

Local Market Update for August 2026

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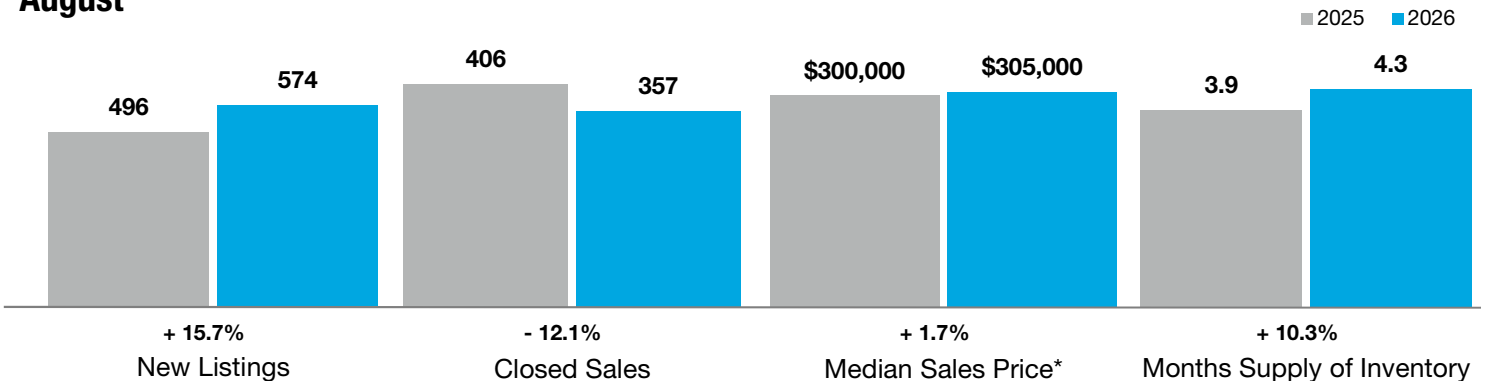
Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

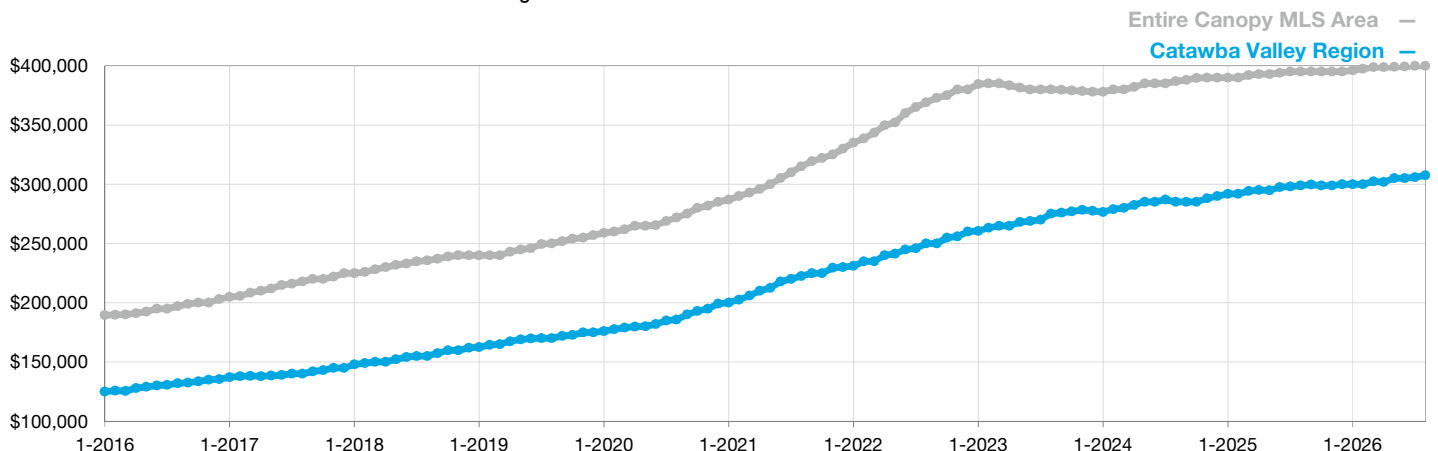
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	496	574	+ 15.7%	4,178	4,284	+ 2.5%
Pending Sales	367	395	+ 7.6%	2,972	2,949	- 0.8%
Closed Sales	406	357	- 12.1%	2,855	2,718	- 4.8%
Median Sales Price*	\$300,000	\$305,000	+ 1.7%	\$299,000	\$310,000	+ 3.7%
Average Sales Price*	\$358,056	\$387,094	+ 8.1%	\$360,816	\$375,967	+ 4.2%
Percent of Original List Price Received*	93.6%	94.9%	+ 1.4%	94.6%	94.7%	+ 0.1%
List to Close	92	93	+ 1.1%	95	100	+ 5.3%
Days on Market Until Sale	49	49	0.0%	52	57	+ 9.6%
Cumulative Days on Market Until Sale	60	58	- 3.3%	61	65	+ 6.6%
Average List Price	\$398,495	\$418,751	+ 5.1%	\$406,844	\$418,605	+ 2.9%
Inventory of Homes for Sale	1,357	1,512	+ 11.4%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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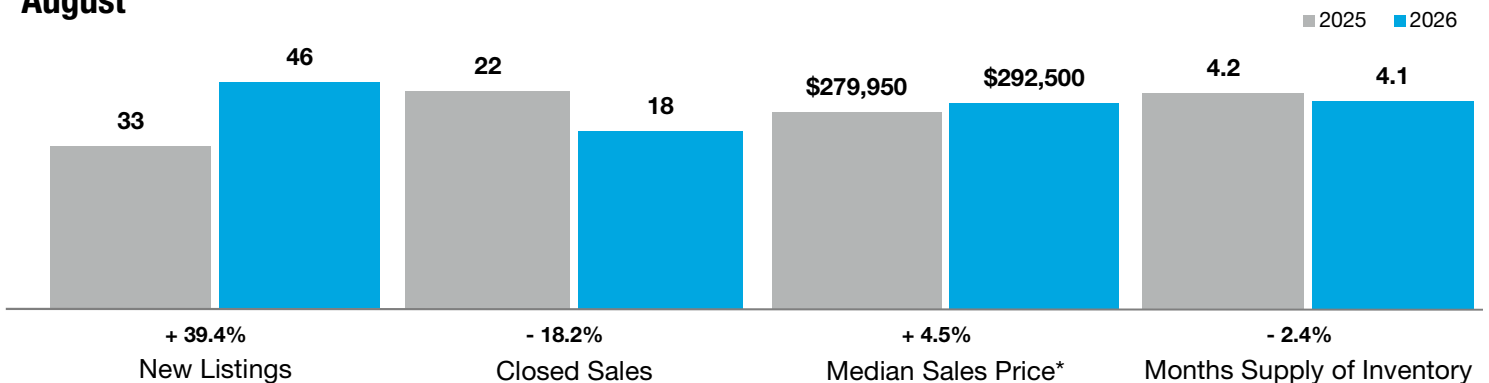
Alexander County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	33	46	+ 39.4%	249	263	+ 5.6%
Pending Sales	23	27	+ 17.4%	191	181	- 5.2%
Closed Sales	22	18	- 18.2%	183	167	- 8.7%
Median Sales Price*	\$279,950	\$292,500	+ 4.5%	\$280,500	\$314,900	+ 12.3%
Average Sales Price*	\$383,649	\$456,050	+ 18.9%	\$363,117	\$384,484	+ 5.9%
Percent of Original List Price Received*	93.1%	97.4%	+ 4.6%	95.4%	94.9%	- 0.5%
List to Close	132	58	- 56.1%	99	97	- 2.0%
Days on Market Until Sale	91	20	- 78.0%	55	50	- 9.1%
Cumulative Days on Market Until Sale	93	30	- 67.7%	65	56	- 13.8%
Average List Price	\$482,900	\$462,313	- 4.3%	\$385,061	\$431,859	+ 12.2%
Inventory of Homes for Sale	93	96	+ 3.2%	--	--	--
Months Supply of Inventory	4.2	4.1	- 2.4%	--	--	--

