

Local Market Update for May 2026

A research tool provided by the Canopy Realtor® Association
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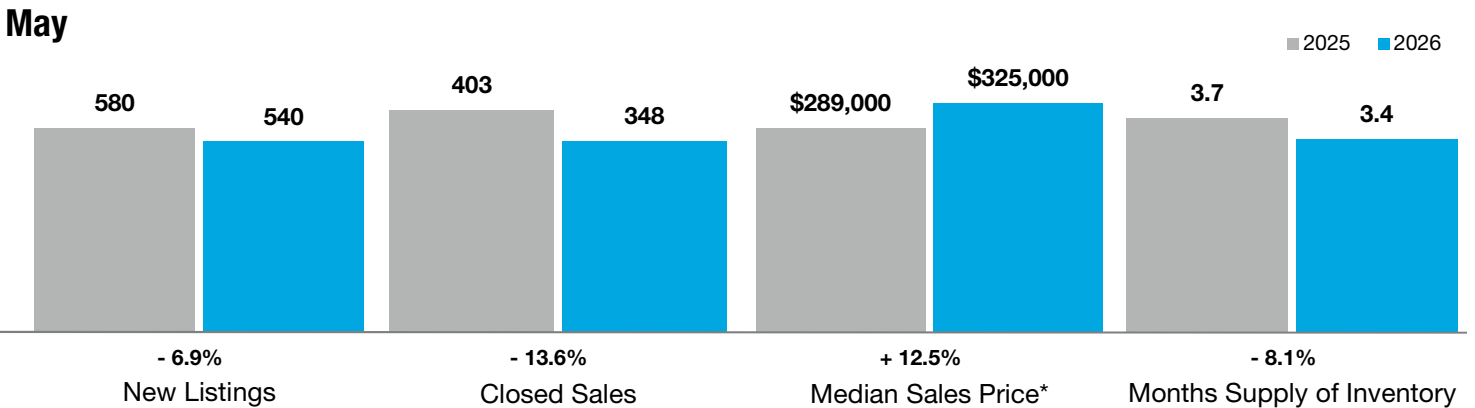


Catawba Valley Region

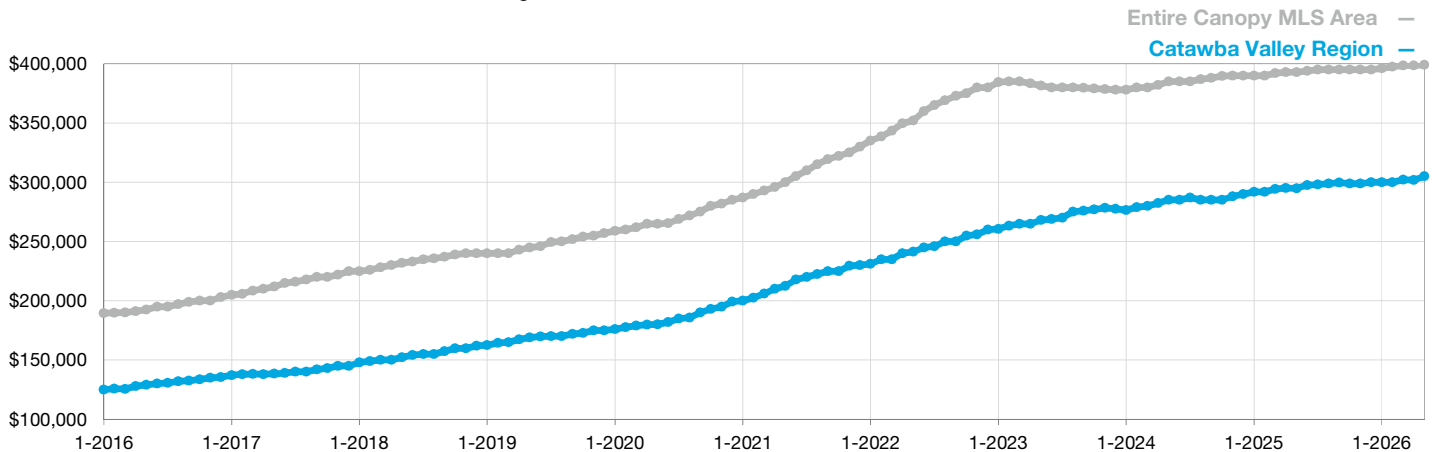
Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	580	540	- 6.9%	2,505	2,496	- 0.4%
Pending Sales	357	427	+ 19.6%	1,760	1,865	+ 6.0%
Closed Sales	403	348	- 13.6%	1,658	1,559	- 6.0%
Median Sales Price*	\$289,000	\$325,000	+ 12.5%	\$295,000	\$310,000	+ 5.1%
Average Sales Price*	\$348,235	\$390,651	+ 12.2%	\$354,840	\$373,492	+ 5.3%
Percent of Original List Price Received*	95.0%	94.6%	- 0.4%	94.7%	94.3%	- 0.4%
List to Close	95	92	- 3.2%	99	105	+ 6.1%
Days on Market Until Sale	53	51	- 3.8%	56	61	+ 8.9%
Cumulative Days on Market Until Sale	60	59	- 1.7%	63	71	+ 12.7%
Average List Price	\$427,390	\$462,595	+ 8.2%	\$415,869	\$425,769	+ 2.4%
Inventory of Homes for Sale	1,270	1,223	- 3.7%	--	--	--
Months Supply of Inventory	3.7	3.4	- 8.1%	--	--	--

