

Local Market Update for June 2026

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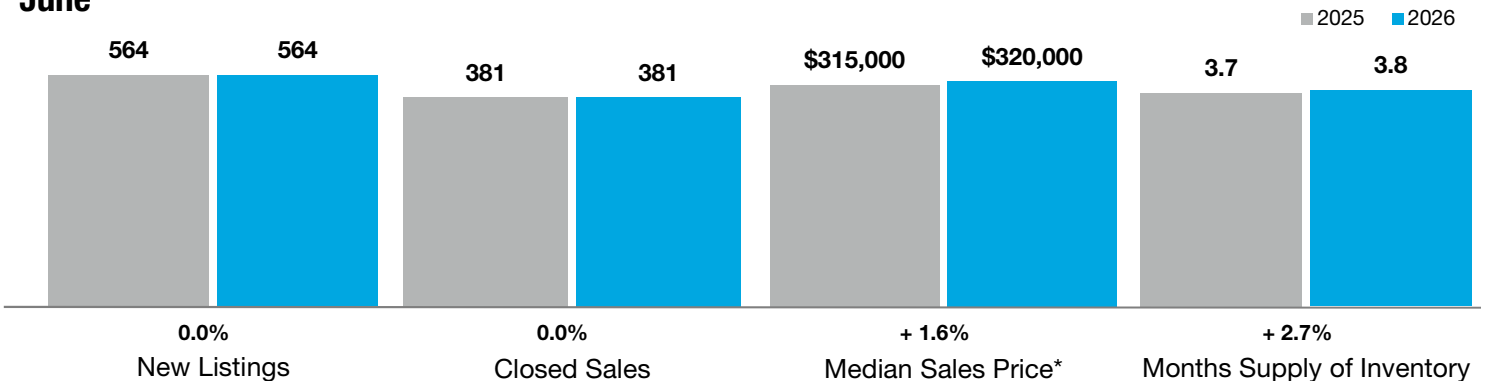
Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

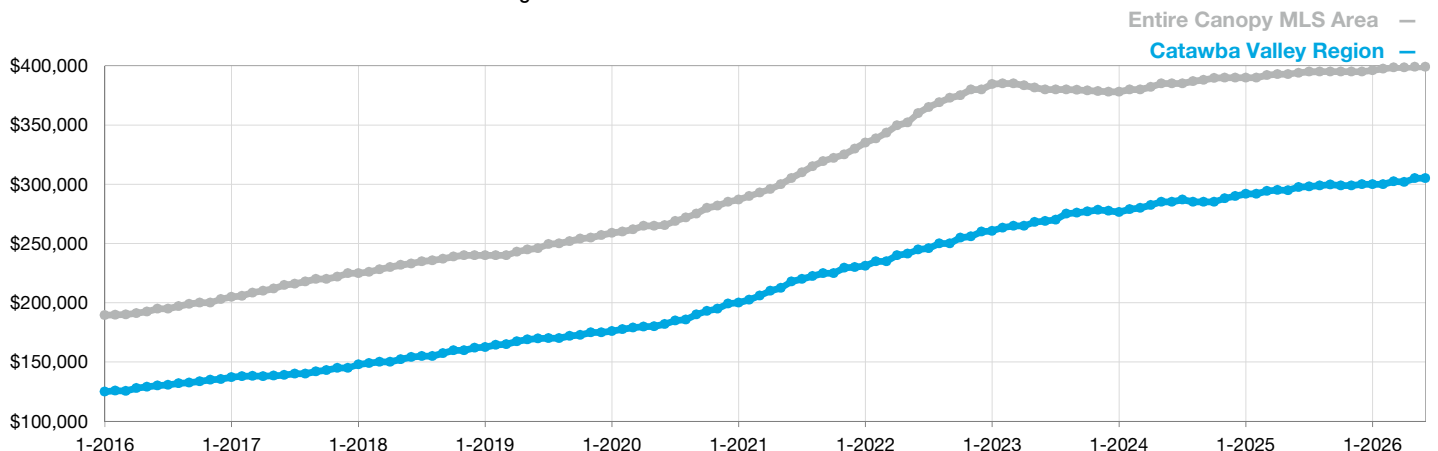
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	564	564	0.0%	3,070	3,065	- 0.2%
Pending Sales	418	371	- 11.2%	2,179	2,185	+ 0.3%
Closed Sales	381	381	0.0%	2,039	1,951	- 4.3%
Median Sales Price*	\$315,000	\$320,000	+ 1.6%	\$299,900	\$311,000	+ 3.7%
Average Sales Price*	\$387,835	\$371,257	- 4.3%	\$361,011	\$372,929	+ 3.3%
Percent of Original List Price Received*	95.5%	95.9%	+ 0.4%	94.9%	94.7%	- 0.2%
List to Close	90	90	0.0%	97	102	+ 5.2%
Days on Market Until Sale	45	47	+ 4.4%	54	59	+ 9.3%
Cumulative Days on Market Until Sale	57	53	- 7.0%	62	68	+ 9.7%
Average List Price	\$385,069	\$432,619	+ 12.3%	\$410,213	\$425,127	+ 3.6%
Inventory of Homes for Sale	1,293	1,343	+ 3.9%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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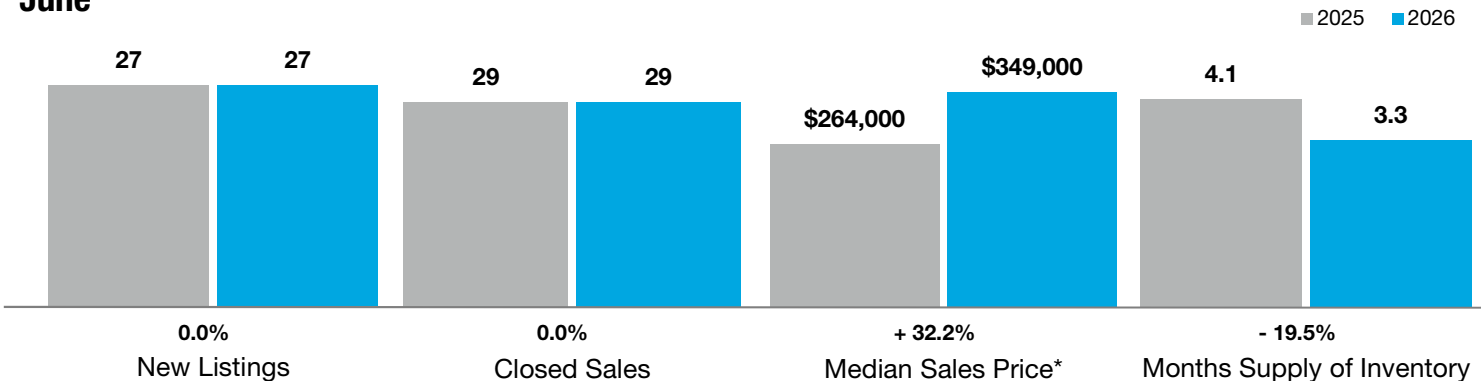
Alexander County