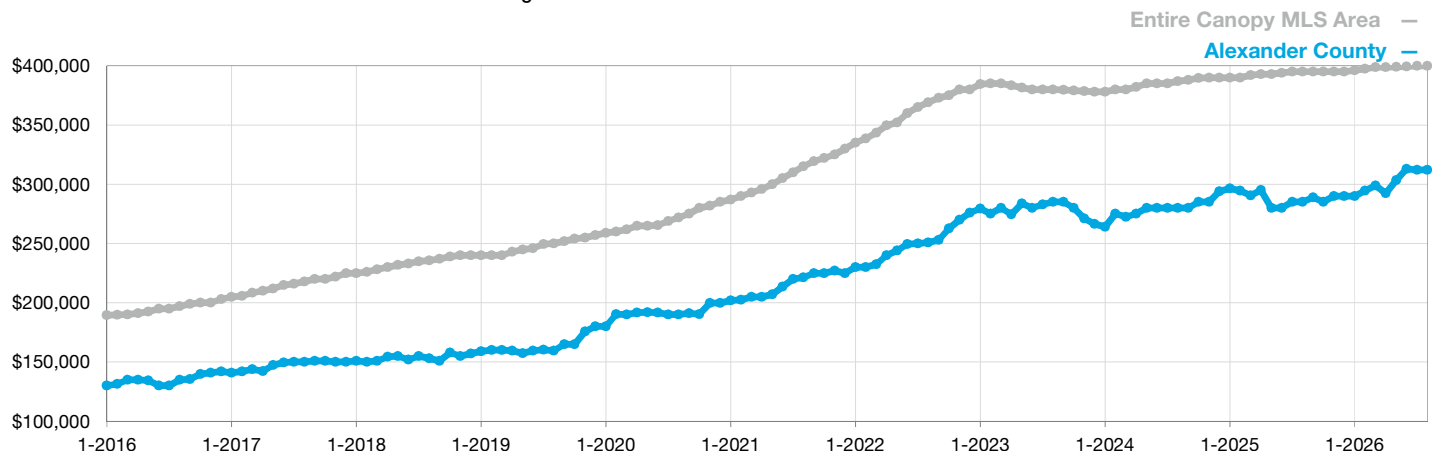
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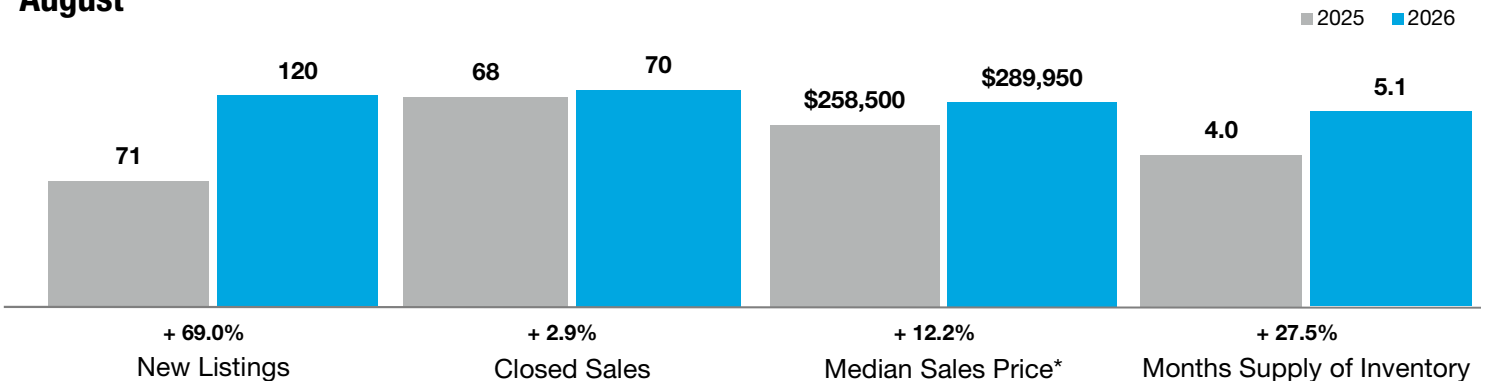
Burke County

