

Local Market Update for September 2026

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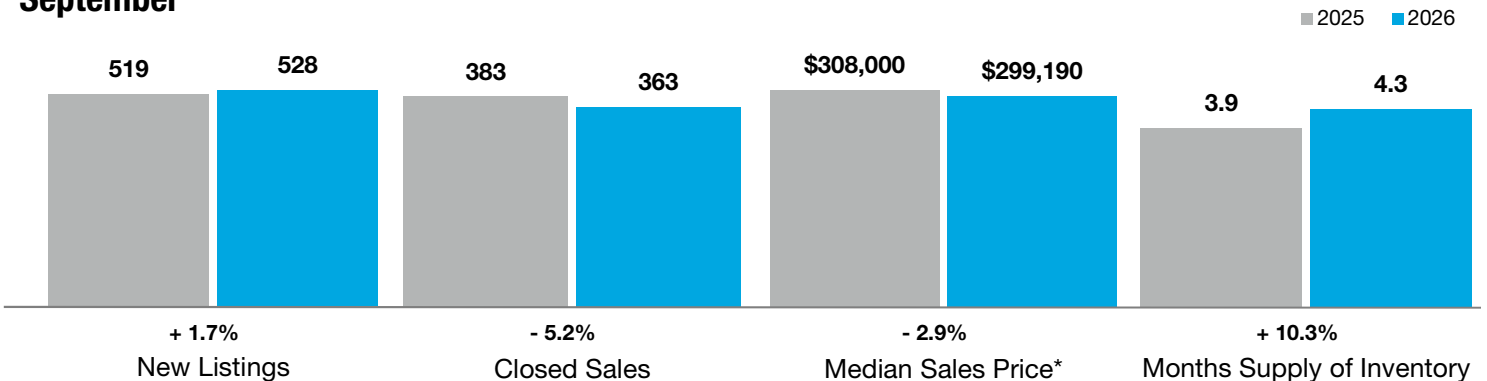
Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	519	528	+ 1.7%	4,697	4,816	+ 2.5%
Pending Sales	354	403	+ 13.8%	3,326	3,319	- 0.2%
Closed Sales	383	363	- 5.2%	3,238	3,090	- 4.6%
Median Sales Price*	\$308,000	\$299,190	- 2.9%	\$299,990	\$309,000	+ 3.0%
Average Sales Price*	\$371,380	\$358,283	- 3.5%	\$362,066	\$373,467	+ 3.1%
Percent of Original List Price Received*	94.0%	94.1%	+ 0.1%	94.5%	94.6%	+ 0.1%
List to Close	98	93	- 5.1%	96	99	+ 3.1%
Days on Market Until Sale	54	49	- 9.3%	52	56	+ 7.7%
Cumulative Days on Market Until Sale	63	57	- 9.5%	61	64	+ 4.9%
Average List Price	\$394,856	\$428,708	+ 8.6%	\$405,444	\$418,094	+ 3.1%
Inventory of Homes for Sale	1,380	1,531	+ 10.9%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--

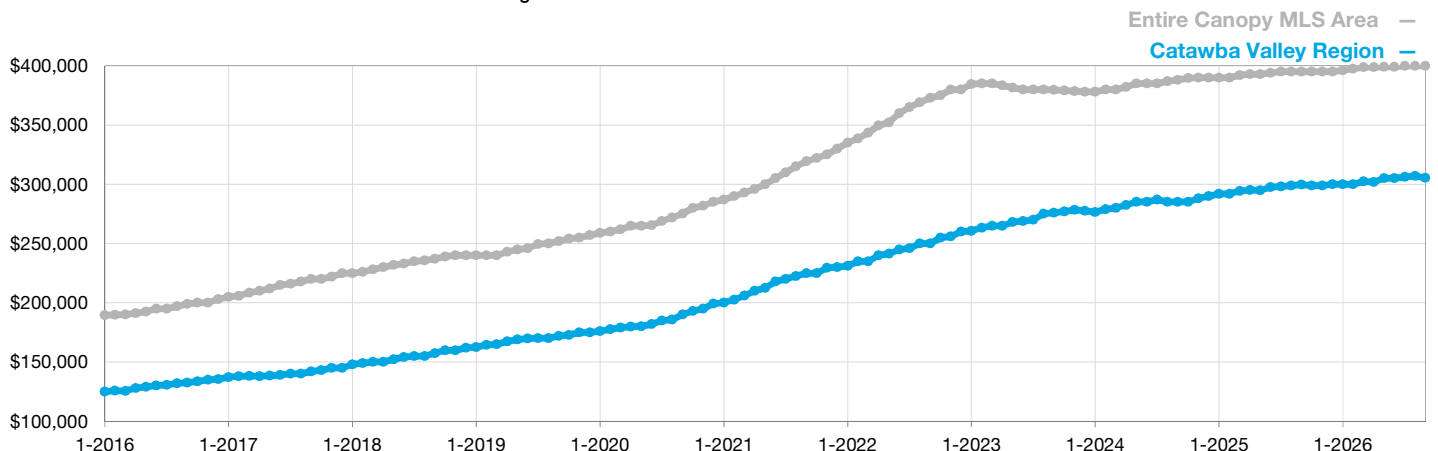
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September