North Carolina

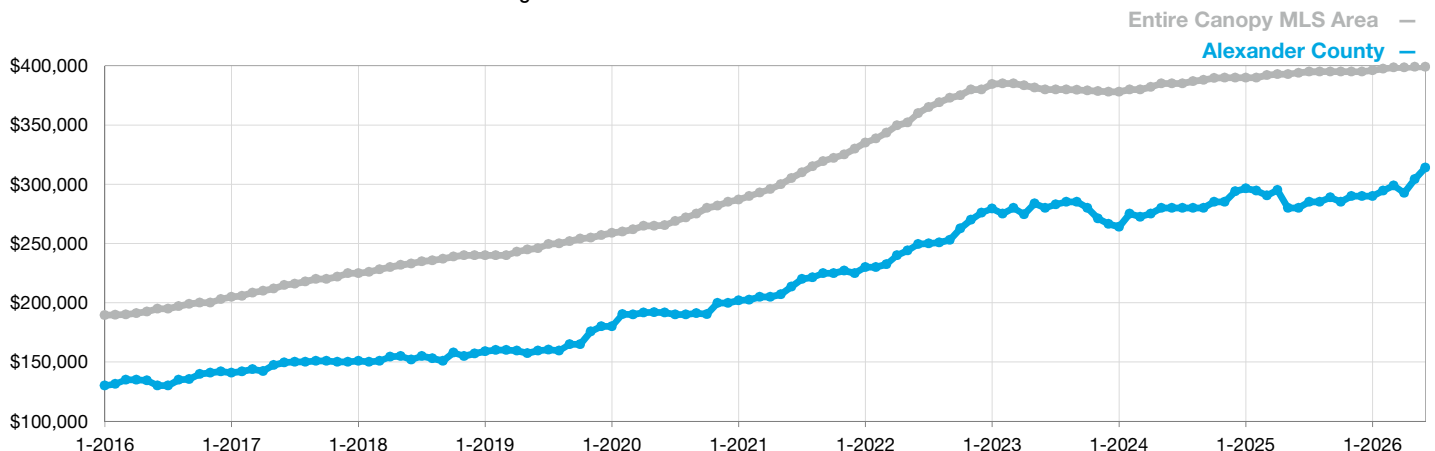
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	27	27	0.0%	183	183	0.0%
Pending Sales	22	16	- 27.3%	142	134	- 5.6%
Closed Sales	29	29	0.0%	142	132	- 7.0%
Median Sales Price*	\$264,000	\$349,000	+ 32.2%	\$272,000	\$320,000	+ 17.6%
Average Sales Price*	\$361,076	\$408,797	+ 13.2%	\$362,454	\$369,709	+ 2.0%
Percent of Original List Price Received*	95.7%	96.2%	+ 0.5%	96.3%	94.6%	- 1.8%
List to Close	76	83	+ 9.2%	95	97	+ 2.1%
Days on Market Until Sale	39	37	- 5.1%	49	52	+ 6.1%
Cumulative Days on Market Until Sale	51	39	- 23.5%	59	58	- 1.7%
Average List Price	\$372,654	\$426,050	+ 14.3%	\$365,318	\$429,546	+ 17.6%
Inventory of Homes for Sale	89	78	- 12.4%	--	--	--
Months Supply of Inventory	4.1	3.3	- 19.5%	--	--	--

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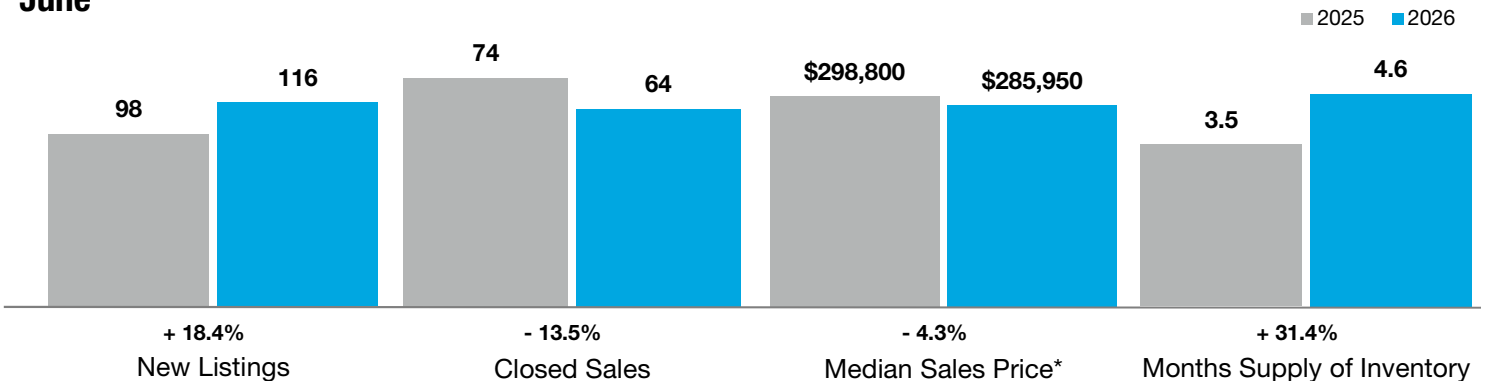
Burke County