North Carolina

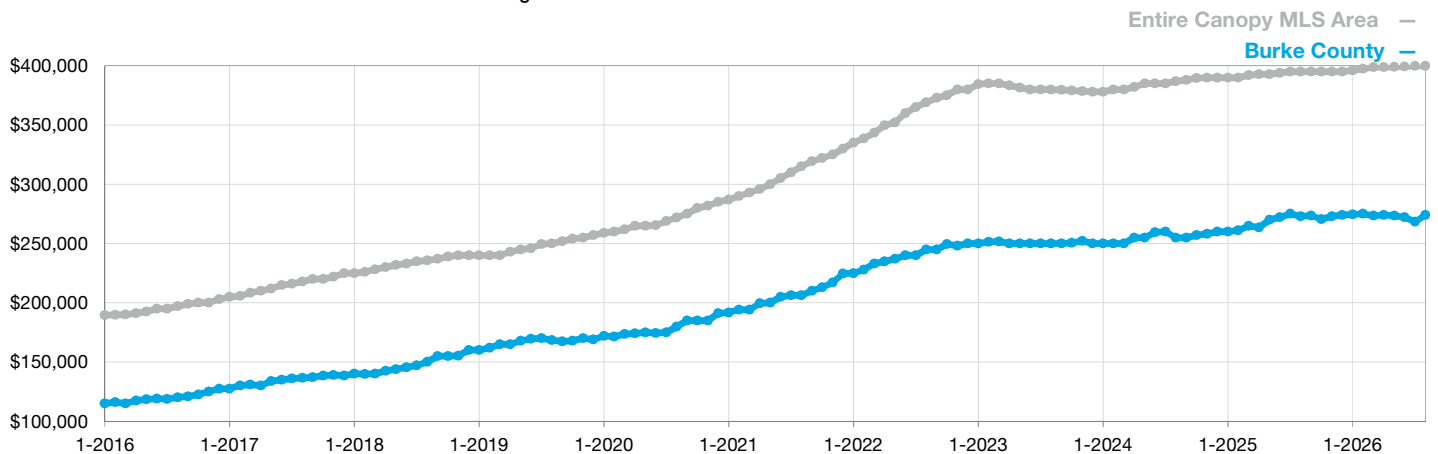
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	71	120	+ 69.0%	737	814	+ 10.4%
Pending Sales	60	77	+ 28.3%	543	548	+ 0.9%
Closed Sales	68	70	+ 2.9%	536	500	- 6.7%
Median Sales Price*	\$258,500	\$289,950	+ 12.2%	\$275,000	\$274,900	- 0.0%
Average Sales Price*	\$331,760	\$366,426	+ 10.4%	\$337,418	\$335,018	- 0.7%
Percent of Original List Price Received*	93.1%	94.1%	+ 1.1%	93.4%	94.4%	+ 1.1%
List to Close	98	91	- 7.1%	102	102	0.0%
Days on Market Until Sale	46	54	+ 17.4%	60	61	+ 1.7%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	68	67	- 1.5%
Average List Price	\$406,350	\$398,239	- 2.0%	\$388,880	\$395,518	+ 1.7%
Inventory of Homes for Sale	252	325	+ 29.0%	--	--	--
Months Supply of Inventory	4.0	5.1	+ 27.5%	--	--	--

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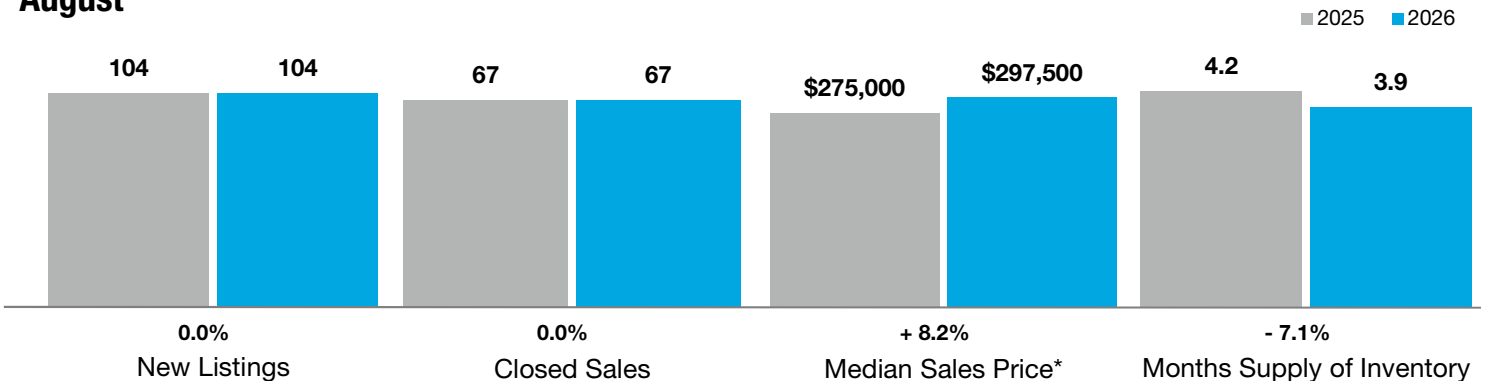
Caldwell County