* 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



Current as of June 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

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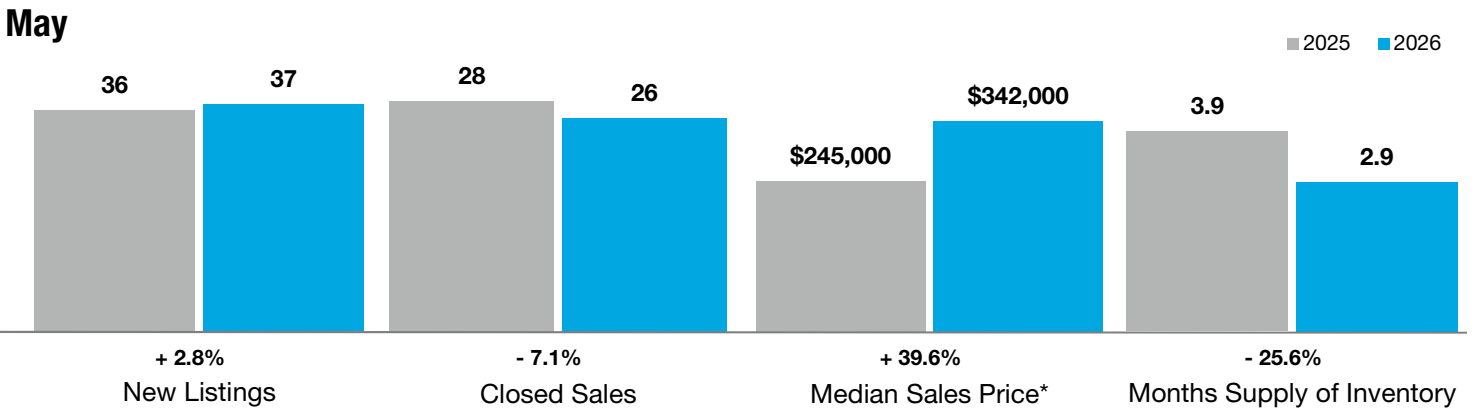


Alexander County

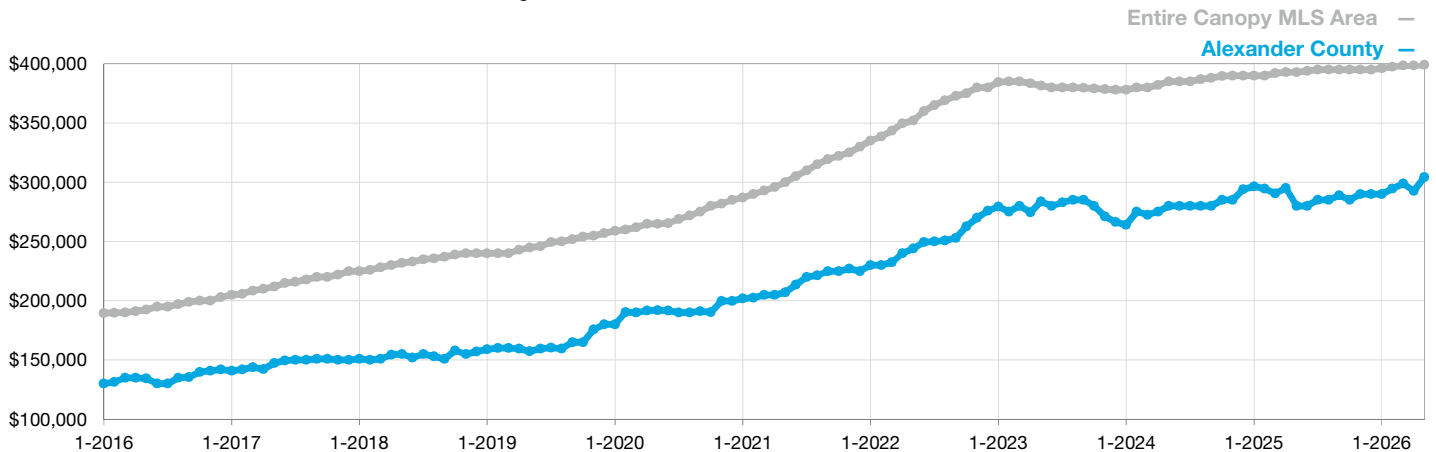
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	36	37	+ 2.8%	156	156	0.0%
Pending Sales	24	26	+ 8.3%	120	121	+ 0.8%
Closed Sales	28	26	- 7.1%	113	103	- 8.8%
Median Sales Price*	\$245,000	\$342,000	+ 39.6%	\$274,000	\$315,000	+ 15.0%
Average Sales Price*	\$301,825	\$387,946	+ 28.5%	\$362,808	\$358,704	- 1.1%
Percent of Original List Price Received*	95.2%	93.0%	- 2.3%	96.4%	94.1%	- 2.4%
List to Close	108	102	- 5.6%	100	101	+ 1.0%
Days on Market Until Sale	63	59	- 6.3%	52	56	+ 7.7%
Cumulative Days on Market Until Sale	71	70	- 1.4%	61	63	+ 3.3%
Average List Price	\$369,709	\$455,988	+ 23.3%	\$364,047	\$432,466	+ 18.8%
Inventory of Homes for Sale	87	72	- 17.2%	--	--	--
Months Supply of Inventory	3.9	2.9	- 25.6%	--	--	--

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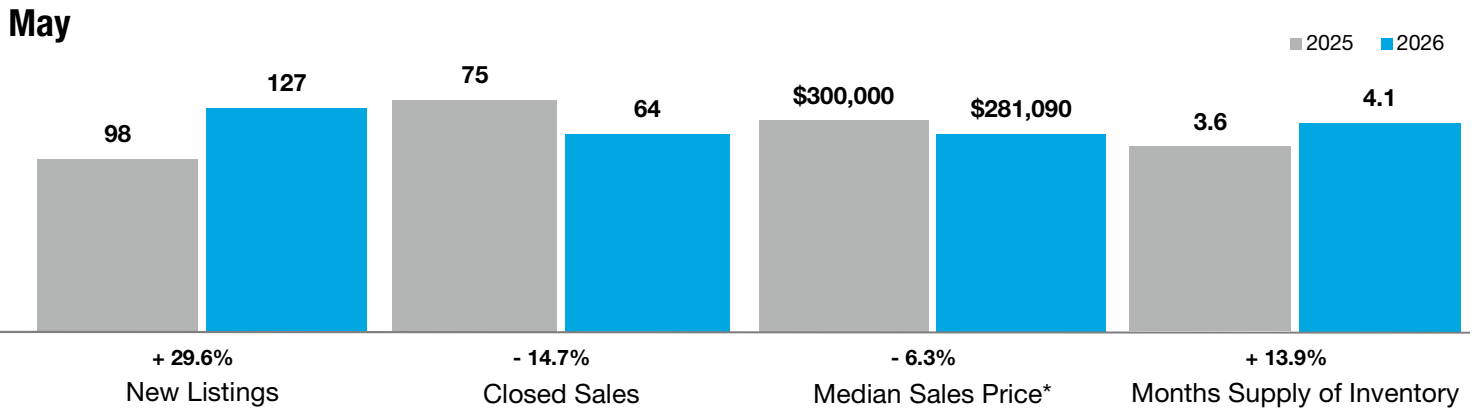