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	98	116	+ 18.4%	558	577	+ 3.4%
Pending Sales	80	72	- 10.0%	417	396	- 5.0%
Closed Sales	74	64	- 13.5%	387	341	- 11.9%
Median Sales Price*	\$298,800	\$285,950	- 4.3%	\$280,000	\$275,000	- 1.8%
Average Sales Price*	\$375,419	\$354,185	- 5.7%	\$332,930	\$333,424	+ 0.1%
Percent of Original List Price Received*	94.4%	95.6%	+ 1.3%	93.5%	94.2%	+ 0.7%
List to Close	87	91	+ 4.6%	105	111	+ 5.7%
Days on Market Until Sale	43	50	+ 16.3%	64	69	+ 7.8%
Cumulative Days on Market Until Sale	56	51	- 8.9%	72	76	+ 5.6%
Average List Price	\$369,982	\$408,027	+ 10.3%	\$397,242	\$404,783	+ 1.9%
Inventory of Homes for Sale	233	285	+ 22.3%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

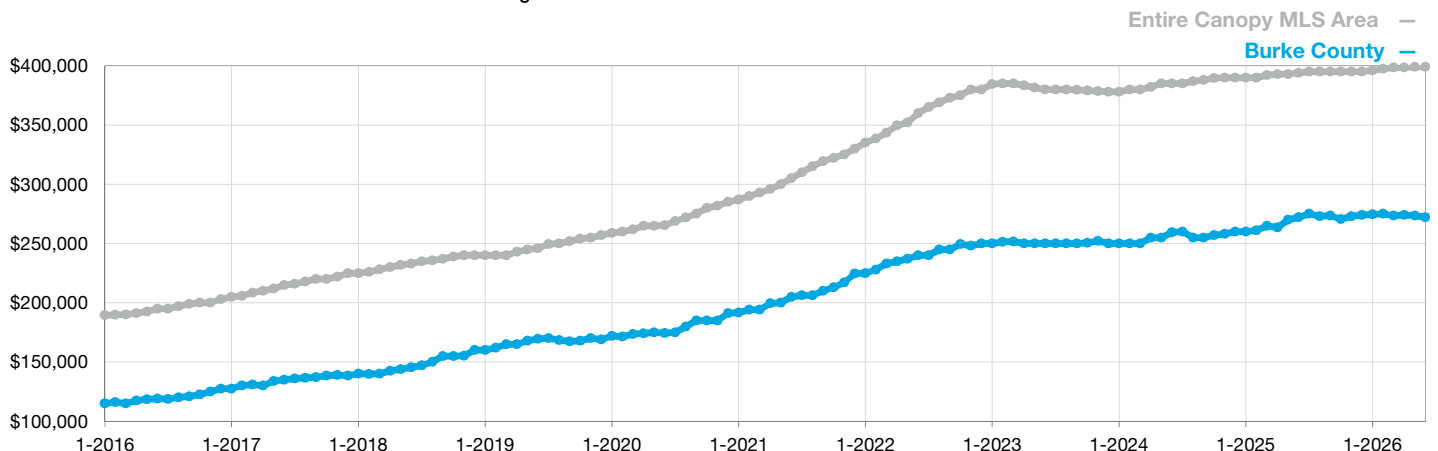
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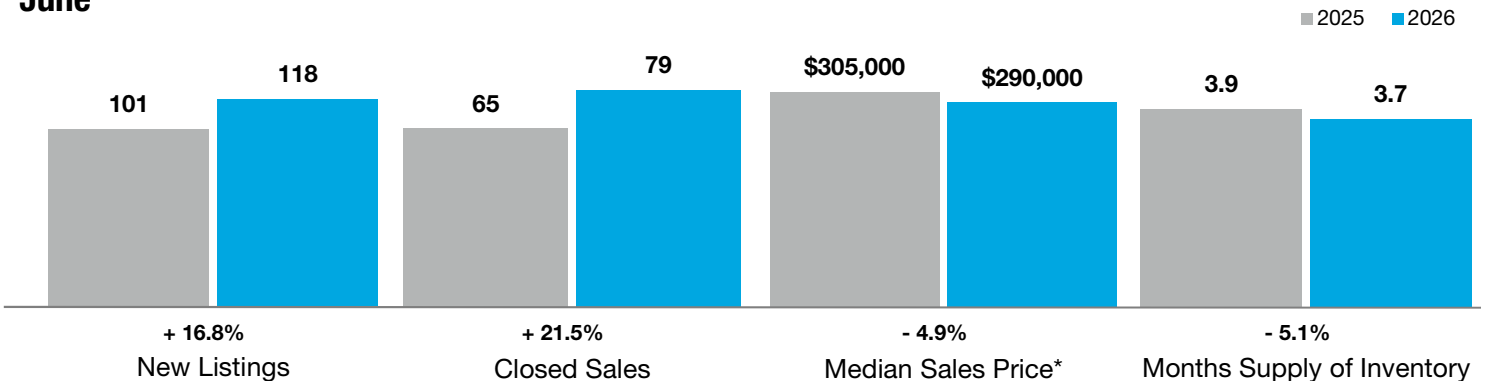
Caldwell County

North Carolina

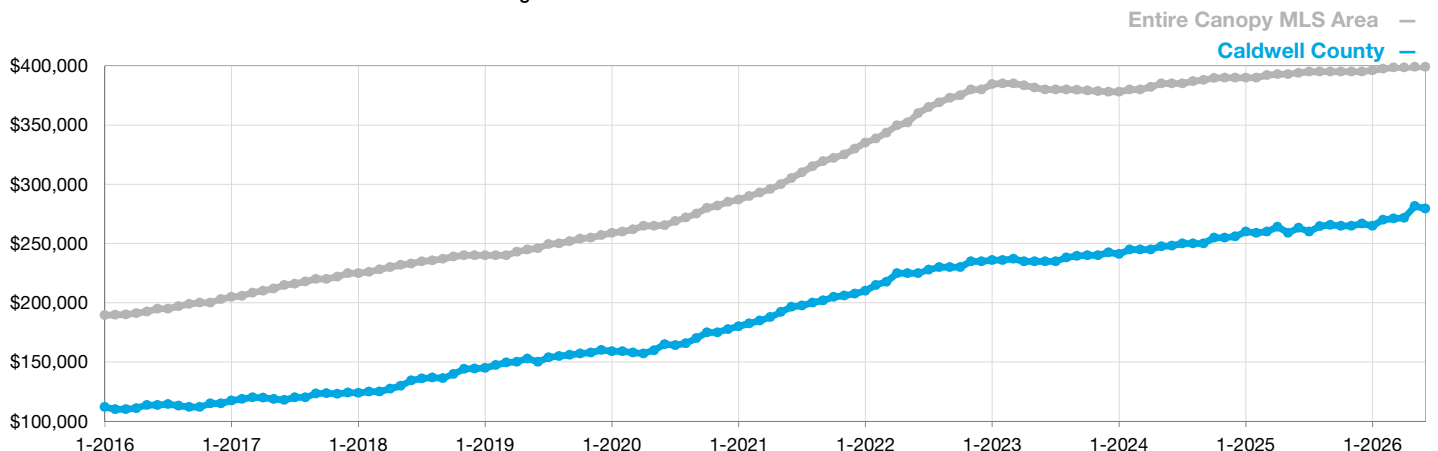
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	101	118	+ 16.8%	553	562	+ 1.6%
Pending Sales	67	76	+ 13.4%	386	427	+ 10.6%
Closed Sales	65	79	+ 21.5%	364	390	+ 7.1%
Median Sales Price*	\$305,000	\$290,000	- 4.9%	\$264,500	\$290,750	+ 9.9%
Average Sales Price*	\$357,770	\$346,596	- 3.1%	\$322,494	\$343,542	+ 6.5%
Percent of Original List Price Received*	96.6%	95.0%	- 1.7%	94.9%	94.2%	- 0.7%
List to Close	80	81	+ 1.3%	86	100	+ 16.3%
Days on Market Until Sale	34	39	+ 14.7%	45	57	+ 26.7%
Cumulative Days on Market Until Sale	40	49	+ 22.5%	51	66	+ 29.4%
Average List Price	\$350,467	\$466,477	+ 33.1%	\$381,567	\$414,052	+ 8.5%
Inventory of Homes for Sale	239	252	+ 5.4%	--	--	--
Months Supply of Inventory	3.9	3.7	- 5.1%	--	--	--