North Carolina

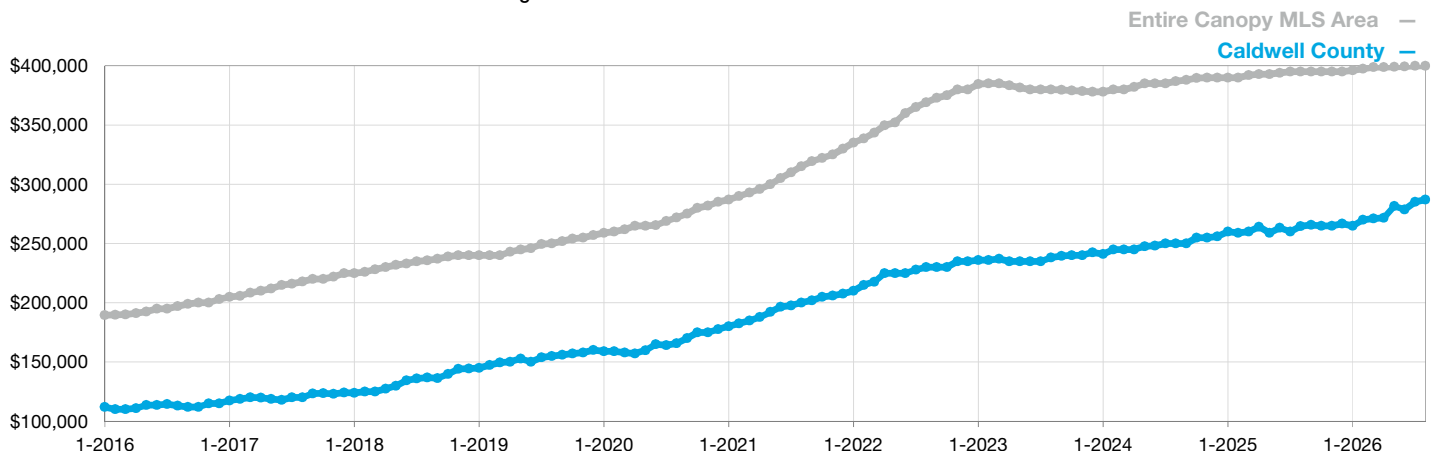
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	104	104	0.0%	763	796	+ 4.3%
Pending Sales	70	80	+ 14.3%	521	582	+ 11.7%
Closed Sales	67	67	0.0%	499	534	+ 7.0%
Median Sales Price*	\$275,000	\$297,500	+ 8.2%	\$266,500	\$294,000	+ 10.3%
Average Sales Price*	\$360,161	\$351,639	- 2.4%	\$328,265	\$348,001	+ 6.0%
Percent of Original List Price Received*	92.2%	94.8%	+ 2.8%	94.4%	94.2%	- 0.2%
List to Close	92	76	- 17.4%	87	96	+ 10.3%
Days on Market Until Sale	48	40	- 16.7%	45	54	+ 20.0%
Cumulative Days on Market Until Sale	63	45	- 28.6%	52	62	+ 19.2%
Average List Price	\$348,343	\$367,206	+ 5.4%	\$371,402	\$398,181	+ 7.2%
Inventory of Homes for Sale	265	274	+ 3.4%	--	--	--
Months Supply of Inventory	4.2	3.9	- 7.1%	--	--	--

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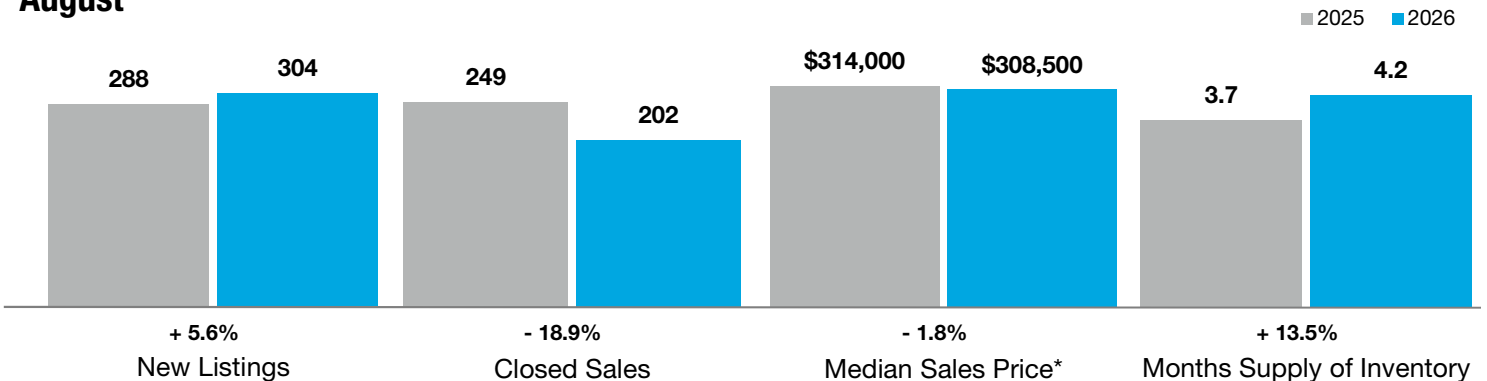
Catawba County

North Carolina

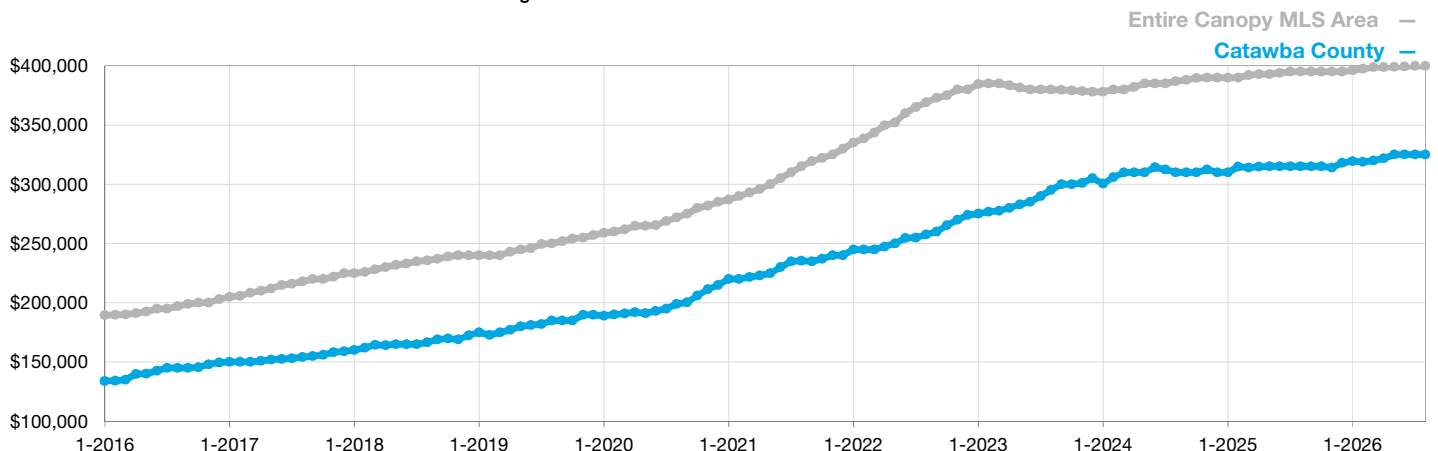
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	288	304	+ 5.6%	2,429	2,411	- 0.7%
Pending Sales	214	211	- 1.4%	1,717	1,638	- 4.6%
Closed Sales	249	202	- 18.9%	1,637	1,517	- 7.3%
Median Sales Price*	\$314,000	\$308,500	- 1.8%	\$315,000	\$325,000	+ 3.2%
Average Sales Price*	\$362,409	\$399,871	+ 10.3%	\$378,138	\$398,371	+ 5.4%
Percent of Original List Price Received*	94.2%	94.9%	+ 0.7%	94.9%	95.0%	+ 0.1%
List to Close	87	102	+ 17.2%	95	100	+ 5.3%
Days on Market Until Sale	47	52	+ 10.6%	51	57	+ 11.8%
Cumulative Days on Market Until Sale	59	63	+ 6.8%	61	66	+ 8.2%
Average List Price	\$404,586	\$438,014	+ 8.3%	\$425,882	\$431,799	+ 1.4%
Inventory of Homes for Sale	747	817	+ 9.4%	--	--	--
Months Supply of Inventory	3.7	4.2	+ 13.5%	--	--	--