Burke County

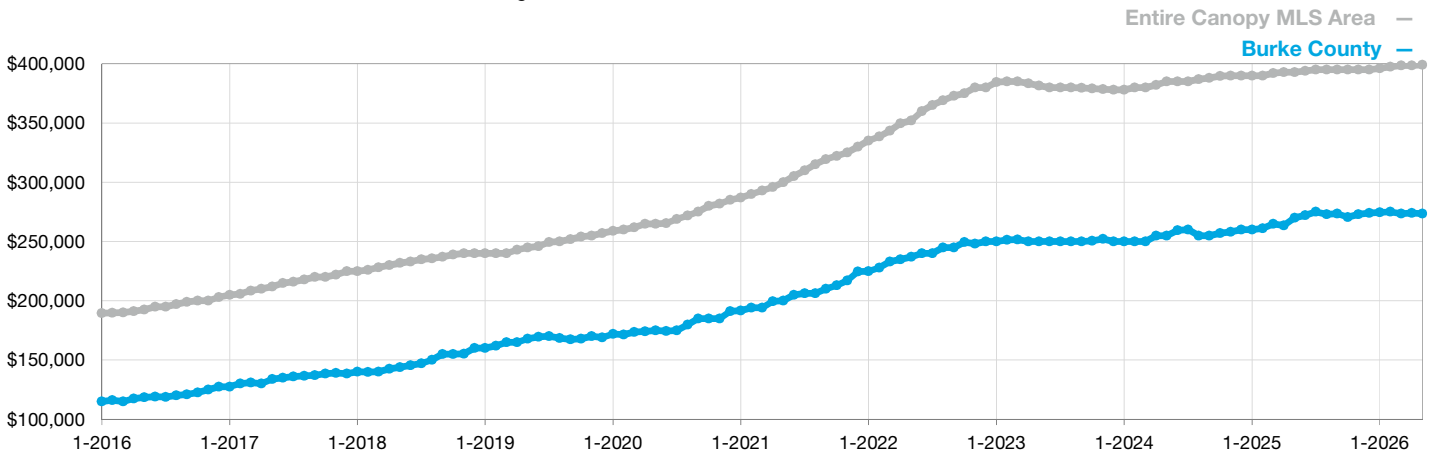
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	98	127	+ 29.6%	460	462	+ 0.4%
Pending Sales	71	89	+ 25.4%	337	337	0.0%
Closed Sales	75	64	- 14.7%	313	277	- 11.5%
Median Sales Price*	\$300,000	\$281,090	- 6.3%	\$274,950	\$274,000	- 0.3%
Average Sales Price*	\$320,701	\$313,084	- 2.4%	\$322,852	\$328,627	+ 1.8%
Percent of Original List Price Received*	93.4%	94.7%	+ 1.4%	93.2%	93.9%	+ 0.8%
List to Close	109	105	- 3.7%	109	116	+ 6.4%
Days on Market Until Sale	67	61	- 9.0%	69	73	+ 5.8%
Cumulative Days on Market Until Sale	73	78	+ 6.8%	76	81	+ 6.6%
Average List Price	\$434,199	\$397,791	- 8.4%	\$402,763	\$402,305	- 0.1%
Inventory of Homes for Sale	238	259	+ 8.8%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

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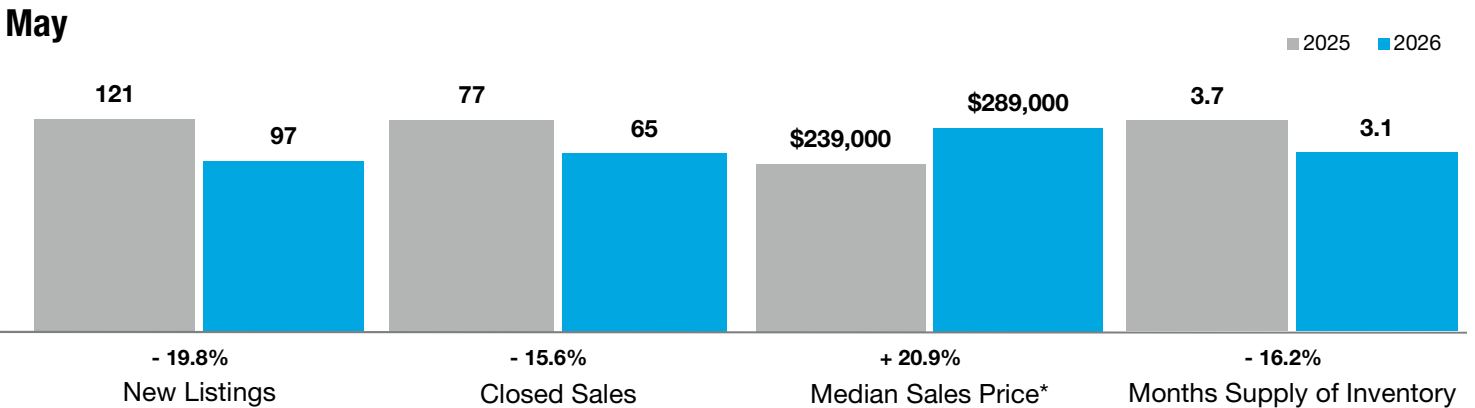