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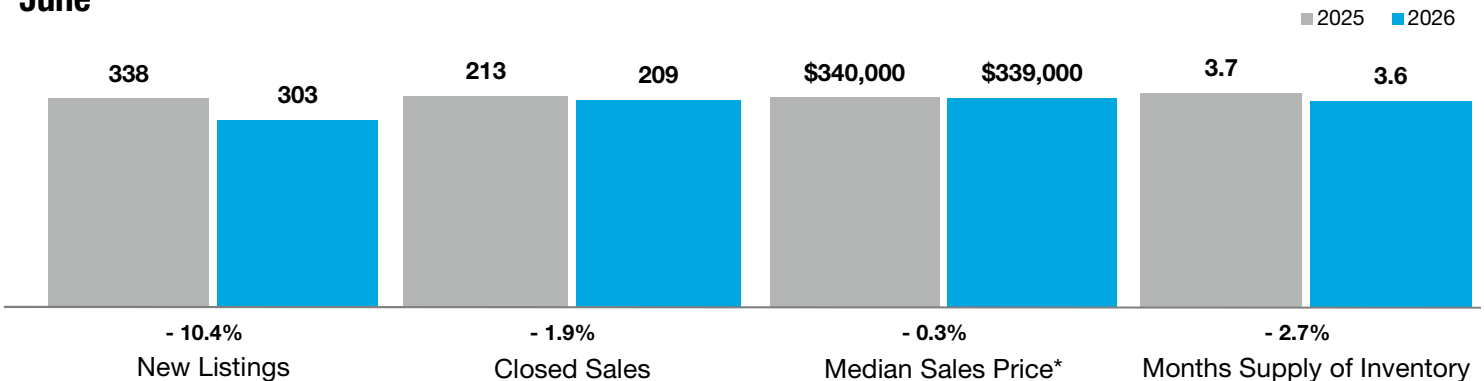
Catawba County

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	338	303	- 10.4%	1,776	1,743	- 1.9%
Pending Sales	249	207	- 16.9%	1,234	1,228	- 0.5%
Closed Sales	213	209	- 1.9%	1,146	1,088	- 5.1%
Median Sales Price*	\$340,000	\$339,000	- 0.3%	\$318,000	\$332,945	+ 4.7%
Average Sales Price*	\$404,966	\$380,596	- 6.0%	\$382,544	\$396,236	+ 3.6%
Percent of Original List Price Received*	95.5%	96.4%	+ 0.9%	95.2%	95.0%	- 0.2%
List to Close	96	95	- 1.0%	98	100	+ 2.0%
Days on Market Until Sale	50	51	+ 2.0%	53	57	+ 7.5%
Cumulative Days on Market Until Sale	62	57	- 8.1%	63	67	+ 6.3%
Average List Price	\$400,940	\$429,514	+ 7.1%	\$428,078	\$435,028	+ 1.6%
Inventory of Homes for Sale	732	728	- 0.5%	--	--	--
Months Supply of Inventory	3.7	3.6	- 2.7%	--	--	--