Historical Median Sales Price

Rolling 12-Month Calculation



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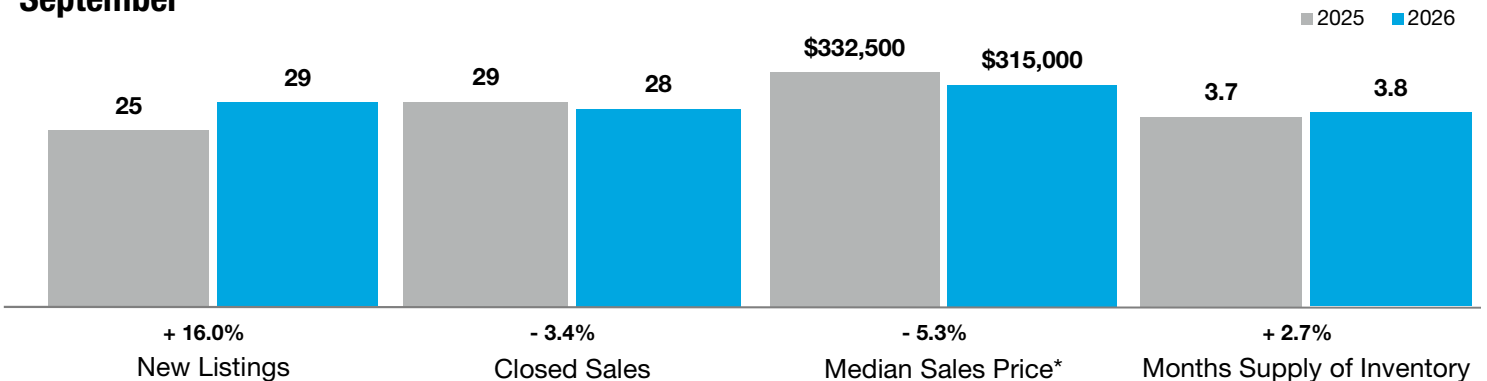
Alexander County

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	25	29	+ 16.0%	274	293	+ 6.9%
Pending Sales	25	31	+ 24.0%	216	210	- 2.8%
Closed Sales	29	28	- 3.4%	212	195	- 8.0%
Median Sales Price*	\$332,500	\$315,000	- 5.3%	\$285,000	\$314,900	+ 10.5%
Average Sales Price*	\$369,014	\$339,659	- 8.0%	\$363,924	\$378,047	+ 3.9%
Percent of Original List Price Received*	95.9%	95.3%	- 0.6%	95.5%	95.0%	- 0.5%
List to Close	86	87	+ 1.2%	98	95	- 3.1%
Days on Market Until Sale	48	50	+ 4.2%	54	50	- 7.4%
Cumulative Days on Market Until Sale	48	64	+ 33.3%	63	57	- 9.5%
Average List Price	\$488,230	\$419,538	- 14.1%	\$394,721	\$428,653	+ 8.6%
Inventory of Homes for Sale	84	91	+ 8.3%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

