

Local Market Update for July 2026

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

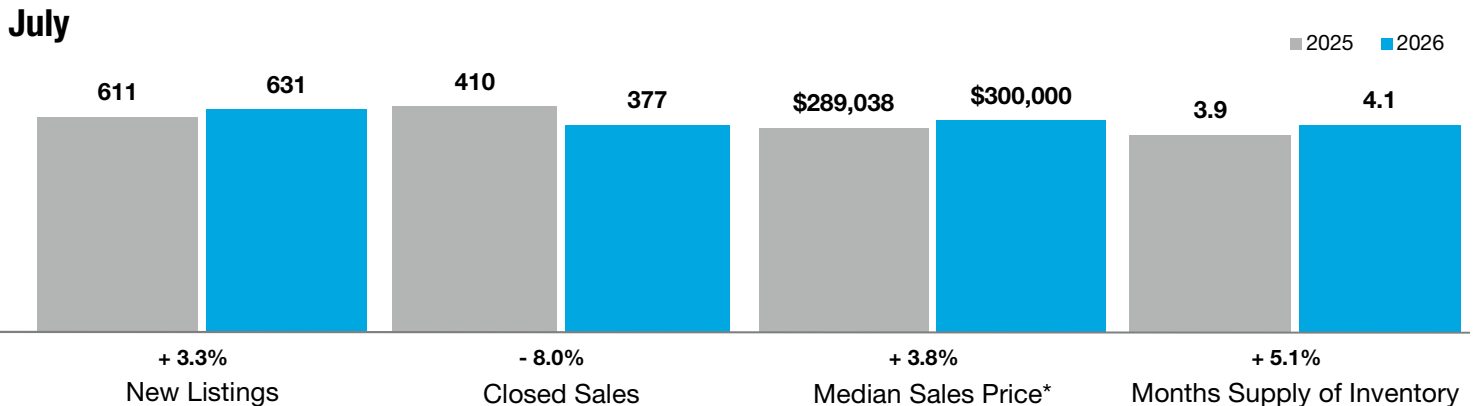


Catawba Valley Region

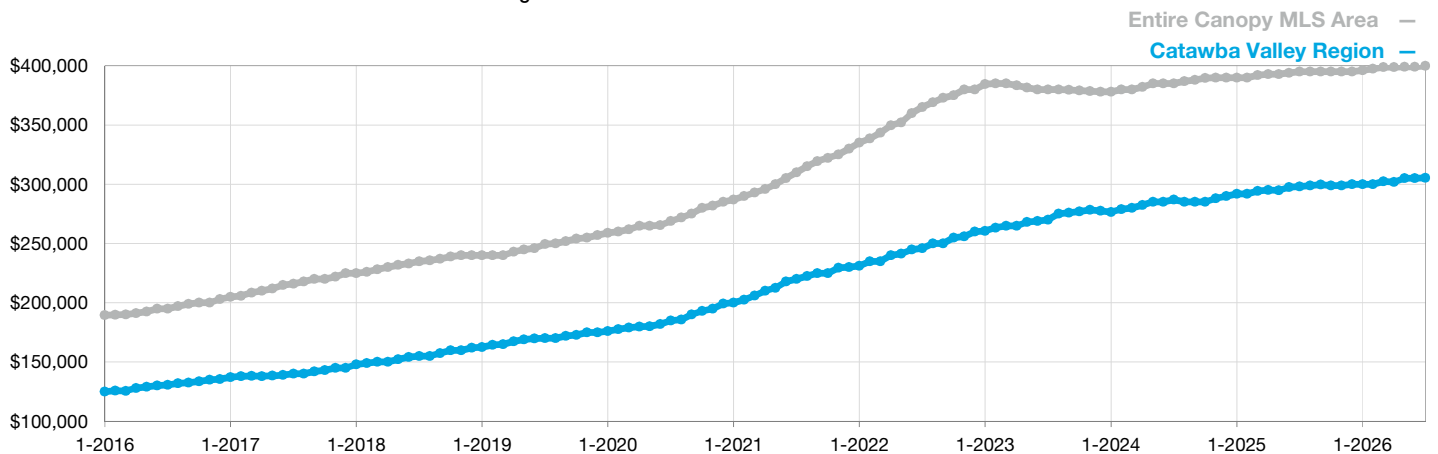
Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	611	631	+ 3.3%	3,682	3,705	+ 0.6%
Pending Sales	425	436	+ 2.6%	2,605	2,590	- 0.6%
Closed Sales	410	377	- 8.0%	2,449	2,344	- 4.3%
Median Sales Price*	\$289,038	\$300,000	+ 3.8%	\$299,000	\$310,000	+ 3.7%
Average Sales Price*	\$362,577	\$378,931	+ 4.5%	\$361,274	\$373,830	+ 3.5%
Percent of Original List Price Received*	94.2%	94.9%	+ 0.7%	94.7%	94.7%	0.0%
List to Close	89	90	+ 1.1%	96	100	+ 4.2%
Days on Market Until Sale	47	49	+ 4.3%	53	57	+ 7.5%
Cumulative Days on Market Until Sale	58	53	- 8.6%	61	66	+ 8.2%
Average List Price	\$396,995	\$415,814	+ 4.7%	\$408,012	\$421,457	+ 3.3%
Inventory of Homes for Sale	1,355	1,439	+ 6.2%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for July 2026