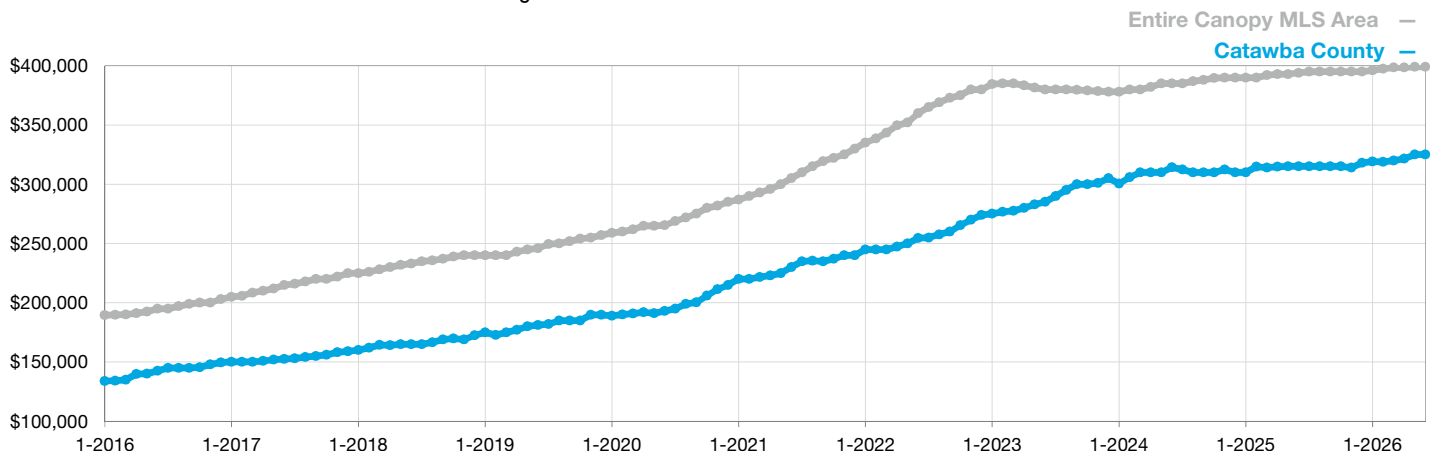
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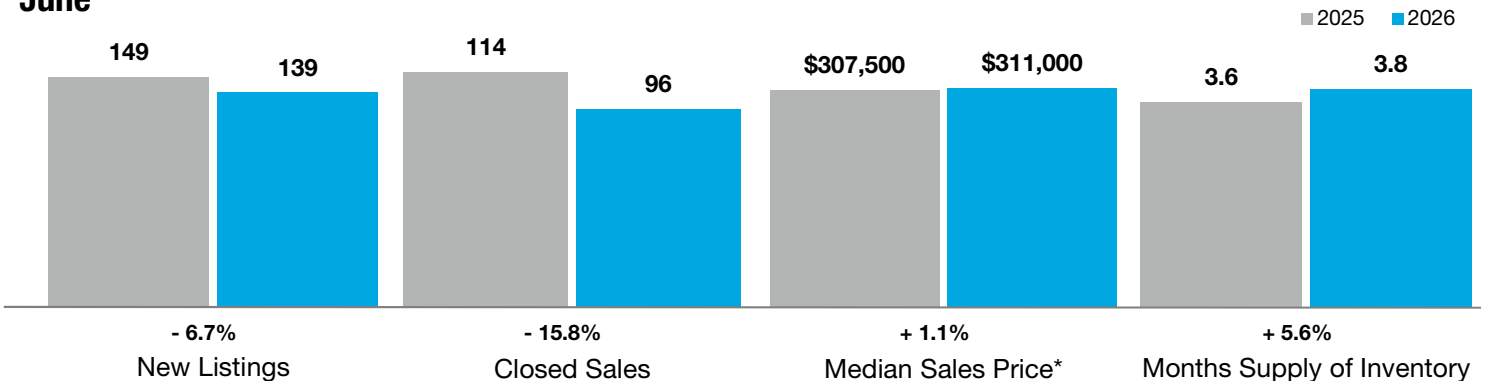
Hickory

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	149	139	- 6.7%	827	783	- 5.3%
Pending Sales	118	96	- 18.6%	565	535	- 5.3%
Closed Sales	114	96	- 15.8%	515	469	- 8.9%
Median Sales Price*	\$307,500	\$311,000	+ 1.1%	\$299,000	\$315,000	+ 5.4%
Average Sales Price*	\$372,827	\$359,969	- 3.4%	\$351,155	\$362,674	+ 3.3%
Percent of Original List Price Received*	95.9%	97.0%	+ 1.1%	96.1%	95.2%	- 0.9%
List to Close	94	84	- 10.6%	90	95	+ 5.6%
Days on Market Until Sale	44	45	+ 2.3%	46	54	+ 17.4%
Cumulative Days on Market Until Sale	54	47	- 13.0%	53	67	+ 26.4%
Average List Price	\$339,746	\$404,646	+ 19.1%	\$378,951	\$380,701	+ 0.5%
Inventory of Homes for Sale	314	322	+ 2.5%	--	--	--
Months Supply of Inventory	3.6	3.8	+ 5.6%	--	--	--

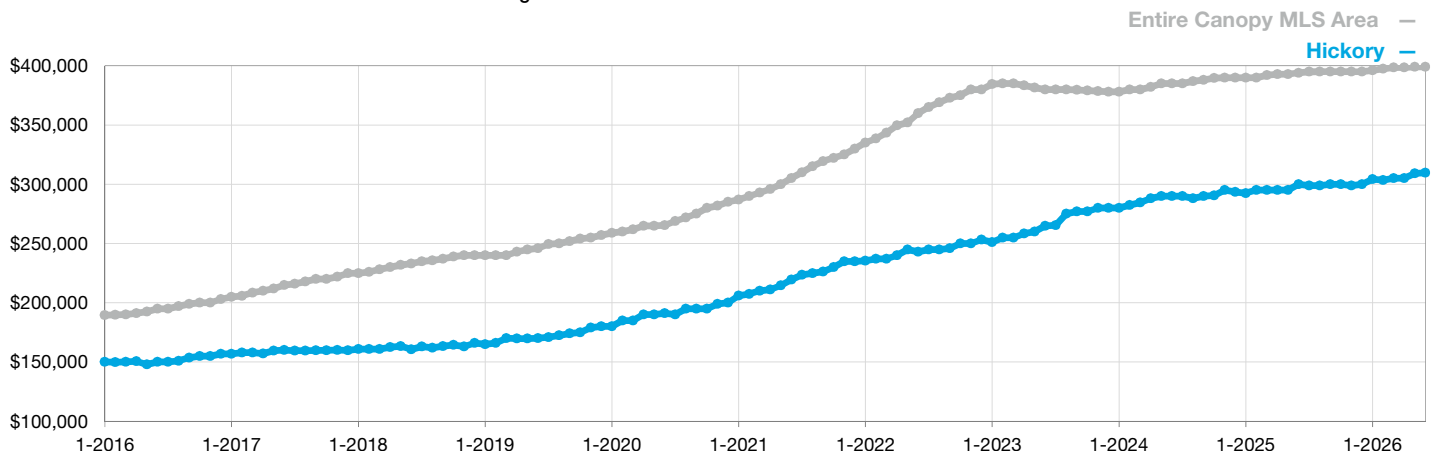
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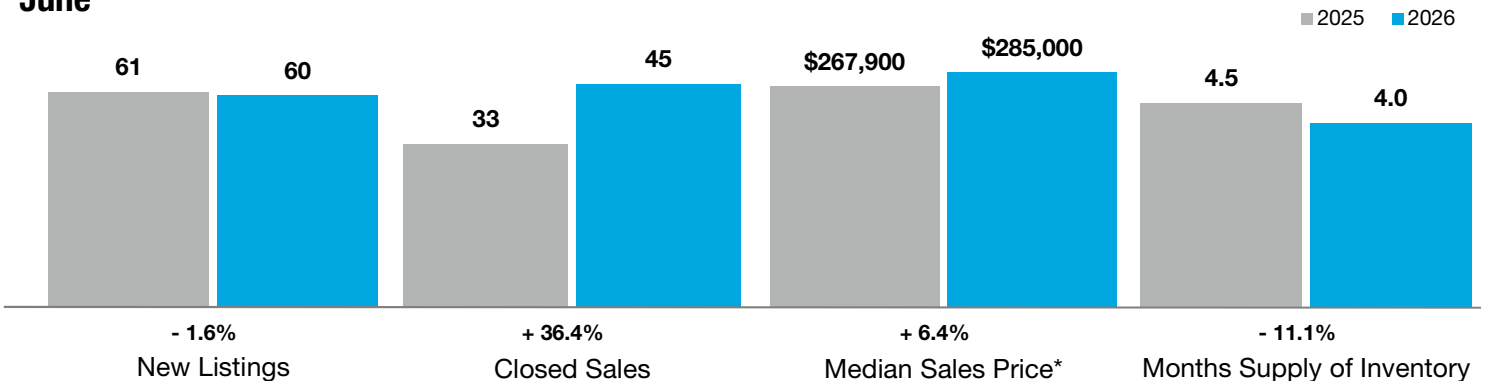
Lenoir