Caldwell County

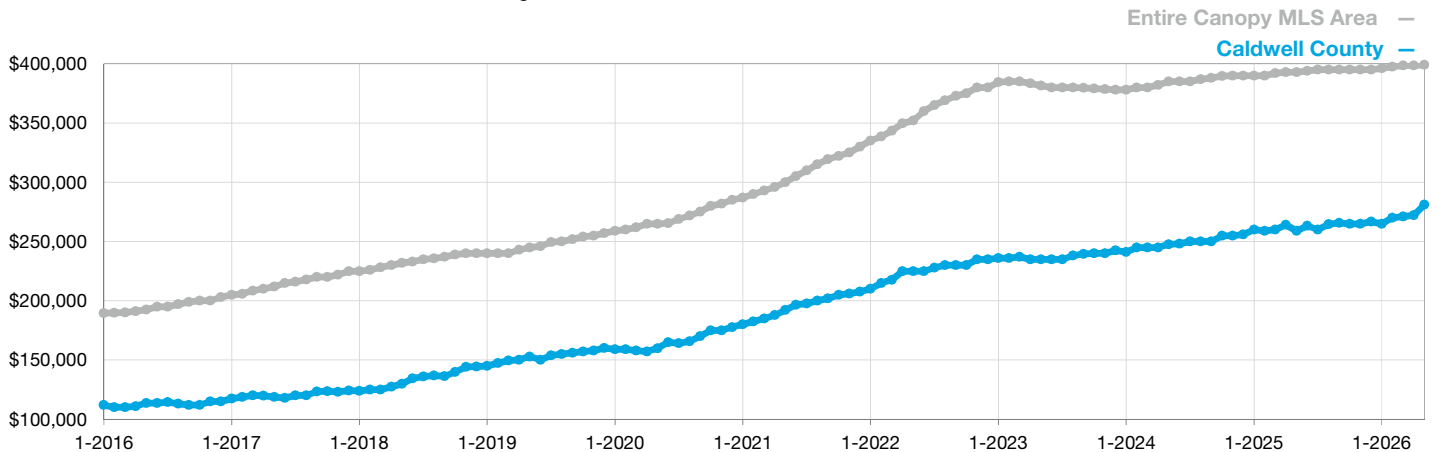
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	121	97	- 19.8%	452	444	- 1.8%
Pending Sales	69	79	+ 14.5%	319	363	+ 13.8%
Closed Sales	77	65	- 15.6%	299	306	+ 2.3%
Median Sales Price*	\$239,000	\$289,000	+ 20.9%	\$255,000	\$290,750	+ 14.0%
Average Sales Price*	\$300,326	\$346,482	+ 15.4%	\$314,825	\$342,926	+ 8.9%
Percent of Original List Price Received*	94.8%	94.6%	- 0.2%	94.5%	93.9%	- 0.6%
List to Close	78	81	+ 3.8%	88	106	+ 20.5%
Days on Market Until Sale	40	44	+ 10.0%	47	62	+ 31.9%
Cumulative Days on Market Until Sale	46	45	- 2.2%	53	71	+ 34.0%
Average List Price	\$393,164	\$505,246	+ 28.5%	\$388,646	\$404,329	+ 4.0%
Inventory of Homes for Sale	224	214	- 4.5%	--	--	--
Months Supply of Inventory	3.7	3.1	- 16.2%	--	--	--

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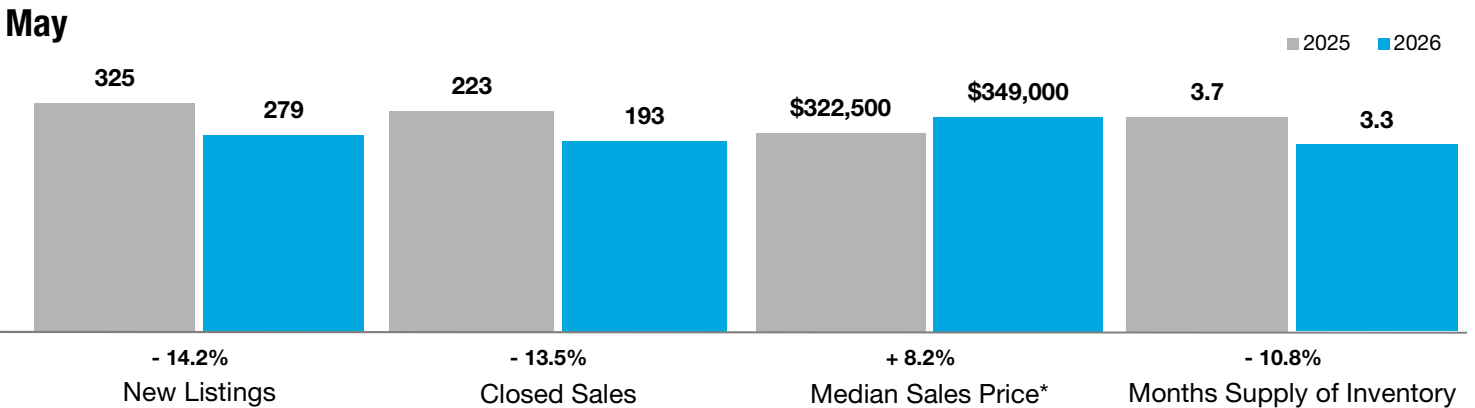