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

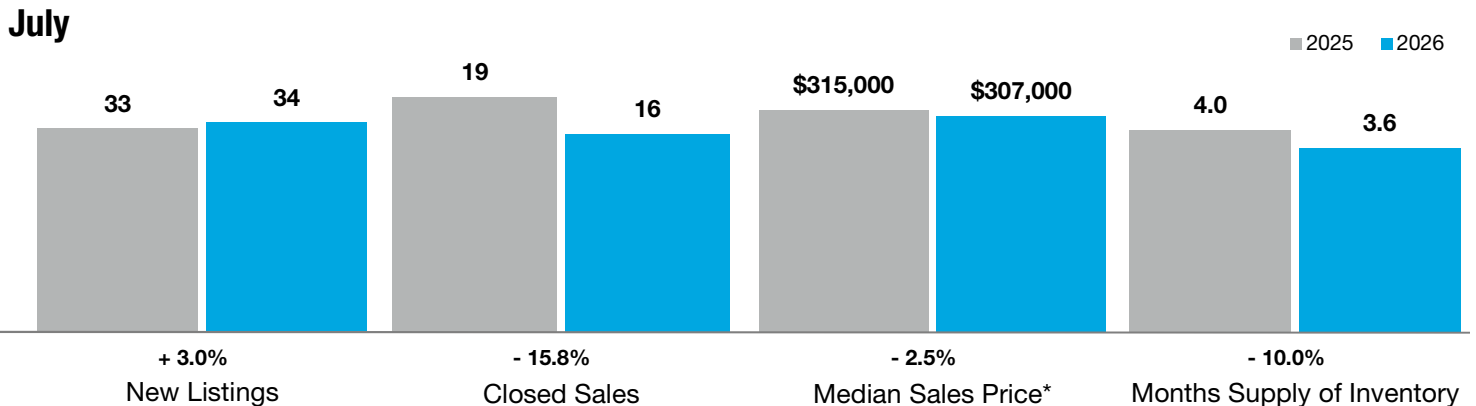


Alexander County

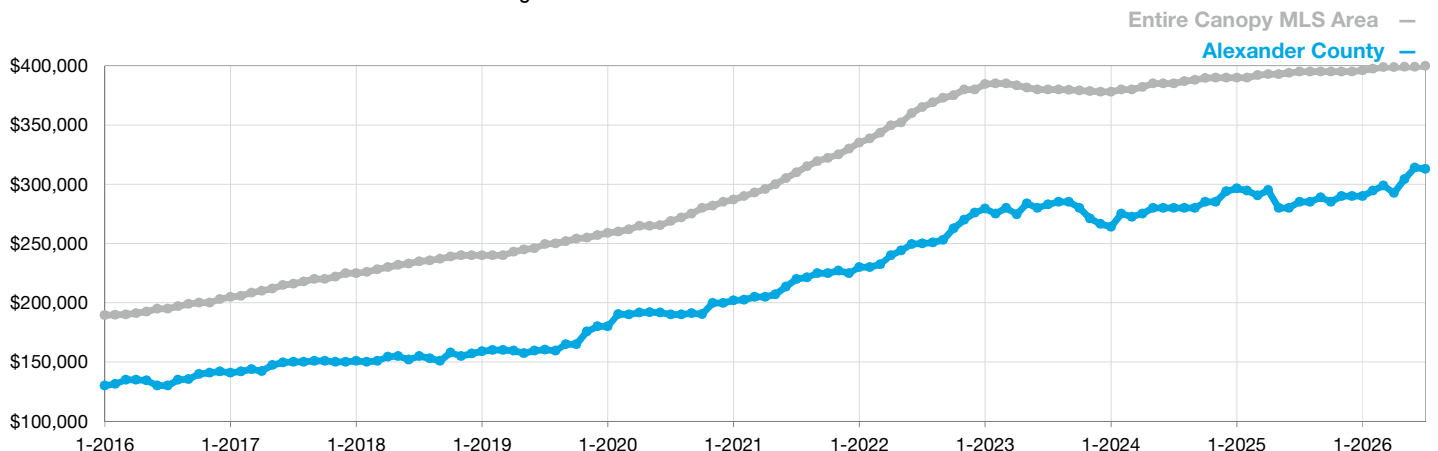
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	33	34	+ 3.0%	216	217	+ 0.5%
Pending Sales	26	24	- 7.7%	168	157	- 6.5%
Closed Sales	19	16	- 15.8%	161	148	- 8.1%
Median Sales Price*	\$315,000	\$307,000	- 2.5%	\$280,500	\$317,500	+ 13.2%
Average Sales Price*	\$344,300	\$439,722	+ 27.7%	\$360,312	\$377,278	+ 4.7%
Percent of Original List Price Received*	91.8%	93.3%	+ 1.6%	95.7%	94.4%	- 1.4%
List to Close	94	122	+ 29.8%	95	100	+ 5.3%
Days on Market Until Sale	60	67	+ 11.7%	50	53	+ 6.0%
Cumulative Days on Market Until Sale	75	68	- 9.3%	61	59	- 3.3%
Average List Price	\$392,515	\$412,979	+ 5.2%	\$369,612	\$430,778	+ 16.5%
Inventory of Homes for Sale	88	85	- 3.4%	--	--	--
Months Supply of Inventory	4.0	3.6	- 10.0%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for July 2026