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	61	60	- 1.6%	317	302	- 4.7%
Pending Sales	39	40	+ 2.6%	217	227	+ 4.6%
Closed Sales	33	45	+ 36.4%	204	206	+ 1.0%
Median Sales Price*	\$267,900	\$285,000	+ 6.4%	\$246,000	\$265,000	+ 7.7%
Average Sales Price*	\$335,400	\$364,405	+ 8.6%	\$297,077	\$325,204	+ 9.5%
Percent of Original List Price Received*	95.9%	93.9%	- 2.1%	93.9%	93.2%	- 0.7%
List to Close	82	84	+ 2.4%	92	112	+ 21.7%
Days on Market Until Sale	36	45	+ 25.0%	50	67	+ 34.0%
Cumulative Days on Market Until Sale	37	61	+ 64.9%	57	78	+ 36.8%
Average List Price	\$364,580	\$388,072	+ 6.4%	\$365,940	\$381,836	+ 4.3%
Inventory of Homes for Sale	148	148	0.0%	--	--	--
Months Supply of Inventory	4.5	4.0	- 11.1%	--	--	--

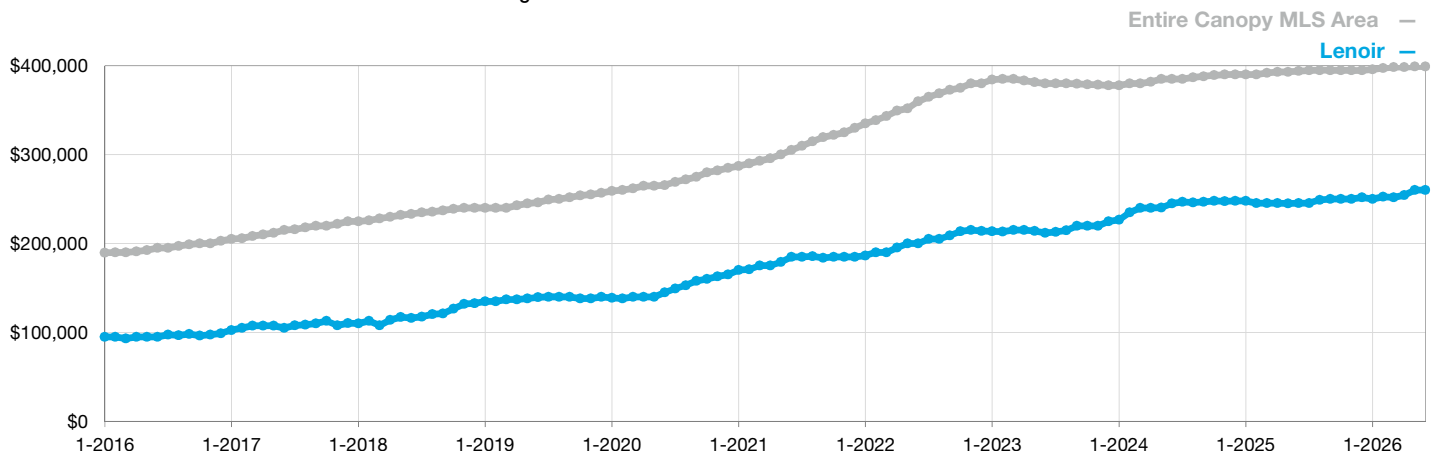
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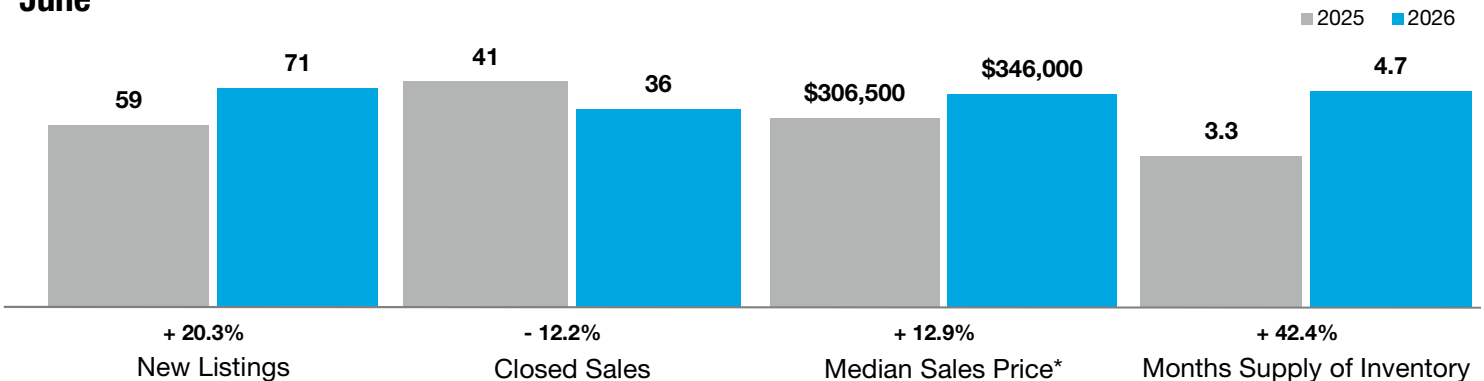
Morganton