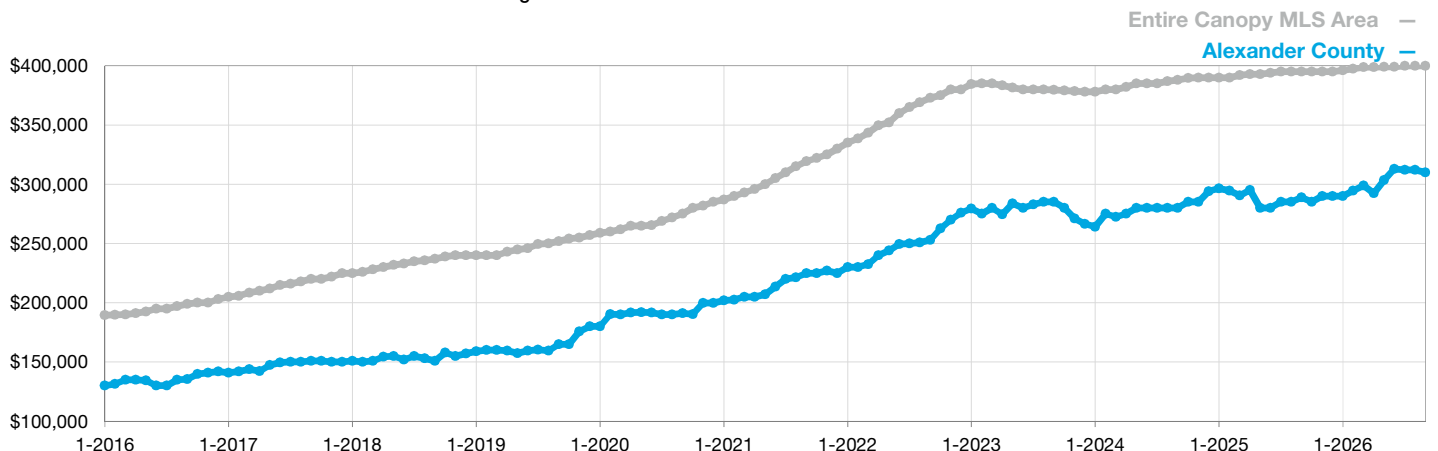
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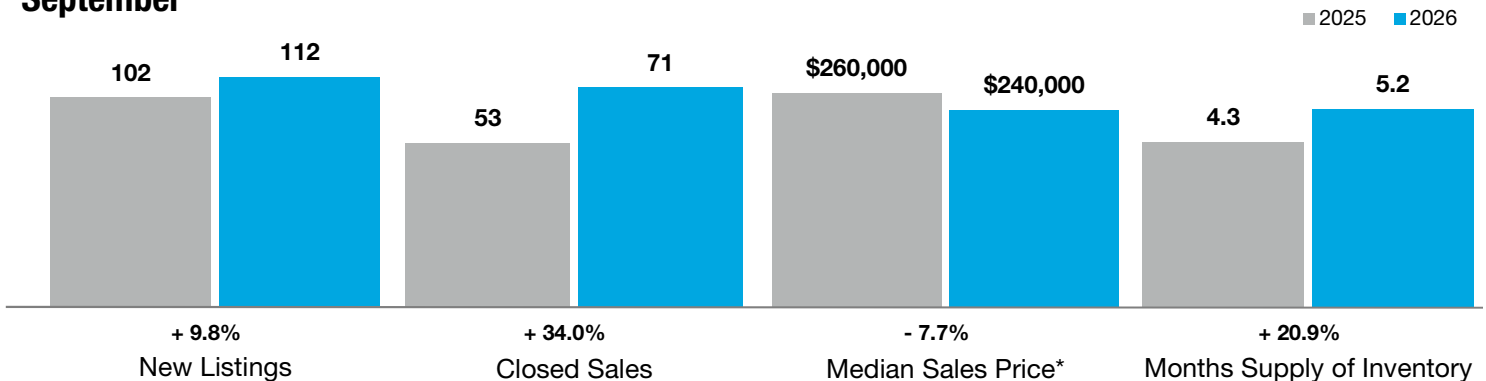
Burke County