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

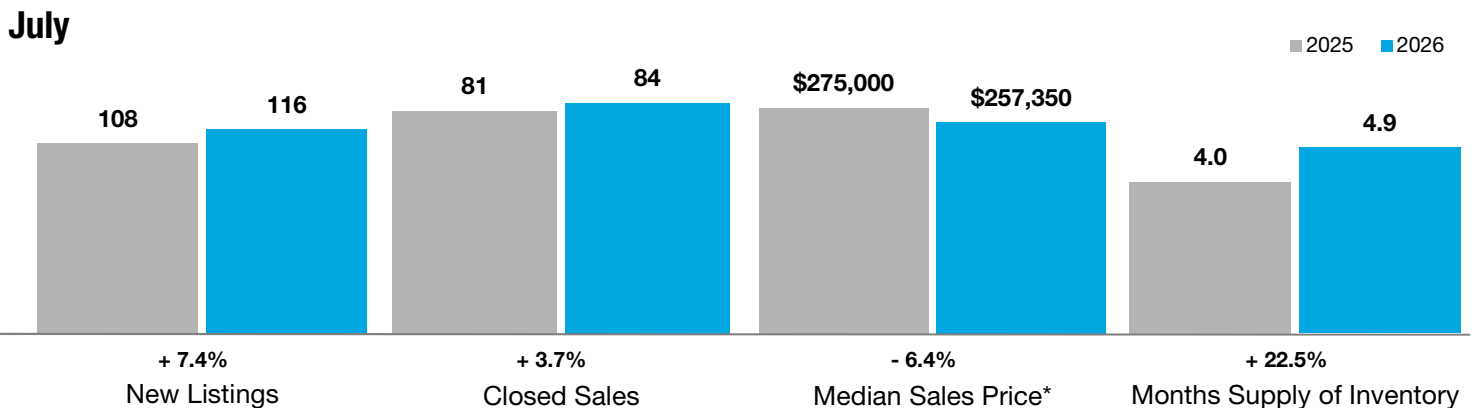


Burke County

North Carolina

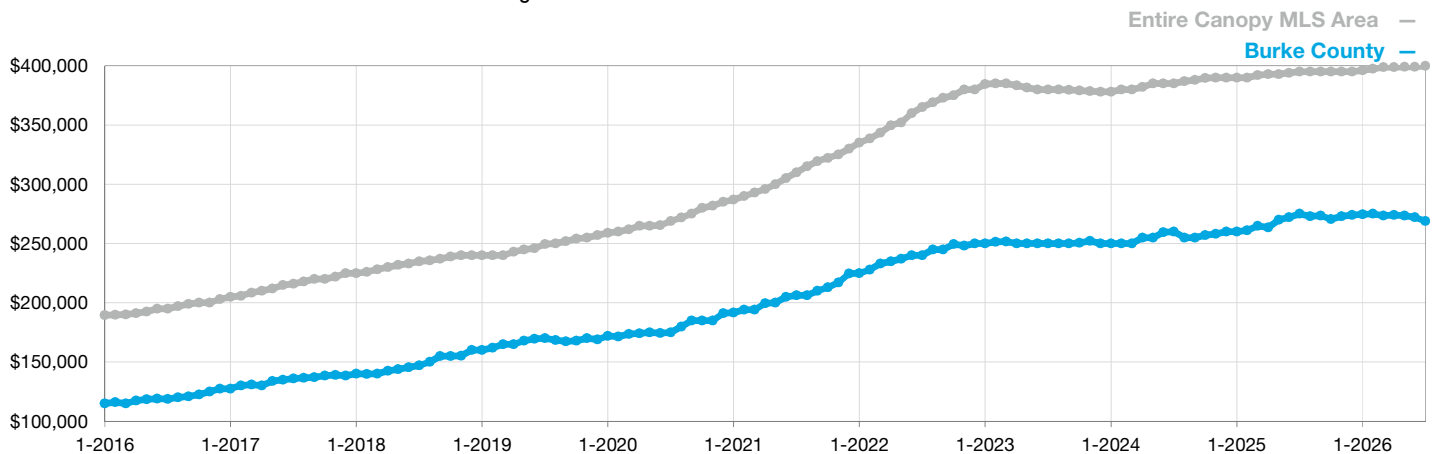
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	108	116	+ 7.4%	666	694	+ 4.2%
Pending Sales	66	85	+ 28.8%	483	474	- 1.9%
Closed Sales	81	84	+ 3.7%	468	427	- 8.8%
Median Sales Price*	\$275,000	\$257,350	- 6.4%	\$278,000	\$272,500	- 2.0%
Average Sales Price*	\$363,560	\$315,389	- 13.2%	\$338,242	\$330,071	- 2.4%
Percent of Original List Price Received*	93.5%	95.7%	+ 2.4%	93.5%	94.5%	+ 1.1%
List to Close	87	78	- 10.3%	102	104	+ 2.0%
Days on Market Until Sale	49	36	- 26.5%	61	62	+ 1.6%
Cumulative Days on Market Until Sale	61	38	- 37.7%	70	68	- 2.9%
Average List Price	\$333,360	\$376,704	+ 13.0%	\$387,134	\$397,679	+ 2.7%
Inventory of Homes for Sale	259	304	+ 17.4%	--	--	--
Months Supply of Inventory	4.0	4.9	+ 22.5%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for July 2026

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

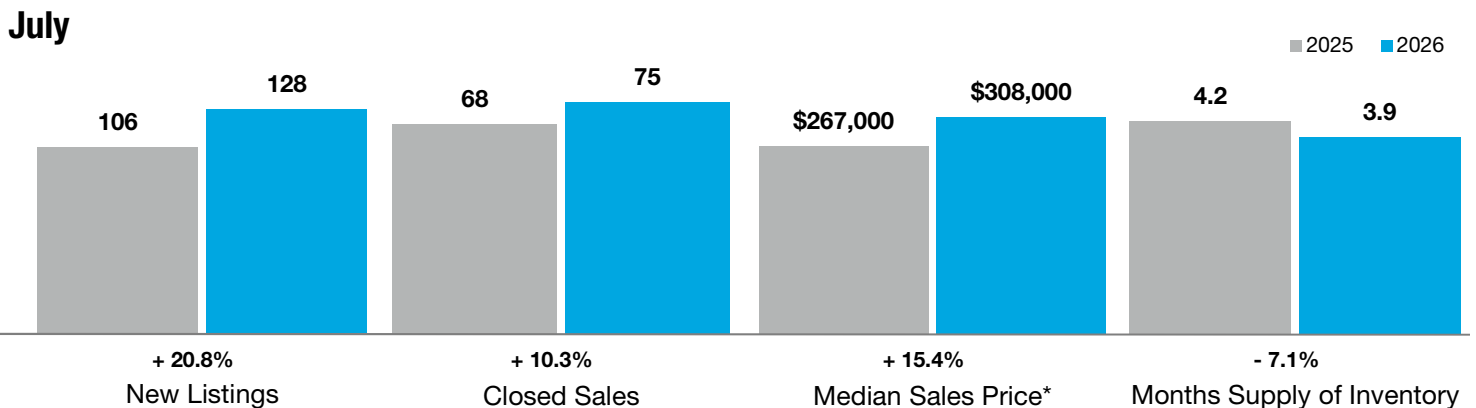


Caldwell County

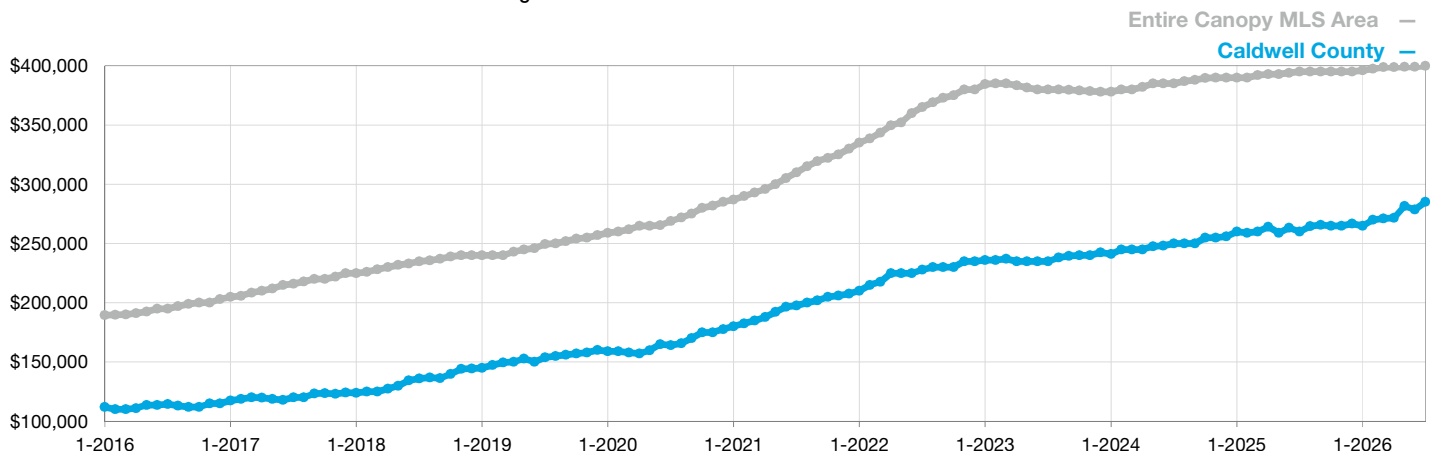
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	106	128	+ 20.8%	659	691	+ 4.9%
Pending Sales	65	89	+ 36.9%	451	510	+ 13.1%
Closed Sales	68	75	+ 10.3%	432	467	+ 8.1%
Median Sales Price*	\$267,000	\$308,000	+ 15.4%	\$265,000	\$292,000	+ 10.2%
Average Sales Price*	\$327,729	\$370,084	+ 12.9%	\$323,318	\$347,479	+ 7.5%
Percent of Original List Price Received*	94.0%	93.7%	- 0.3%	94.7%	94.1%	- 0.6%
List to Close	82	88	+ 7.3%	86	99	+ 15.1%
Days on Market Until Sale	45	50	+ 11.1%	45	56	+ 24.4%
Cumulative Days on Market Until Sale	50	51	+ 2.0%	51	64	+ 25.5%
Average List Price	\$340,488	\$369,590	+ 8.5%	\$375,005	\$404,870	+ 8.0%
Inventory of Homes for Sale	255	269	+ 5.5%	--	--	--
Months Supply of Inventory	4.2	3.9	- 7.1%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for July 2026