Catawba County

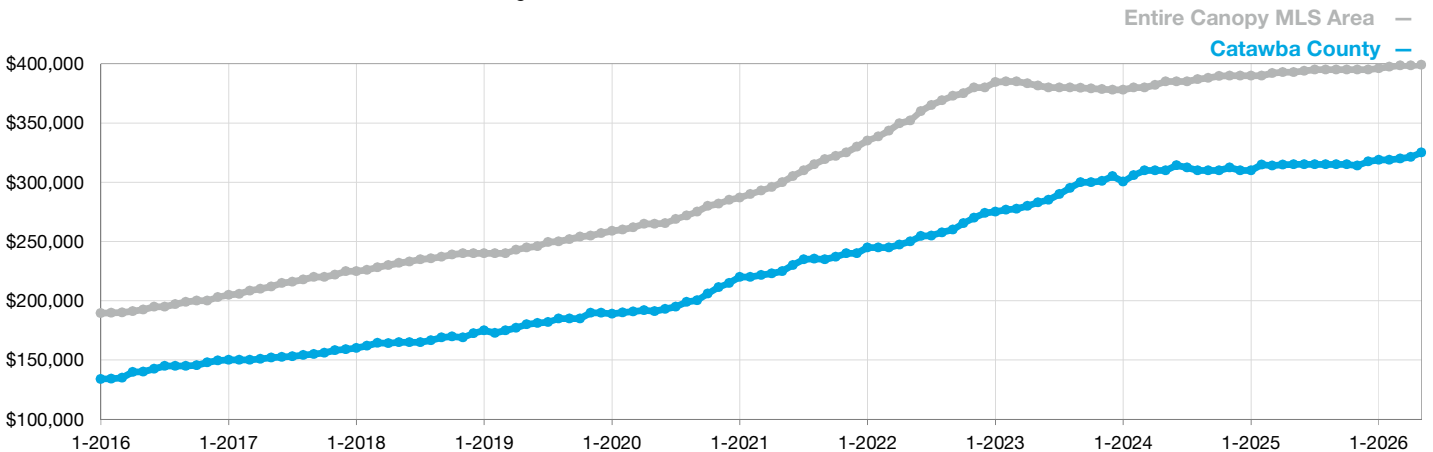
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	325	279	- 14.2%	1,437	1,434	- 0.2%
Pending Sales	193	233	+ 20.7%	984	1,044	+ 6.1%
Closed Sales	223	193	- 13.5%	933	873	- 6.4%
Median Sales Price*	\$322,500	\$349,000	+ 8.2%	\$315,000	\$330,990	+ 5.1%
Average Sales Price*	\$380,008	\$431,612	+ 13.6%	\$377,420	\$400,186	+ 6.0%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	95.1%	94.6%	- 0.5%
List to Close	95	90	- 5.3%	99	101	+ 2.0%
Days on Market Until Sale	52	48	- 7.7%	54	58	+ 7.4%
Cumulative Days on Market Until Sale	58	56	- 3.4%	63	69	+ 9.5%
Average List Price	\$444,537	\$477,195	+ 7.3%	\$434,505	\$439,160	+ 1.1%
Inventory of Homes for Sale	721	678	- 6.0%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--

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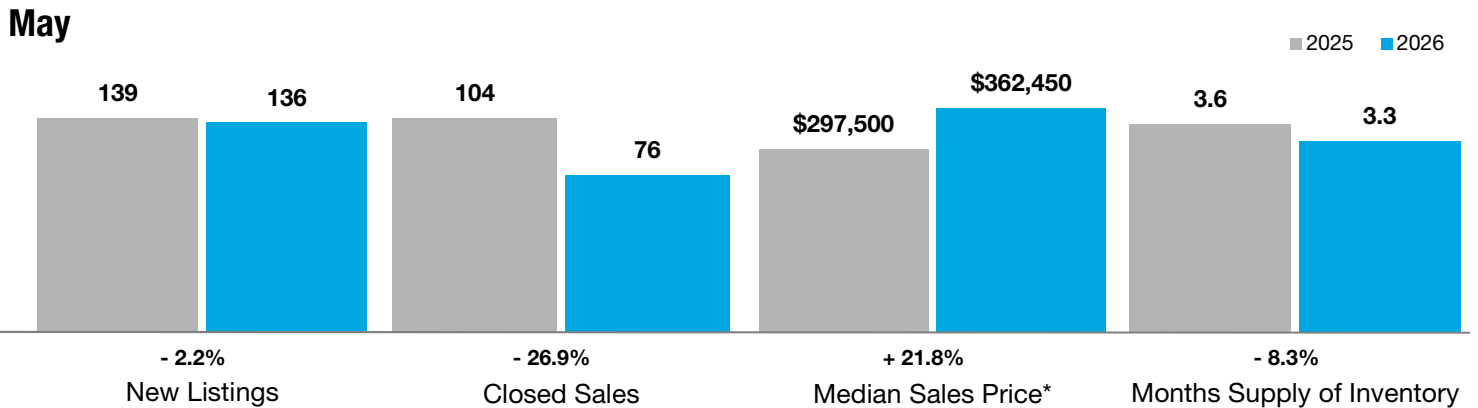


Hickory

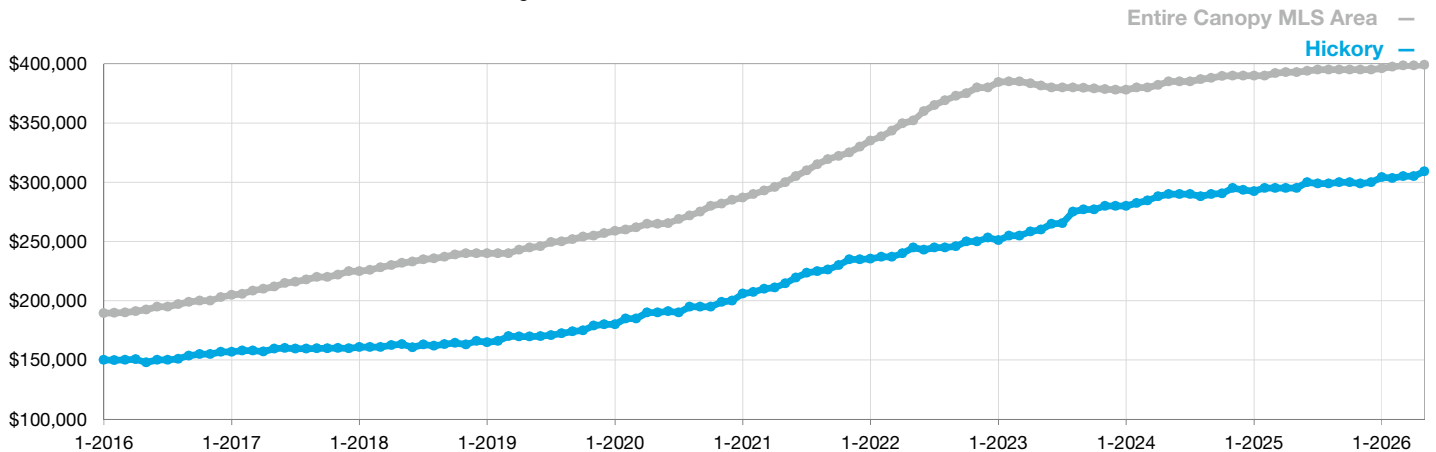
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	139	136	- 2.2%	677	642	- 5.2%
Pending Sales	97	115	+ 18.6%	446	453	+ 1.6%
Closed Sales	104	76	- 26.9%	401	373	- 7.0%
Median Sales Price*	\$297,500	\$362,450	+ 21.8%	\$291,500	\$315,000	+ 8.1%
Average Sales Price*	\$352,431	\$405,876	+ 15.2%	\$344,993	\$363,370	+ 5.3%
Percent of Original List Price Received*	96.5%	95.6%	- 0.9%	96.1%	94.8%	- 1.4%
List to Close	85	91	+ 7.1%	89	98	+ 10.1%
Days on Market Until Sale	46	52	+ 13.0%	47	57	+ 21.3%
Cumulative Days on Market Until Sale	50	62	+ 24.0%	53	72	+ 35.8%
Average List Price	\$401,628	\$346,088	- 13.8%	\$387,517	\$376,078	- 3.0%
Inventory of Homes for Sale	314	292	- 7.0%	--	--	--
Months Supply of Inventory	3.6	3.3	- 8.3%	--	--	--