North Carolina

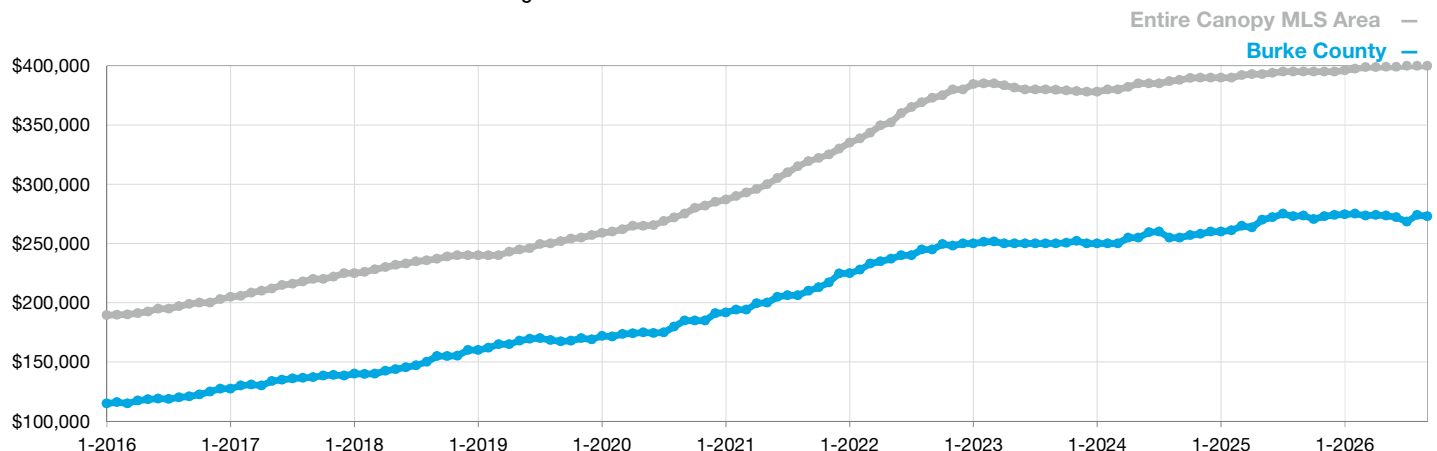
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	102	112	+ 9.8%	839	926	+ 10.4%
Pending Sales	63	81	+ 28.6%	606	625	+ 3.1%
Closed Sales	53	71	+ 34.0%	589	572	- 2.9%
Median Sales Price*	\$260,000	\$240,000	- 7.7%	\$274,450	\$273,500	- 0.3%
Average Sales Price*	\$370,158	\$328,909	- 11.1%	\$340,370	\$334,155	- 1.8%
Percent of Original List Price Received*	93.5%	93.3%	- 0.2%	93.4%	94.3%	+ 1.0%
List to Close	86	86	0.0%	100	100	0.0%
Days on Market Until Sale	49	49	0.0%	59	59	0.0%
Cumulative Days on Market Until Sale	52	50	- 3.8%	67	65	- 3.0%
Average List Price	\$381,126	\$454,139	+ 19.2%	\$387,668	\$400,175	+ 3.2%
Inventory of Homes for Sale	275	335	+ 21.8%	--	--	--
Months Supply of Inventory	4.3	5.2	+ 20.9%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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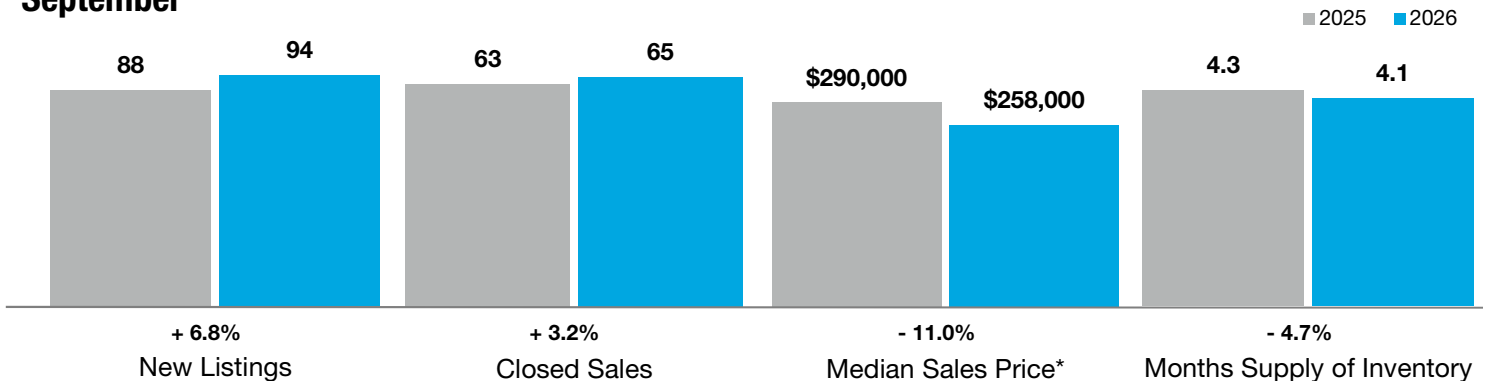
Caldwell County