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

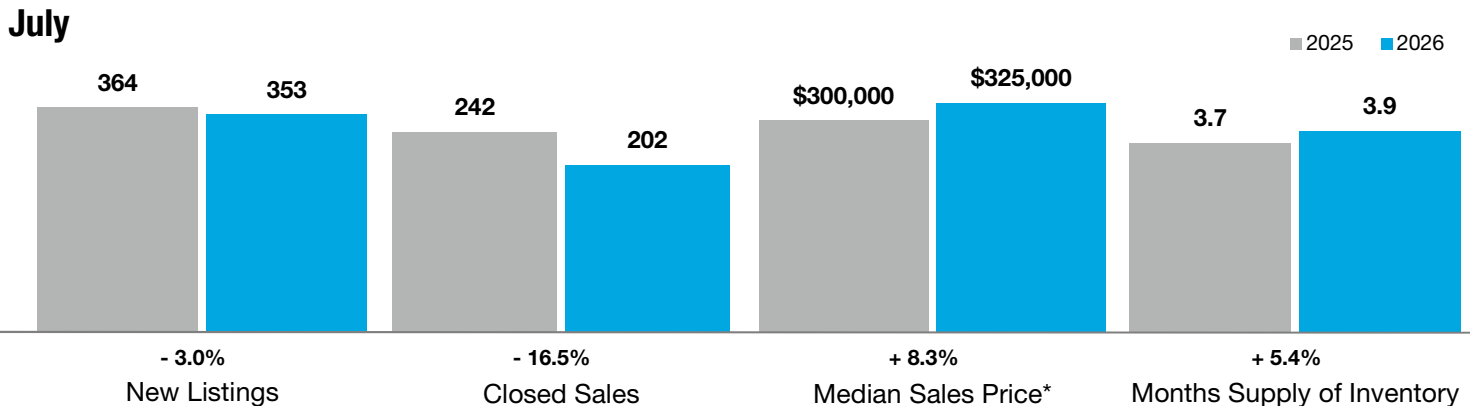


Catawba County

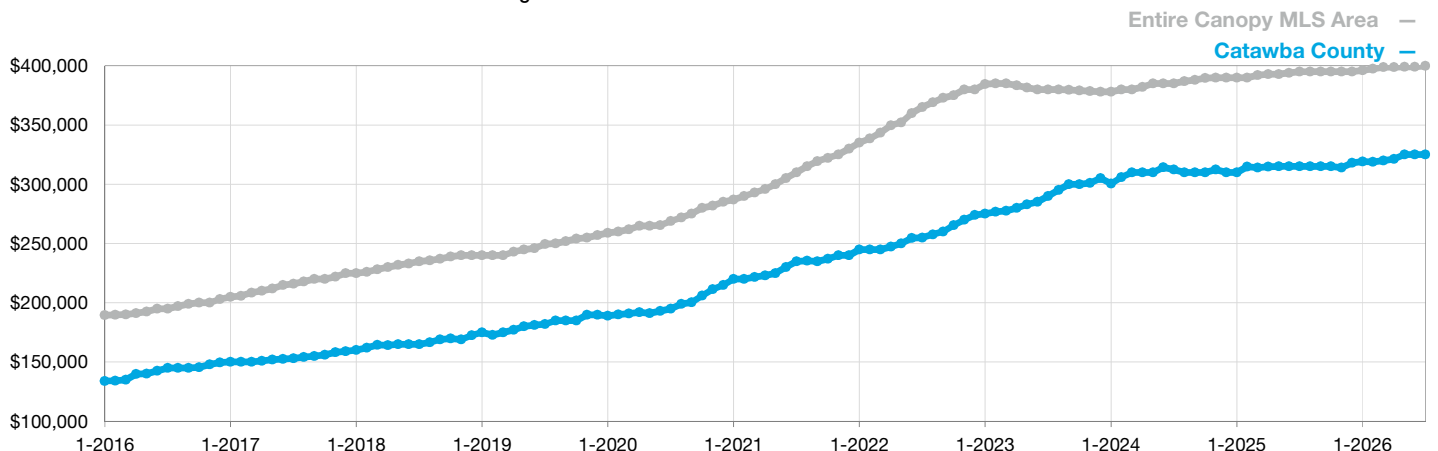
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	364	353	- 3.0%	2,141	2,103	- 1.8%
Pending Sales	268	238	- 11.2%	1,503	1,449	- 3.6%
Closed Sales	242	202	- 16.5%	1,388	1,302	- 6.2%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$315,000	\$330,000	+ 4.8%
Average Sales Price*	\$373,475	\$403,825	+ 8.1%	\$380,962	\$397,240	+ 4.3%
Percent of Original List Price Received*	94.7%	95.1%	+ 0.4%	95.1%	95.0%	- 0.1%
List to Close	91	93	+ 2.2%	97	99	+ 2.1%
Days on Market Until Sale	47	52	+ 10.6%	52	57	+ 9.6%
Cumulative Days on Market Until Sale	59	58	- 1.7%	62	66	+ 6.5%
Average List Price	\$432,328	\$446,518	+ 3.3%	\$428,805	\$433,963	+ 1.2%
Inventory of Homes for Sale	753	781	+ 3.7%	--	--	--
Months Supply of Inventory	3.7	3.9	+ 5.4%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for July 2026