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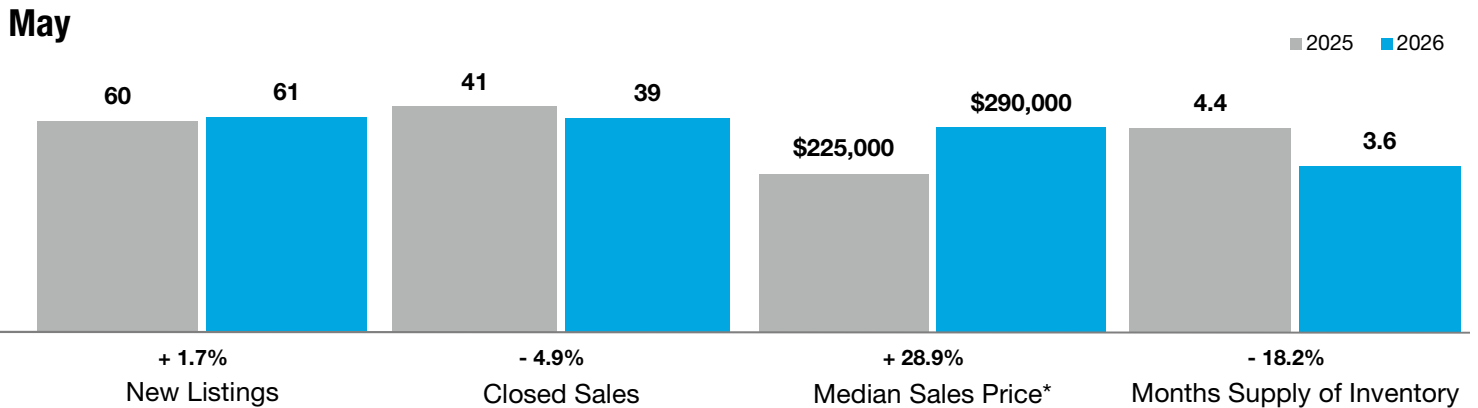


Lenoir

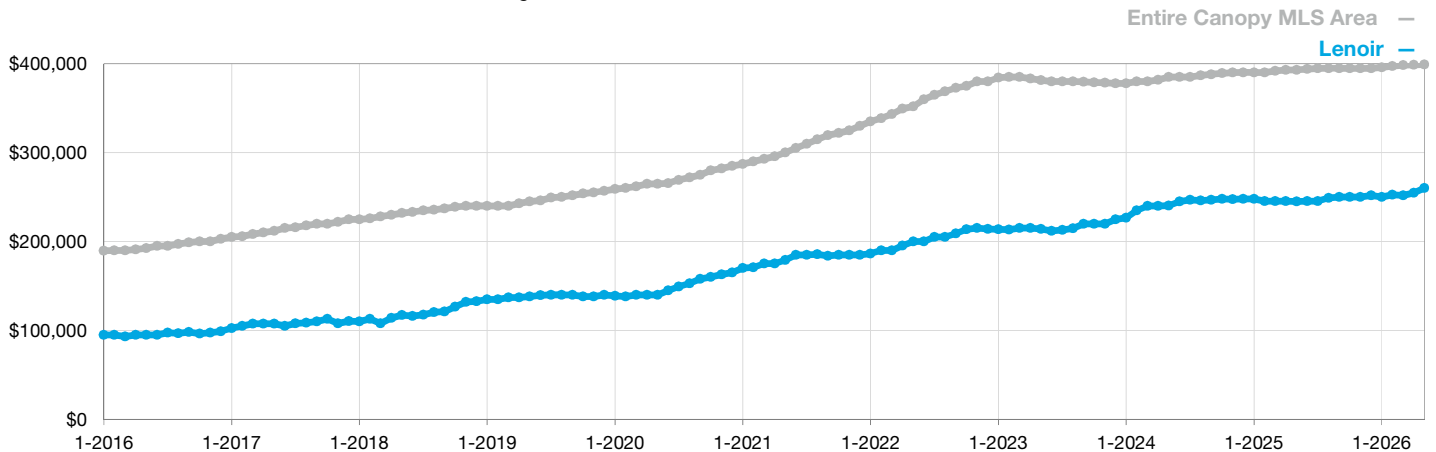
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	60	61	+ 1.7%	256	242	- 5.5%
Pending Sales	38	36	- 5.3%	178	192	+ 7.9%
Closed Sales	41	39	- 4.9%	171	158	- 7.6%
Median Sales Price*	\$225,000	\$290,000	+ 28.9%	\$239,900	\$262,500	+ 9.4%
Average Sales Price*	\$262,790	\$335,936	+ 27.8%	\$289,681	\$315,245	+ 8.8%
Percent of Original List Price Received*	94.2%	94.1%	- 0.1%	93.5%	92.9%	- 0.6%
List to Close	94	103	+ 9.6%	94	120	+ 27.7%
Days on Market Until Sale	52	59	+ 13.5%	53	75	+ 41.5%
Cumulative Days on Market Until Sale	64	60	- 6.3%	61	84	+ 37.7%
Average List Price	\$348,837	\$404,497	+ 16.0%	\$366,329	\$385,698	+ 5.3%
Inventory of Homes for Sale	140	135	- 3.6%	--	--	--
Months Supply of Inventory	4.4	3.6	- 18.2%	--	--	--