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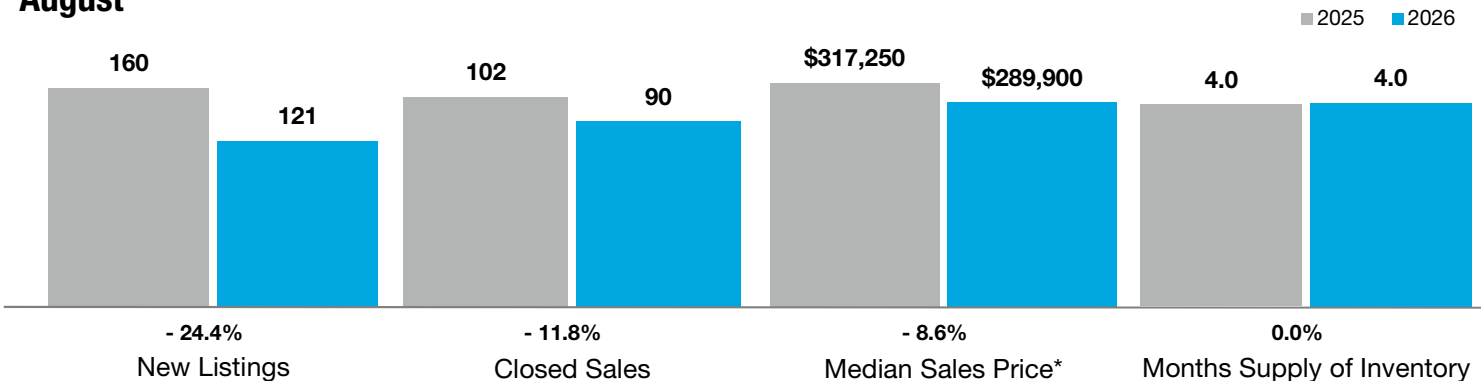
Hickory

North Carolina

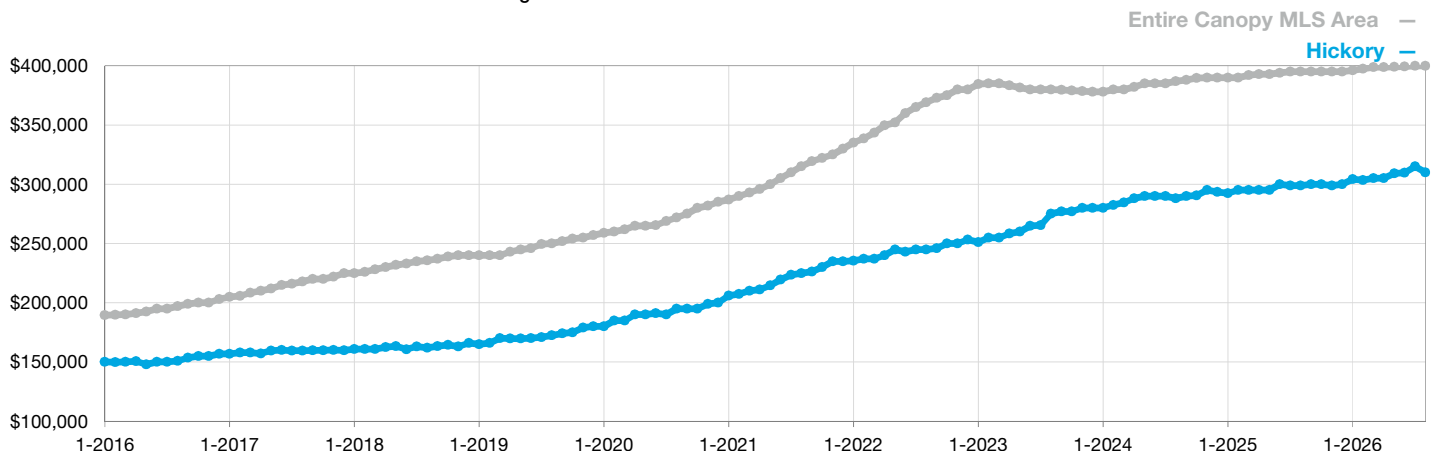
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	160	121	- 24.4%	1,127	1,057	- 6.2%
Pending Sales	78	94	+ 20.5%	746	712	- 4.6%
Closed Sales	102	90	- 11.8%	733	656	- 10.5%
Median Sales Price*	\$317,250	\$289,900	- 8.6%	\$295,000	\$309,000	+ 4.7%
Average Sales Price*	\$368,785	\$336,897	- 8.6%	\$353,171	\$362,139	+ 2.5%
Percent of Original List Price Received*	94.7%	93.8%	- 1.0%	95.8%	95.1%	- 0.7%
List to Close	90	90	0.0%	89	94	+ 5.6%
Days on Market Until Sale	45	47	+ 4.4%	46	53	+ 15.2%
Cumulative Days on Market Until Sale	54	58	+ 7.4%	54	64	+ 18.5%
Average List Price	\$397,357	\$385,080	- 3.1%	\$381,769	\$380,104	- 0.4%
Inventory of Homes for Sale	347	339	- 2.3%	--	--	--
Months Supply of Inventory	4.0	4.0	0.0%	--	--	--