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

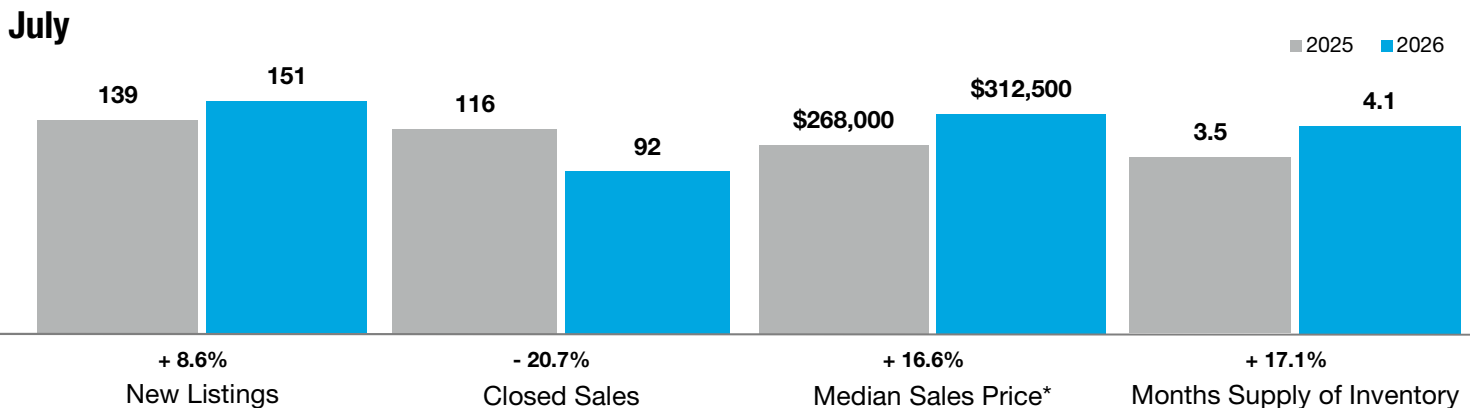


Hickory

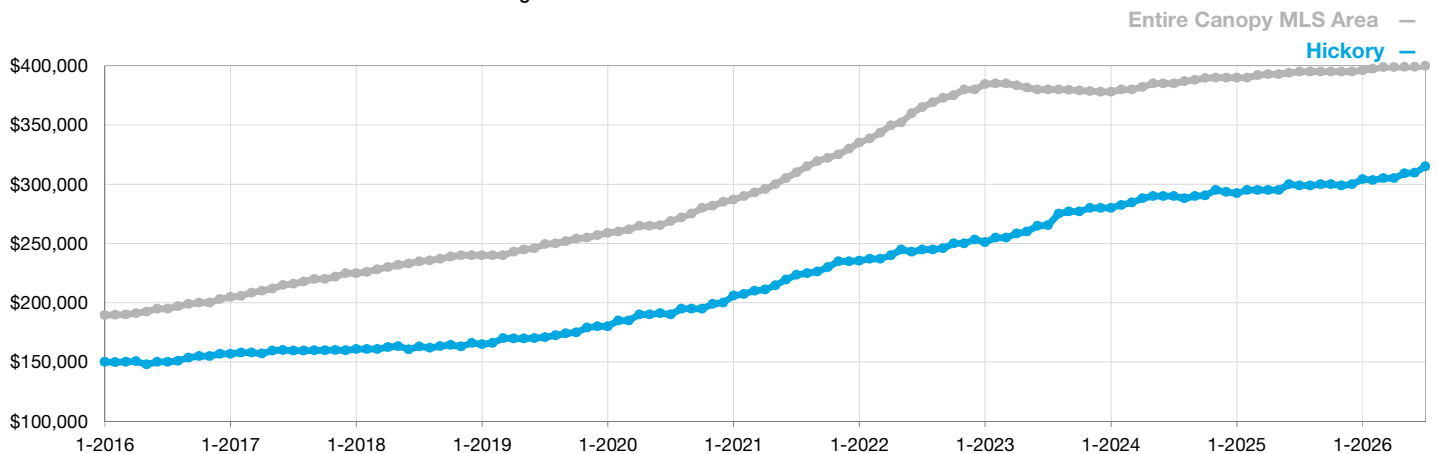
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	139	151	+ 8.6%	967	936	- 3.2%
Pending Sales	102	104	+ 2.0%	668	630	- 5.7%
Closed Sales	116	92	- 20.7%	631	565	- 10.5%
Median Sales Price*	\$268,000	\$312,500	+ 16.6%	\$290,000	\$315,000	+ 8.6%
Average Sales Price*	\$348,391	\$381,560	+ 9.5%	\$350,646	\$365,500	+ 4.2%
Percent of Original List Price Received*	95.4%	95.7%	+ 0.3%	95.9%	95.3%	- 0.6%
List to Close	84	87	+ 3.6%	89	94	+ 5.6%
Days on Market Until Sale	46	48	+ 4.3%	46	54	+ 17.4%
Cumulative Days on Market Until Sale	56	54	- 3.6%	54	65	+ 20.4%
Average List Price	\$380,392	\$396,963	+ 4.4%	\$379,157	\$381,984	+ 0.7%
Inventory of Homes for Sale	308	343	+ 11.4%	--	--	--
Months Supply of Inventory	3.5	4.1	+ 17.1%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for July 2026

