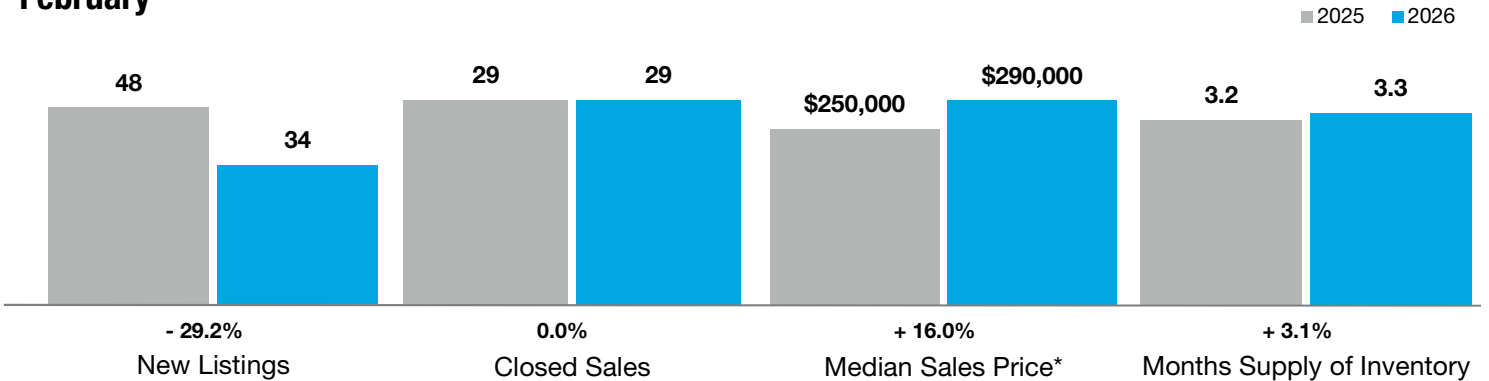
Morganton

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	48	34	- 29.2%	84	78	- 7.1%
Pending Sales	37	40	+ 8.1%	72	67	- 6.9%
Closed Sales	29	29	0.0%	71	47	- 33.8%
Median Sales Price*	\$250,000	\$290,000	+ 16.0%	\$251,000	\$310,000	+ 23.5%
Average Sales Price*	\$297,217	\$386,745	+ 30.1%	\$338,809	\$402,651	+ 18.8%
Percent of Original List Price Received*	92.1%	93.0%	+ 1.0%	91.7%	92.6%	+ 1.0%
List to Close	116	149	+ 28.4%	116	147	+ 26.7%
Days on Market Until Sale	80	107	+ 33.8%	82	104	+ 26.8%
Cumulative Days on Market Until Sale	83	111	+ 33.7%	88	115	+ 30.7%
Average List Price	\$347,410	\$360,803	+ 3.9%	\$337,685	\$380,067	+ 12.6%
Inventory of Homes for Sale	134	125	- 6.7%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