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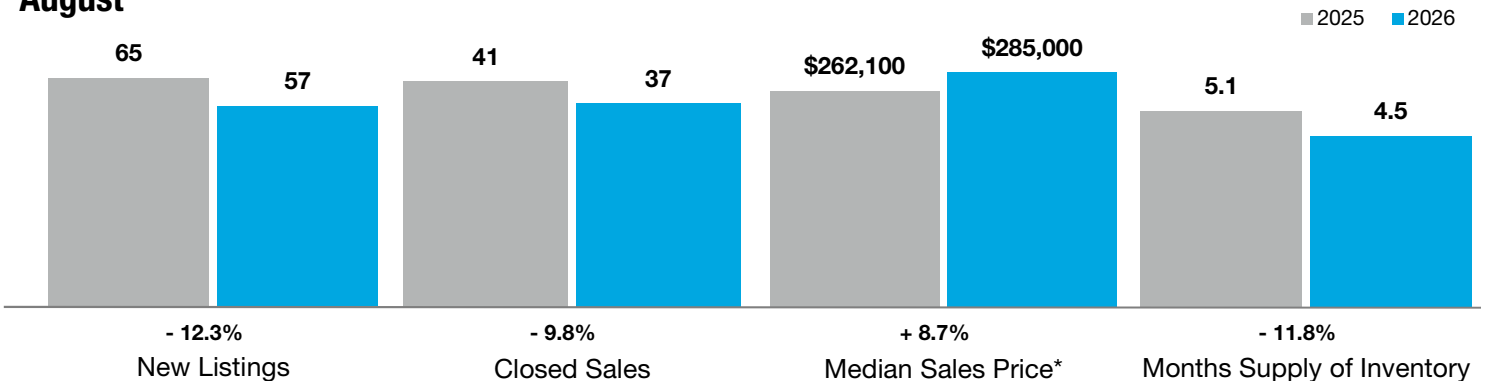
Lenoir

North Carolina

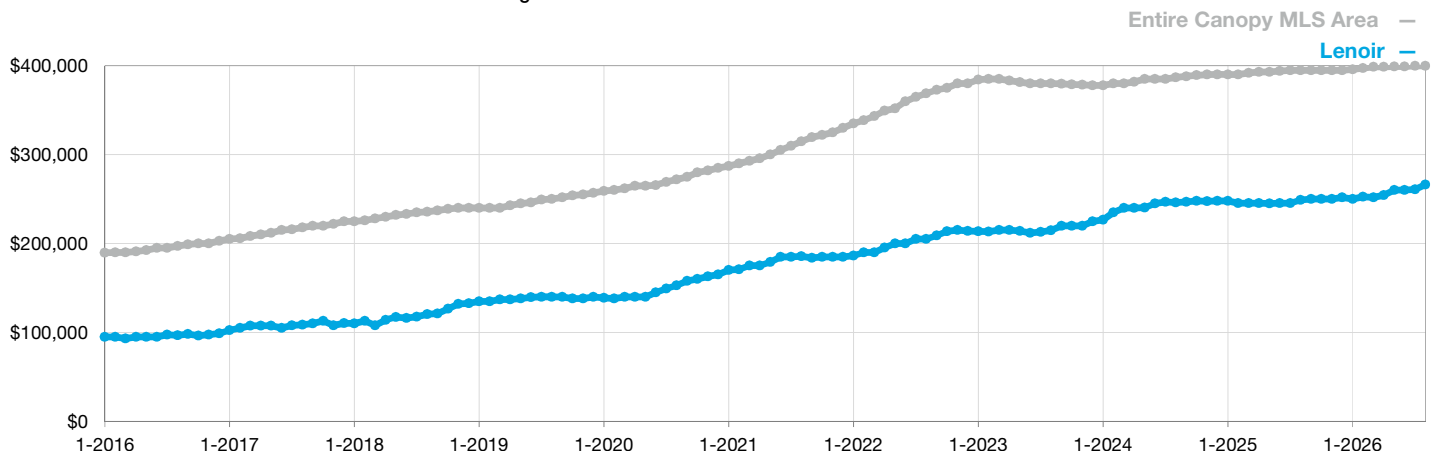
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	65	57	- 12.3%	443	440	- 0.7%
Pending Sales	39	41	+ 5.1%	293	313	+ 6.8%
Closed Sales	41	37	- 9.8%	285	283	- 0.7%
Median Sales Price*	\$262,100	\$285,000	+ 8.7%	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$294,869	\$315,481	+ 7.0%	\$300,438	\$319,630	+ 6.4%
Percent of Original List Price Received*	91.6%	96.2%	+ 5.0%	93.6%	93.6%	0.0%
List to Close	97	66	- 32.0%	93	102	+ 9.7%
Days on Market Until Sale	54	33	- 38.9%	51	60	+ 17.6%
Cumulative Days on Market Until Sale	74	40	- 45.9%	60	69	+ 15.0%
Average List Price	\$318,143	\$350,428	+ 10.1%	\$358,713	\$372,117	+ 3.7%
Inventory of Homes for Sale	171	169	- 1.2%	--	--	--
Months Supply of Inventory	5.1	4.5	- 11.8%	--	--	--

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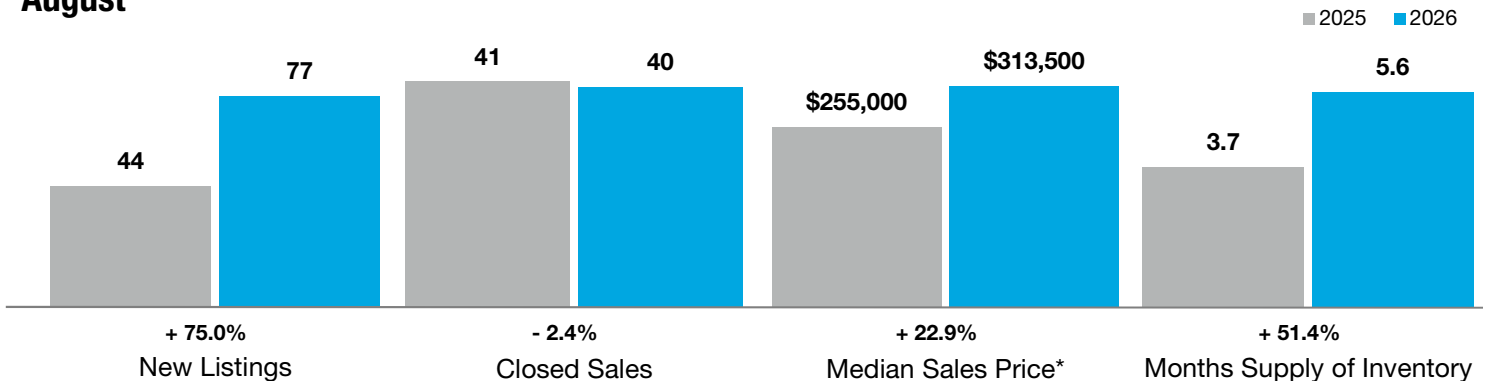
Morganton