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



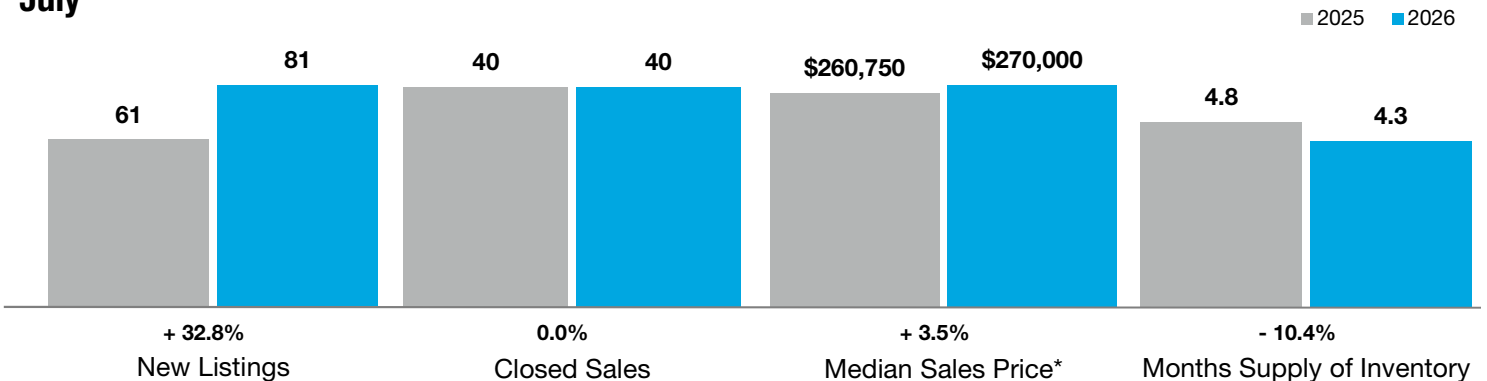
Lenoir

North Carolina

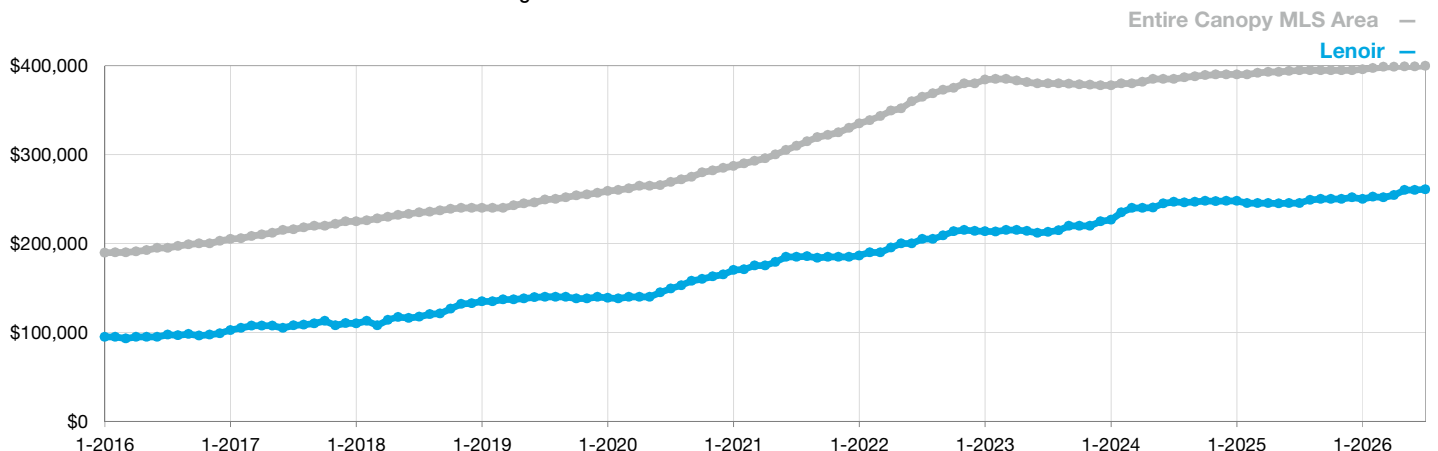
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	61	81	+ 32.8%	378	383	+ 1.3%
Pending Sales	37	50	+ 35.1%	254	275	+ 8.3%
Closed Sales	40	40	0.0%	244	246	+ 0.8%
Median Sales Price*	\$260,750	\$270,000	+ 3.5%	\$249,950	\$266,250	+ 6.5%
Average Sales Price*	\$323,284	\$294,764	- 8.8%	\$301,373	\$320,254	+ 6.3%
Percent of Original List Price Received*	93.6%	93.1%	- 0.5%	93.9%	93.2%	- 0.7%
List to Close	91	88	- 3.3%	92	108	+ 17.4%
Days on Market Until Sale	55	51	- 7.3%	51	65	+ 27.5%
Cumulative Days on Market Until Sale	58	52	- 10.3%	57	74	+ 29.8%
Average List Price	\$365,098	\$373,706	+ 2.4%	\$365,807	\$378,044	+ 3.3%
Inventory of Homes for Sale	159	164	+ 3.1%	--	--	--
Months Supply of Inventory	4.8	4.3	- 10.4%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for July 2026