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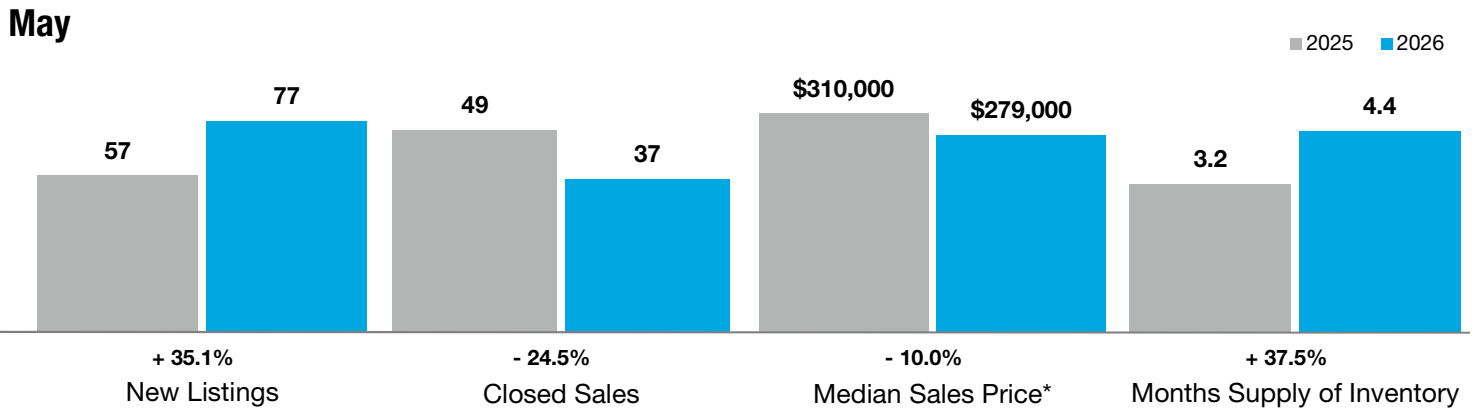


Morganton

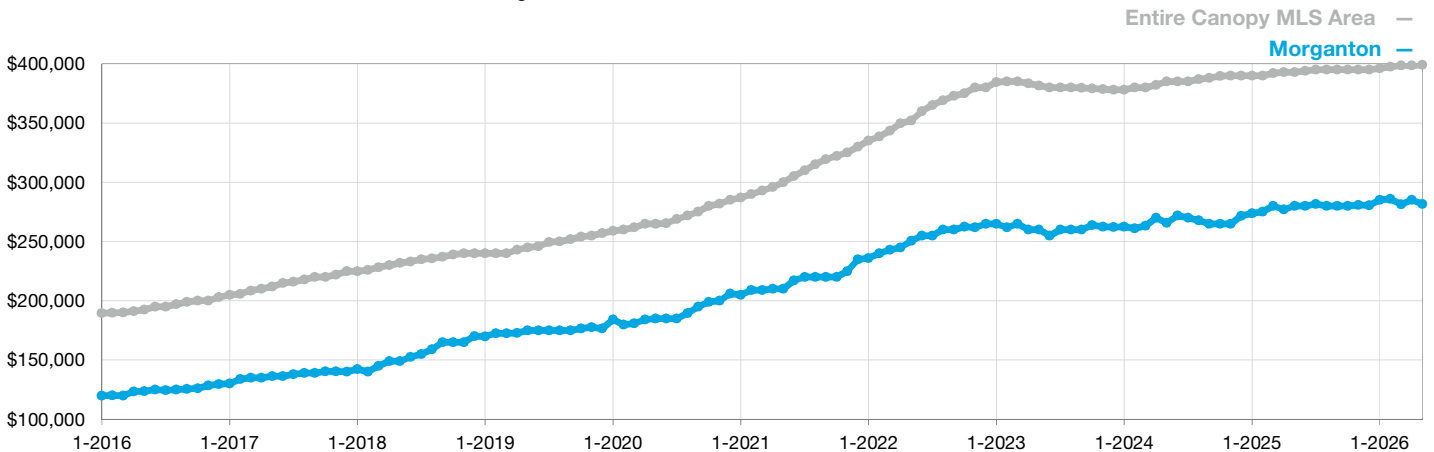
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	57	77	+ 35.1%	251	281	+ 12.0%
Pending Sales	39	53	+ 35.9%	205	202	- 1.5%
Closed Sales	49	37	- 24.5%	198	160	- 19.2%
Median Sales Price*	\$310,000	\$279,000	- 10.0%	\$282,000	\$286,500	+ 1.6%
Average Sales Price*	\$322,061	\$292,659	- 9.1%	\$324,101	\$341,022	+ 5.2%
Percent of Original List Price Received*	93.0%	95.5%	+ 2.7%	92.9%	93.8%	+ 1.0%
List to Close	111	100	- 9.9%	113	119	+ 5.3%
Days on Market Until Sale	68	56	- 17.6%	73	77	+ 5.5%
Cumulative Days on Market Until Sale	71	73	+ 2.8%	78	87	+ 11.5%
Average List Price	\$377,096	\$373,788	- 0.9%	\$384,435	\$405,192	+ 5.4%
Inventory of Homes for Sale	133	165	+ 24.1%	--	--	--
Months Supply of Inventory	3.2	4.4	+ 37.5%	--	--	--

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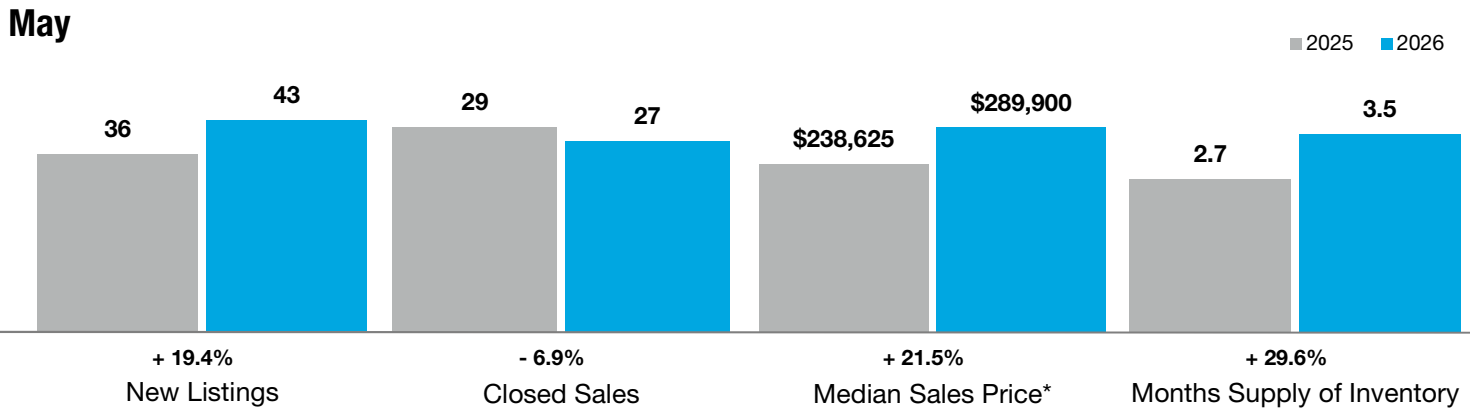