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	44	77	+ 75.0%	414	499	+ 20.5%
Pending Sales	37	46	+ 24.3%	327	323	- 1.2%
Closed Sales	41	40	- 2.4%	322	294	- 8.7%
Median Sales Price*	\$255,000	\$313,500	+ 22.9%	\$280,000	\$283,590	+ 1.3%
Average Sales Price*	\$329,457	\$374,801	+ 13.8%	\$326,958	\$345,388	+ 5.6%
Percent of Original List Price Received*	92.6%	94.3%	+ 1.8%	93.2%	94.2%	+ 1.1%
List to Close	113	96	- 15.0%	106	104	- 1.9%
Days on Market Until Sale	50	57	+ 14.0%	62	63	+ 1.6%
Cumulative Days on Market Until Sale	53	57	+ 7.5%	69	68	- 1.4%
Average List Price	\$421,298	\$392,088	- 6.9%	\$384,733	\$386,138	+ 0.4%
Inventory of Homes for Sale	141	211	+ 49.6%	--	--	--
Months Supply of Inventory	3.7	5.6	+ 51.4%	--	--	--

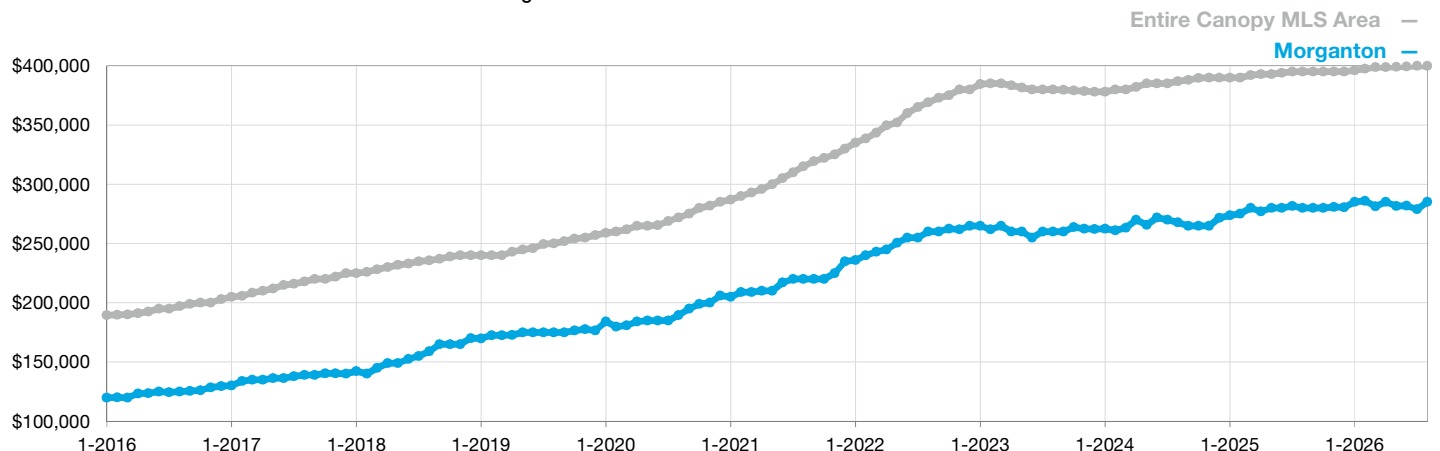
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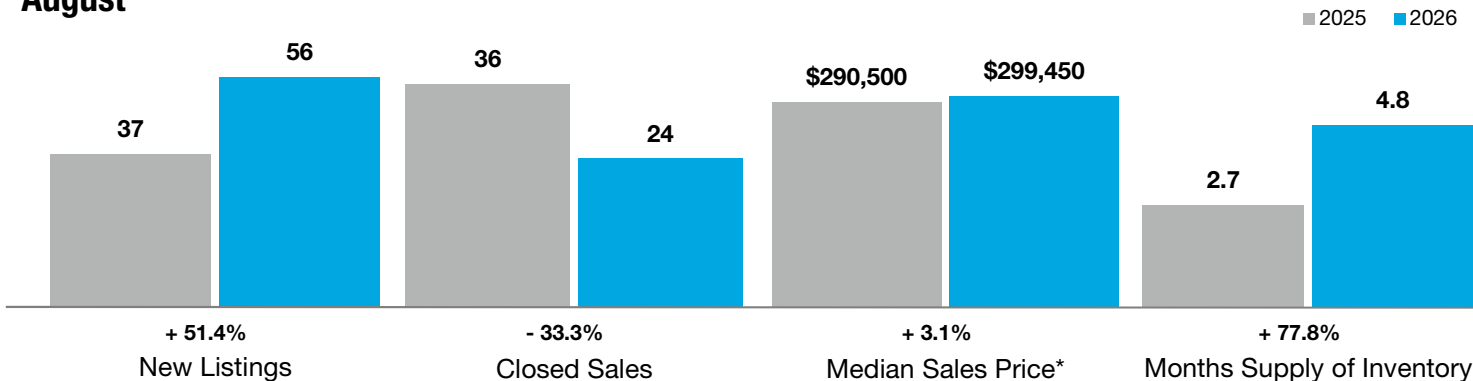
Newton