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

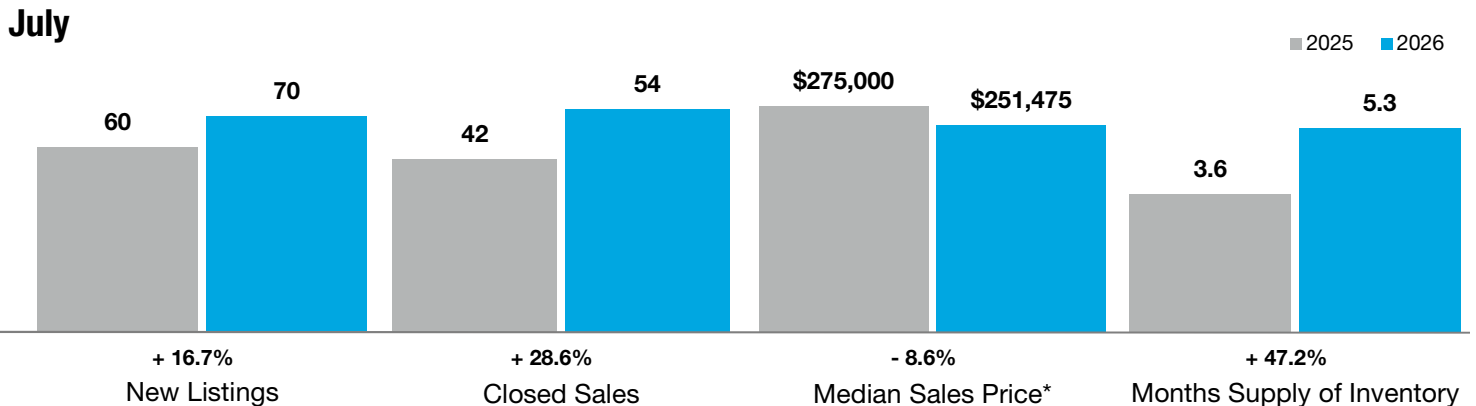


Morganton

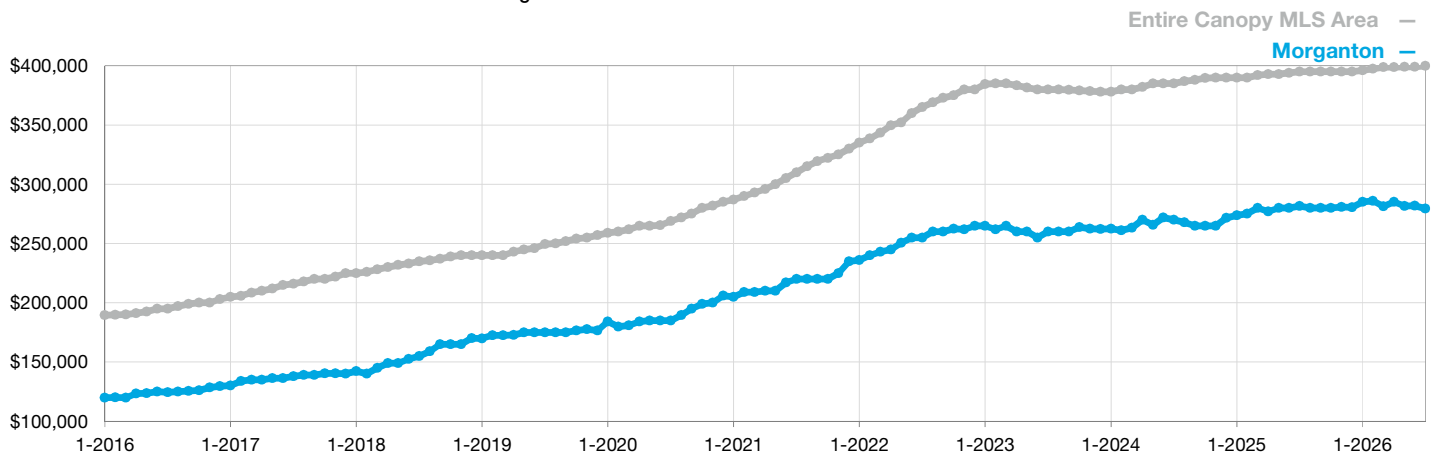
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	60	70	+ 16.7%	370	423	+ 14.3%
Pending Sales	43	44	+ 2.3%	290	279	- 3.8%
Closed Sales	42	54	+ 28.6%	281	252	- 10.3%
Median Sales Price*	\$275,000	\$251,475	- 8.6%	\$285,000	\$279,950	- 1.8%
Average Sales Price*	\$338,498	\$294,817	- 12.9%	\$326,592	\$341,560	+ 4.6%
Percent of Original List Price Received*	93.8%	95.2%	+ 1.5%	93.2%	94.2%	+ 1.1%
List to Close	88	77	- 12.5%	105	106	+ 1.0%
Days on Market Until Sale	47	33	- 29.8%	64	64	0.0%
Cumulative Days on Market Until Sale	59	34	- 42.4%	72	70	- 2.8%
Average List Price	\$388,050	\$337,209	- 13.1%	\$380,534	\$387,169	+ 1.7%
Inventory of Homes for Sale	142	197	+ 38.7%	--	--	--
Months Supply of Inventory	3.6	5.3	+ 47.2%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for July 2026

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

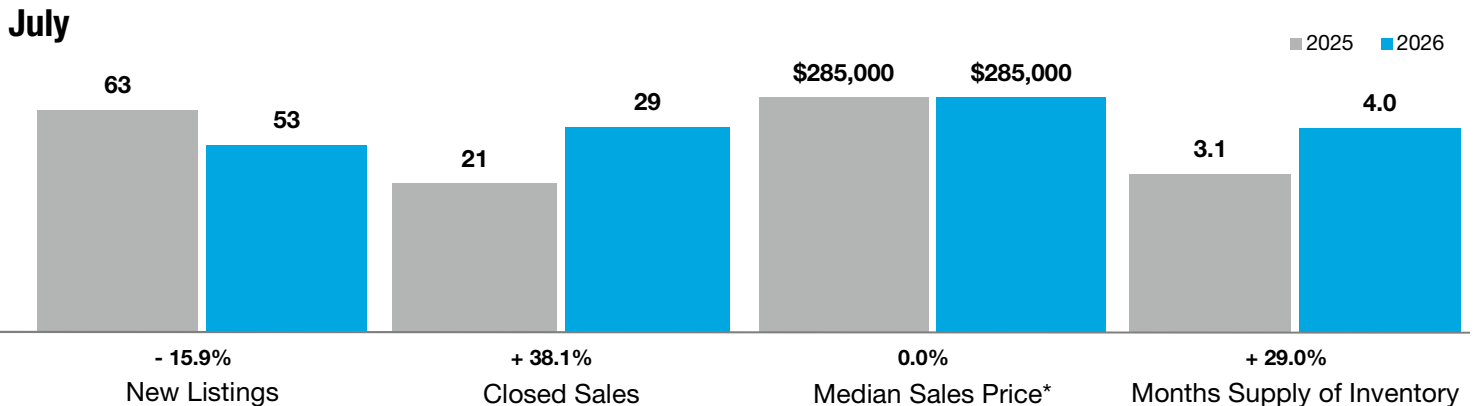


Newton

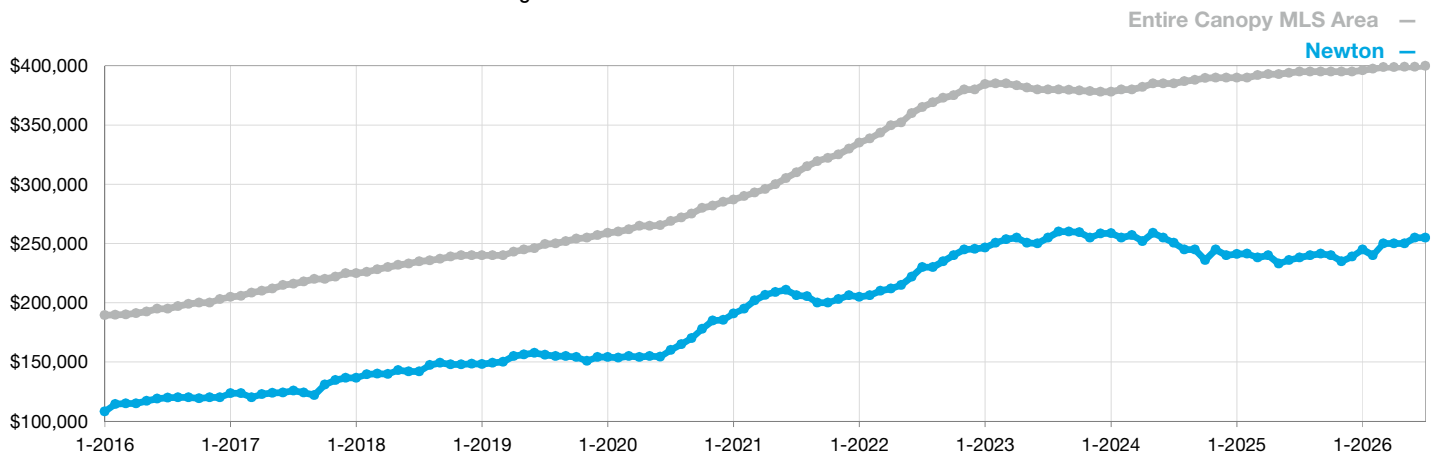
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	63	53	- 15.9%	273	285	+ 4.4%
Pending Sales	47	34	- 27.7%	208	192	- 7.7%
Closed Sales	21	29	+ 38.1%	190	172	- 9.5%
Median Sales Price*	\$285,000	\$285,000	0.0%	\$240,000	\$270,000	+ 12.5%
Average Sales Price*	\$325,635	\$333,241	+ 2.3%	\$268,043	\$301,720	+ 12.6%
Percent of Original List Price Received*	92.5%	92.8%	+ 0.3%	93.9%	93.8%	- 0.1%
List to Close	89	94	+ 5.6%	93	101	+ 8.6%
Days on Market Until Sale	39	55	+ 41.0%	46	59	+ 28.3%
Cumulative Days on Market Until Sale	54	56	+ 3.7%	54	60	+ 11.1%
Average List Price	\$324,255	\$369,289	+ 13.9%	\$308,013	\$345,510	+ 12.2%
Inventory of Homes for Sale	96	114	+ 18.8%	--	--	--
Months Supply of Inventory	3.1	4.0	+ 29.0%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for July 2026