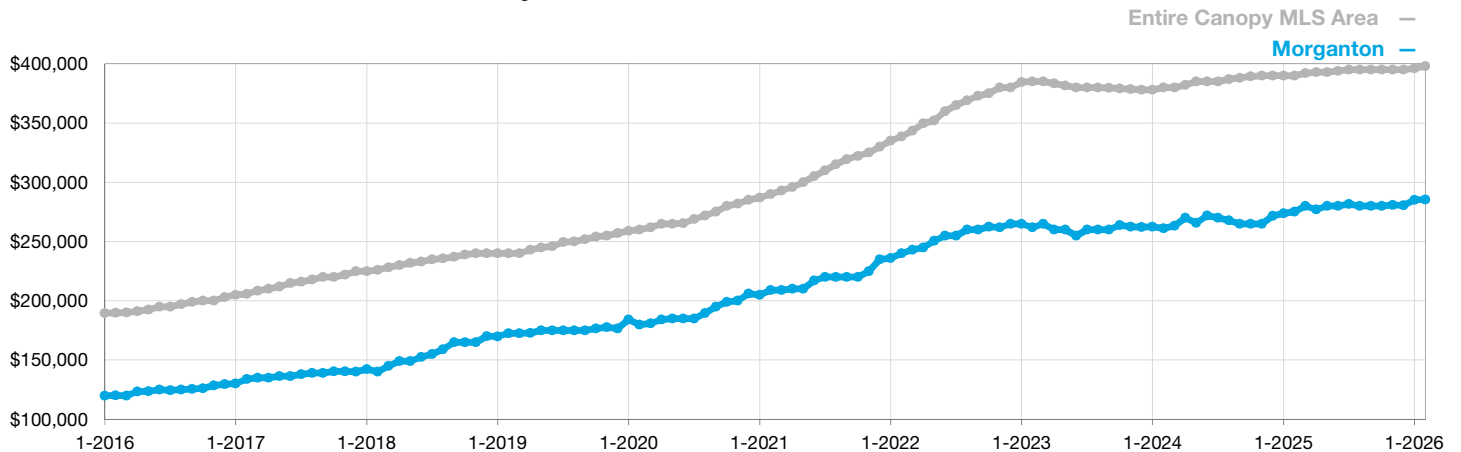
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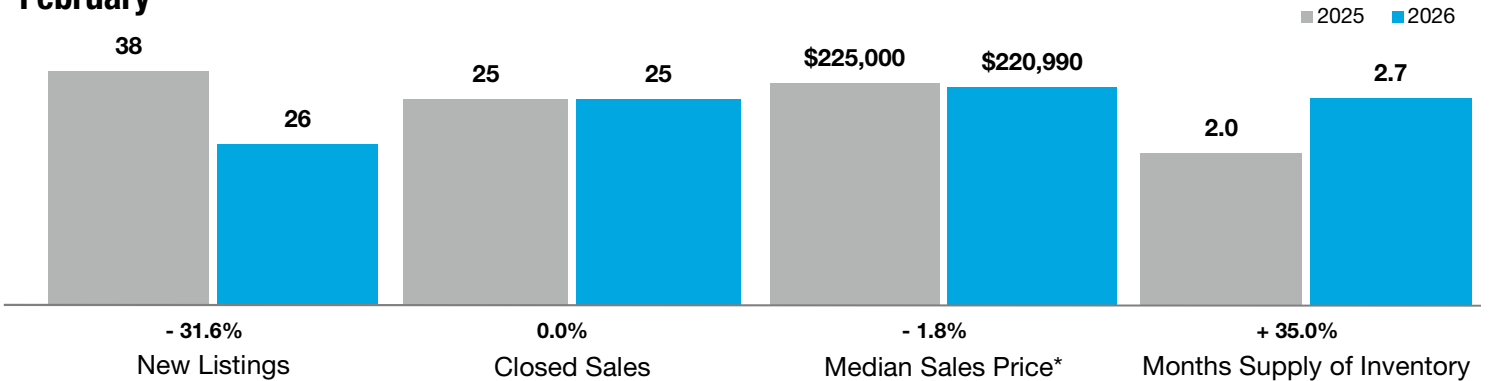
Newton

North Carolina

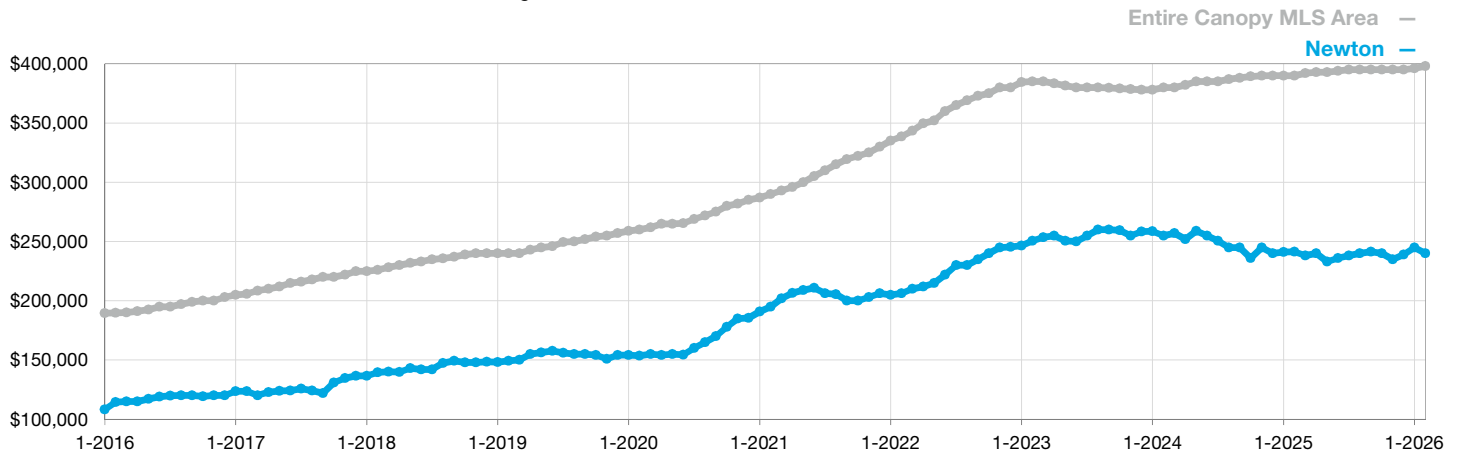
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	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	38	26	- 31.6%	66	61	- 7.6%
Pending Sales	34	24	- 29.4%	68	40	- 41.2%
Closed Sales	25	25	0.0%	57	43	- 24.6%
Median Sales Price*	\$225,000	\$220,990	- 1.8%	\$225,000	\$249,900	+ 11.1%
Average Sales Price*	\$230,509	\$274,297	+ 19.0%	\$227,374	\$281,238	+ 23.7%
Percent of Original List Price Received*	92.8%	95.0%	+ 2.4%	92.3%	95.7%	+ 3.7%
List to Close	107	100	- 6.5%	103	96	- 6.8%
Days on Market Until Sale	65	48	- 26.2%	59	47	- 20.3%
Cumulative Days on Market Until Sale	69	51	- 26.1%	65	49	- 24.6%
Average List Price	\$296,600	\$355,237	+ 19.8%	\$272,400	\$329,665	+ 21.0%
Inventory of Homes for Sale	59	75	+ 27.1%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