North Carolina

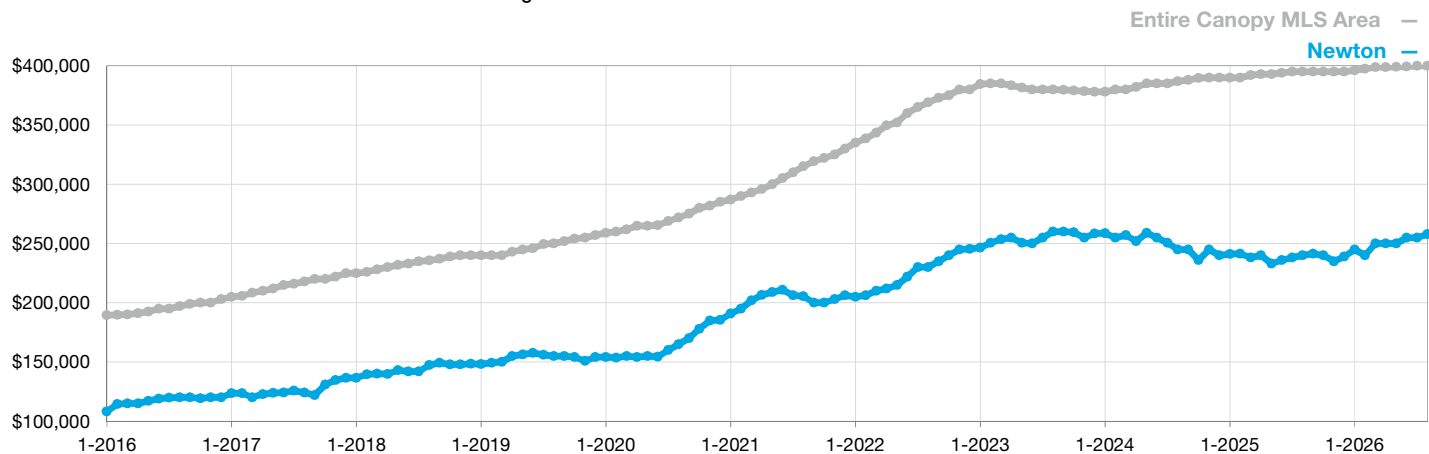
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	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	37	56	+ 51.4%	310	341	+ 10.0%
Pending Sales	39	36	- 7.7%	247	222	- 10.1%
Closed Sales	36	24	- 33.3%	226	197	- 12.8%
Median Sales Price*	\$290,500	\$299,450	+ 3.1%	\$243,990	\$279,080	+ 14.4%
Average Sales Price*	\$282,327	\$314,142	+ 11.3%	\$270,328	\$303,250	+ 12.2%
Percent of Original List Price Received*	93.2%	94.7%	+ 1.6%	93.8%	93.9%	+ 0.1%
List to Close	76	120	+ 57.9%	90	104	+ 15.6%
Days on Market Until Sale	40	71	+ 77.5%	45	61	+ 35.6%
Cumulative Days on Market Until Sale	49	75	+ 53.1%	53	63	+ 18.9%
Average List Price	\$368,548	\$308,257	- 16.4%	\$315,462	\$335,749	+ 6.4%
Inventory of Homes for Sale	85	132	+ 55.3%	--	--	--
Months Supply of Inventory	2.7	4.8	+ 77.8%	--	--	--

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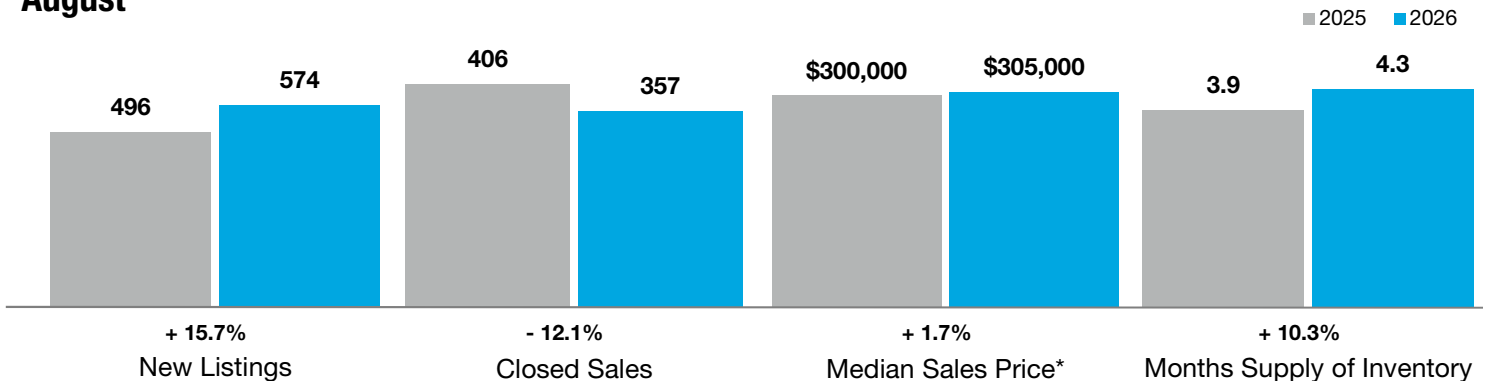
Hickory-Lenoir-Morganton MSA

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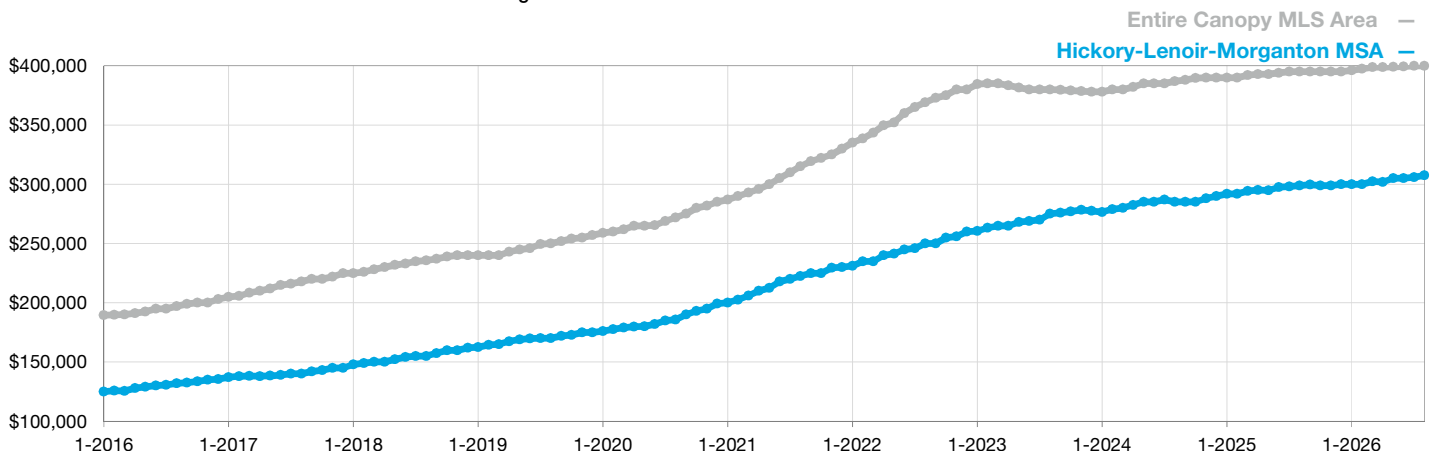
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