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

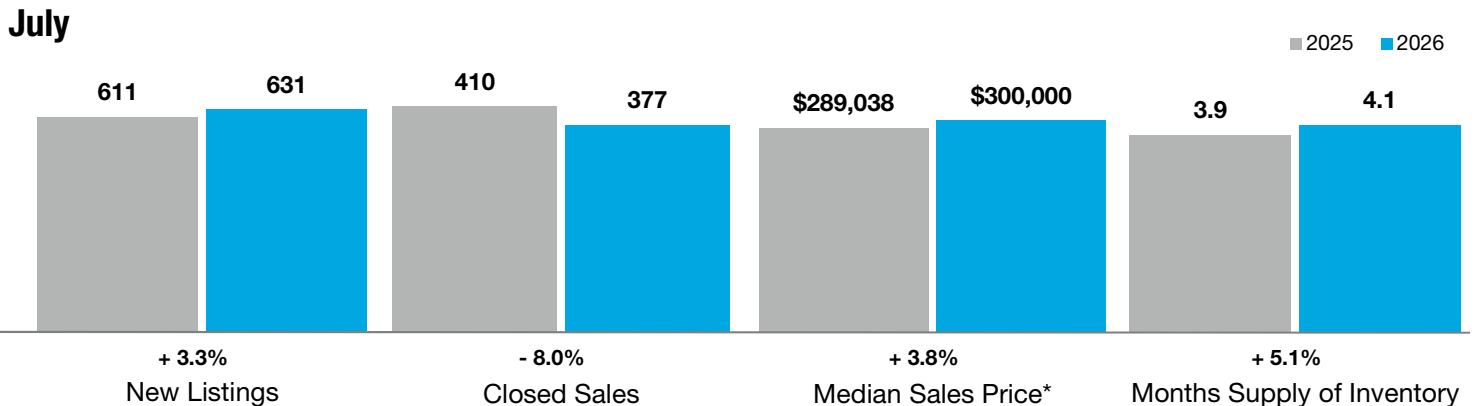


Hickory-Lenoir-Morganton MSA

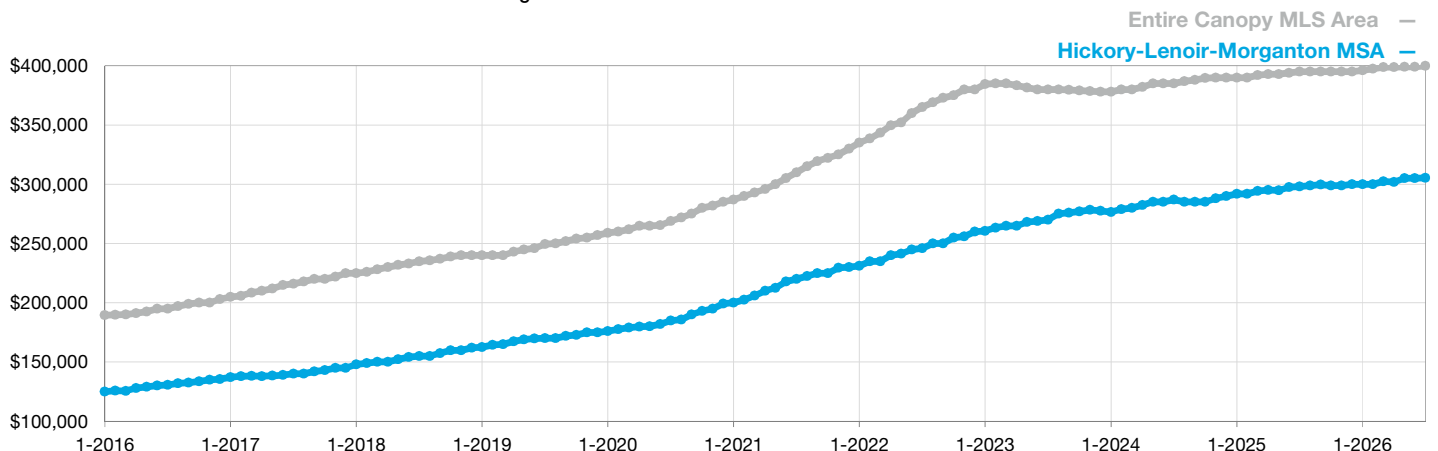
Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	611	631	+ 3.3%	3,682	3,705	+ 0.6%
Pending Sales	425	436	+ 2.6%	2,605	2,590	- 0.6%
Closed Sales	410	377	- 8.0%	2,449	2,344	- 4.3%
Median Sales Price*	\$289,038	\$300,000	+ 3.8%	\$299,000	\$310,000	+ 3.7%
Average Sales Price*	\$362,577	\$378,931	+ 4.5%	\$361,274	\$373,830	+ 3.5%
Percent of Original List Price Received*	94.2%	94.9%	+ 0.7%	94.7%	94.7%	0.0%
List to Close	89	90	+ 1.1%	96	100	+ 4.2%
Days on Market Until Sale	47	49	+ 4.3%	53	57	+ 7.5%
Cumulative Days on Market Until Sale	58	53	- 8.6%	61	66	+ 8.2%
Average List Price	\$396,995	\$415,814	+ 4.7%	\$408,012	\$421,457	+ 3.3%
Inventory of Homes for Sale	1,355	1,439	+ 6.2%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.