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	59	71	+ 20.3%	310	352	+ 13.5%
Pending Sales	42	49	+ 16.7%	247	241	- 2.4%
Closed Sales	41	36	- 12.2%	239	196	- 18.0%
Median Sales Price*	\$306,500	\$346,000	+ 12.9%	\$285,000	\$295,005	+ 3.5%
Average Sales Price*	\$326,368	\$412,207	+ 26.3%	\$324,491	\$354,097	+ 9.1%
Percent of Original List Price Received*	94.5%	94.7%	+ 0.2%	93.1%	93.9%	+ 0.9%
List to Close	82	97	+ 18.3%	108	115	+ 6.5%
Days on Market Until Sale	40	53	+ 32.5%	67	73	+ 9.0%
Cumulative Days on Market Until Sale	54	55	+ 1.9%	74	81	+ 9.5%
Average List Price	\$355,862	\$366,110	+ 2.9%	\$379,138	\$400,400	+ 5.6%
Inventory of Homes for Sale	133	176	+ 32.3%	--	--	--
Months Supply of Inventory	3.3	4.7	+ 42.4%	--	--	--

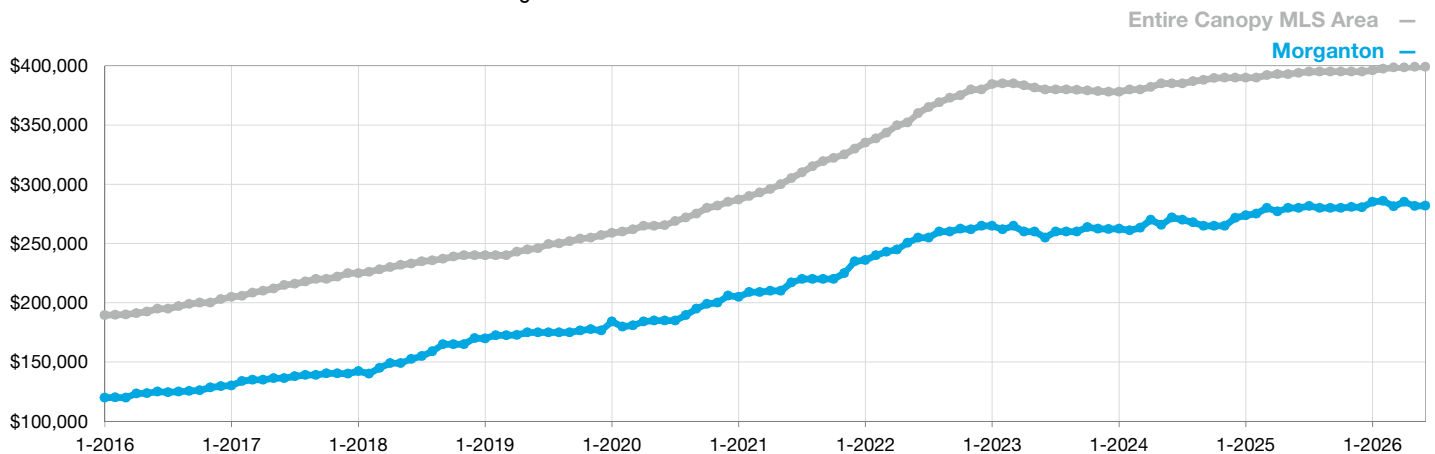
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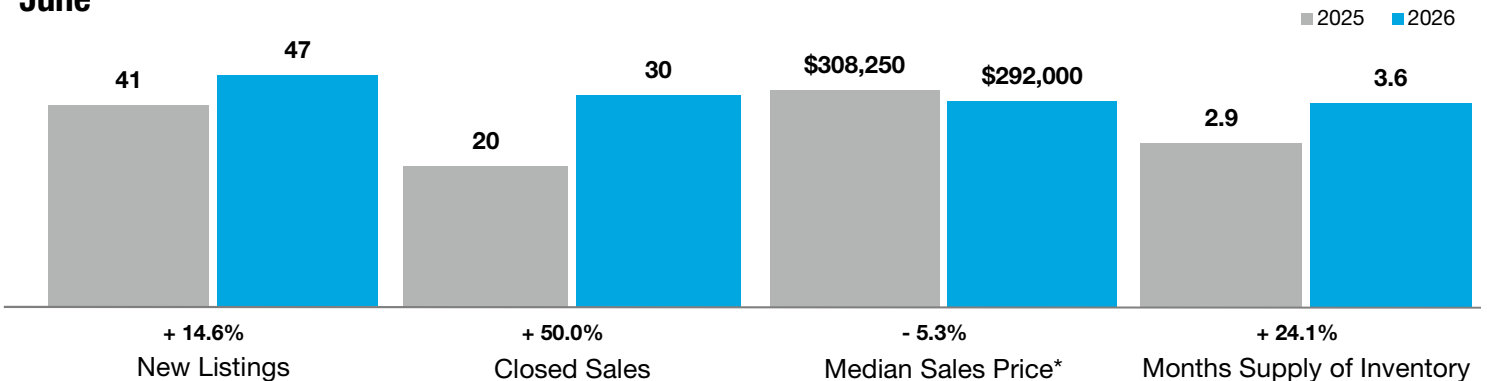
Newton