Newton

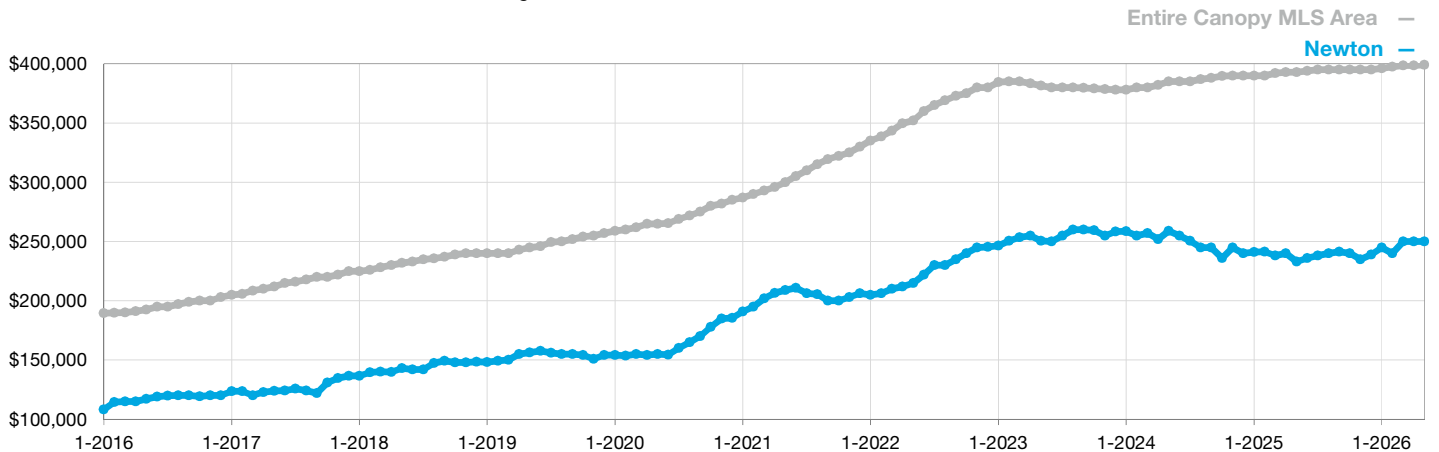
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New Listings	36	43	+ 19.4%	169	185	+ 9.5%
Pending Sales	16	38	+ 137.5%	132	129	- 2.3%
Closed Sales	29	27	- 6.9%	149	112	- 24.8%
Median Sales Price*	\$238,625	\$289,900	+ 21.5%	\$230,000	\$260,000	+ 13.0%
Average Sales Price*	\$285,133	\$298,067	+ 4.5%	\$253,127	\$287,369	+ 13.5%
Percent of Original List Price Received*	94.0%	93.9%	- 0.1%	93.4%	93.8%	+ 0.4%
List to Close	103	85	- 17.5%	95	102	+ 7.4%
Days on Market Until Sale	46	51	+ 10.9%	48	59	+ 22.9%
Cumulative Days on Market Until Sale	56	51	- 8.9%	55	61	+ 10.9%
Average List Price	\$367,347	\$390,672	+ 6.3%	\$303,565	\$345,878	+ 13.9%
Inventory of Homes for Sale	77	102	+ 32.5%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

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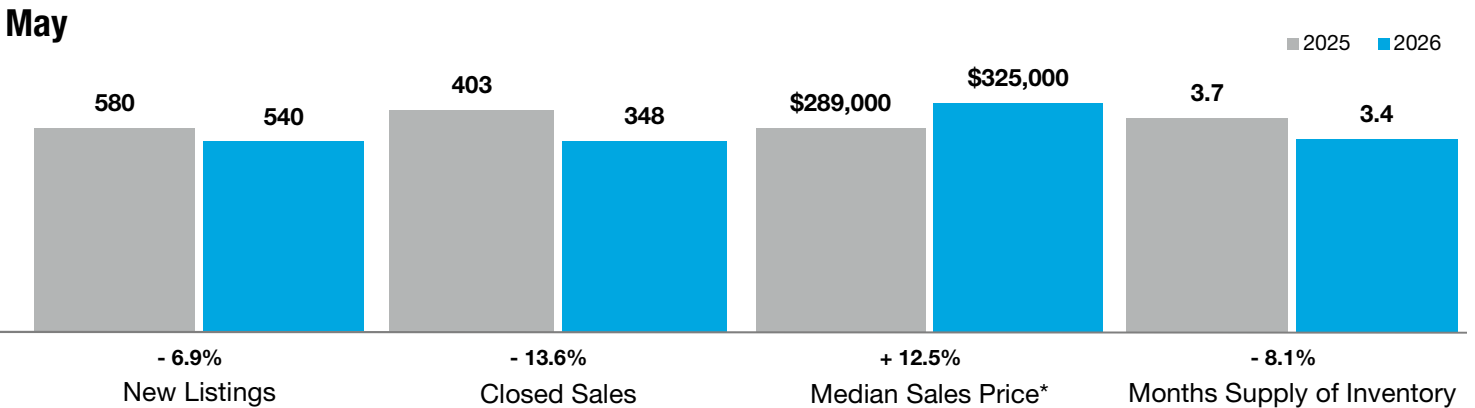


Hickory-Lenoir-Morganton MSA

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