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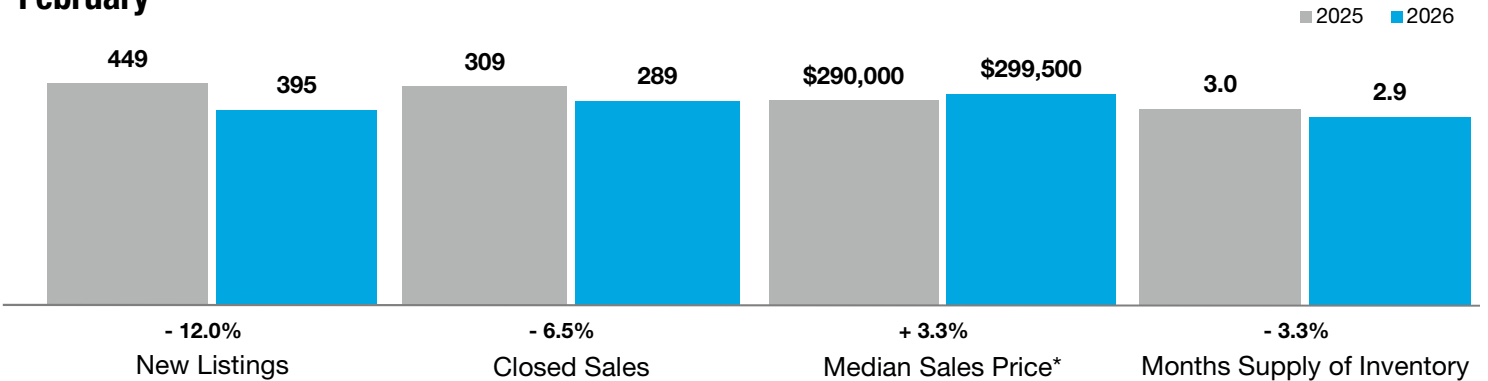
Hickory-Lenoir-Morganton MSA

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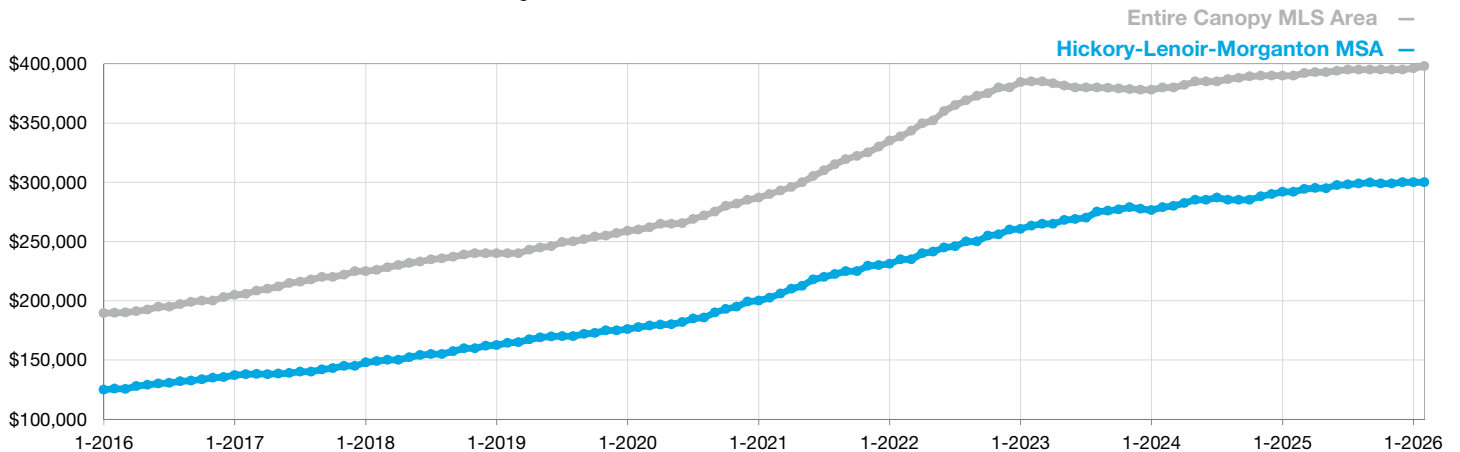
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