North Carolina

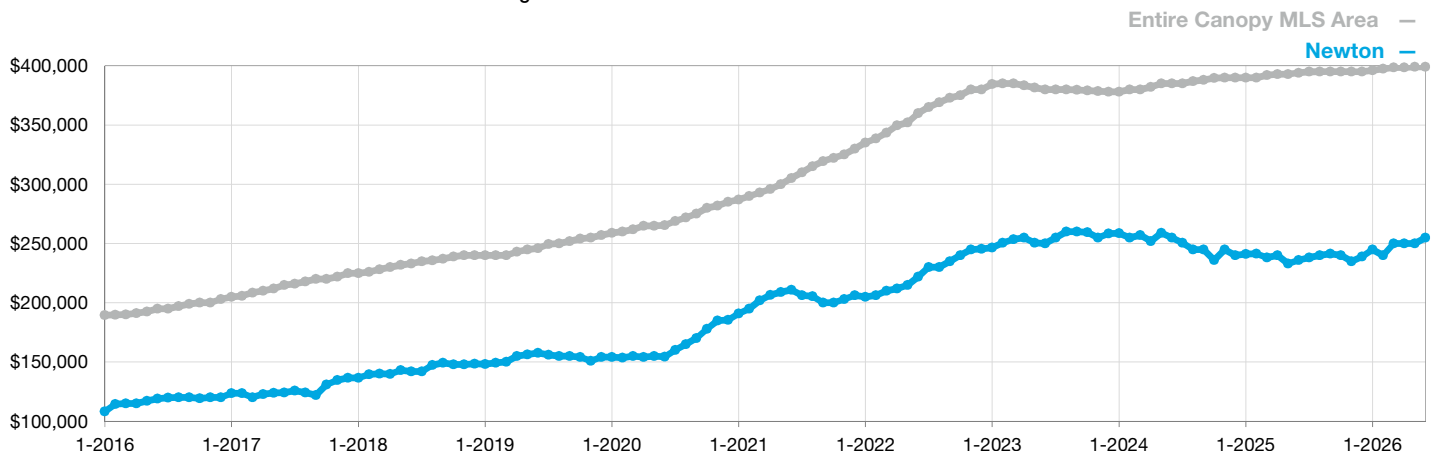
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	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	41	47	+ 14.6%	210	232	+ 10.5%
Pending Sales	29	37	+ 27.6%	161	162	+ 0.6%
Closed Sales	20	30	+ 50.0%	169	143	- 15.4%
Median Sales Price*	\$308,250	\$292,000	- 5.3%	\$233,625	\$270,000	+ 15.6%
Average Sales Price*	\$317,949	\$322,388	+ 1.4%	\$260,844	\$295,328	+ 13.2%
Percent of Original List Price Received*	99.2%	94.6%	- 4.6%	94.1%	94.0%	- 0.1%
List to Close	87	108	+ 24.1%	94	103	+ 9.6%
Days on Market Until Sale	37	62	+ 67.6%	47	59	+ 25.5%
Cumulative Days on Market Until Sale	43	63	+ 46.5%	54	61	+ 13.0%
Average List Price	\$301,060	\$375,141	+ 24.6%	\$303,022	\$346,588	+ 14.4%
Inventory of Homes for Sale	83	106	+ 27.7%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--

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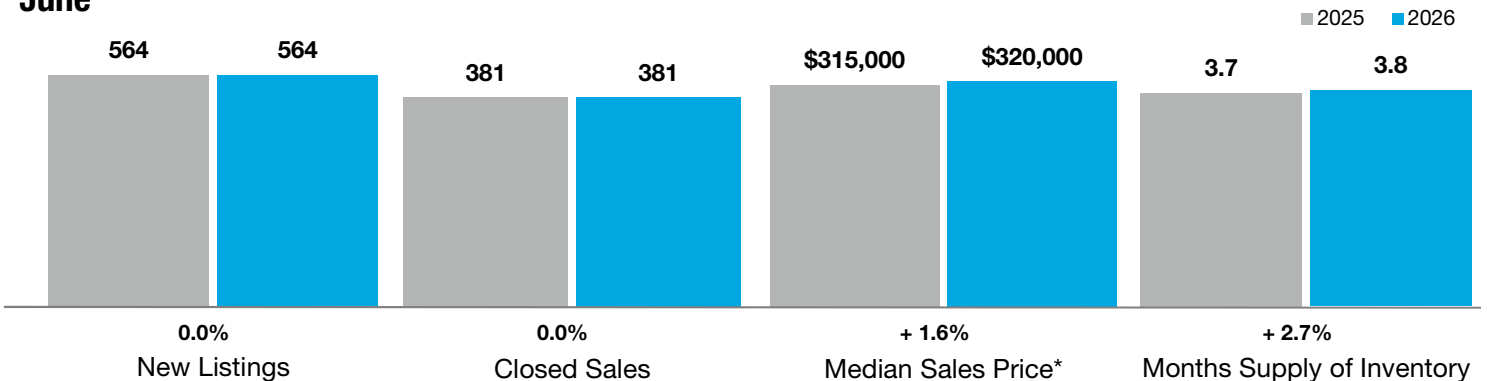
Hickory-Lenoir-Morganton MSA

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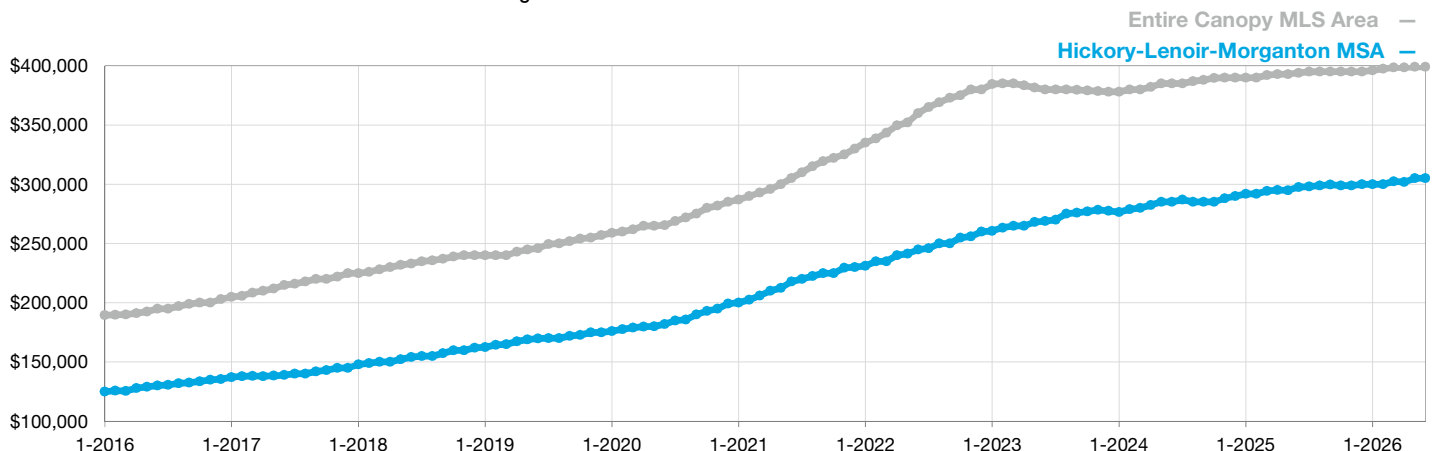
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