North Carolina

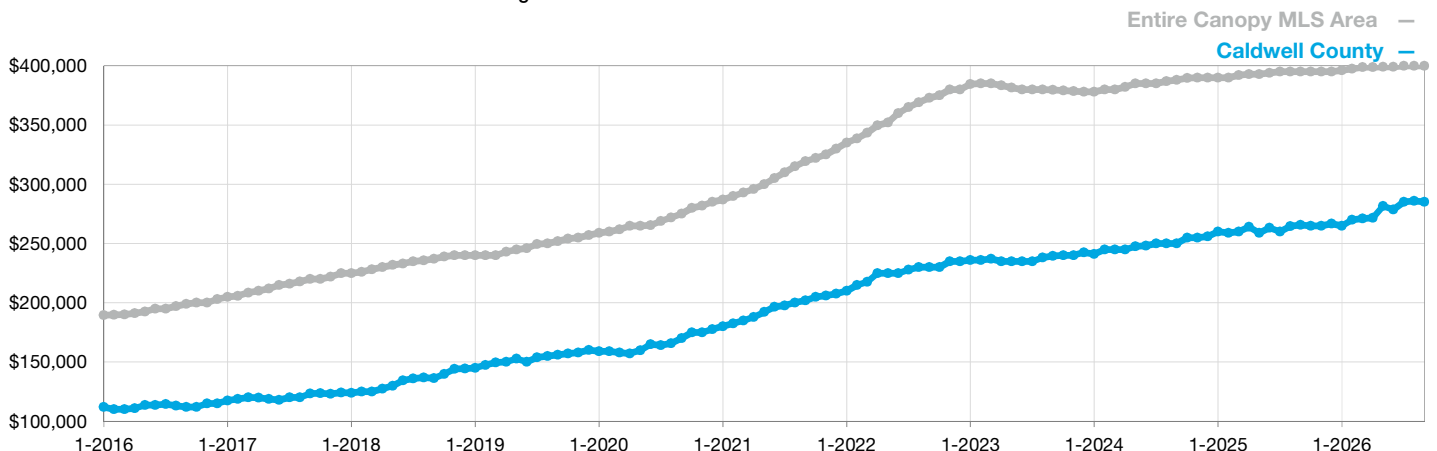
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	88	94	+ 6.8%	851	890	+ 4.6%
Pending Sales	66	67	+ 1.5%	587	638	+ 8.7%
Closed Sales	63	65	+ 3.2%	562	602	+ 7.1%
Median Sales Price*	\$290,000	\$258,000	- 11.0%	\$267,000	\$290,000	+ 8.6%
Average Sales Price*	\$348,542	\$296,943	- 14.8%	\$330,538	\$341,709	+ 3.4%
Percent of Original List Price Received*	94.2%	93.9%	- 0.3%	94.4%	94.2%	- 0.2%
List to Close	82	80	- 2.4%	86	94	+ 9.3%
Days on Market Until Sale	42	41	- 2.4%	45	52	+ 15.6%
Cumulative Days on Market Until Sale	55	53	- 3.6%	53	61	+ 15.1%
Average List Price	\$369,802	\$285,914	- 22.7%	\$371,146	\$384,174	+ 3.5%
Inventory of Homes for Sale	262	282	+ 7.6%	--	--	--
Months Supply of Inventory	4.3	4.1	- 4.7%	--	--	--

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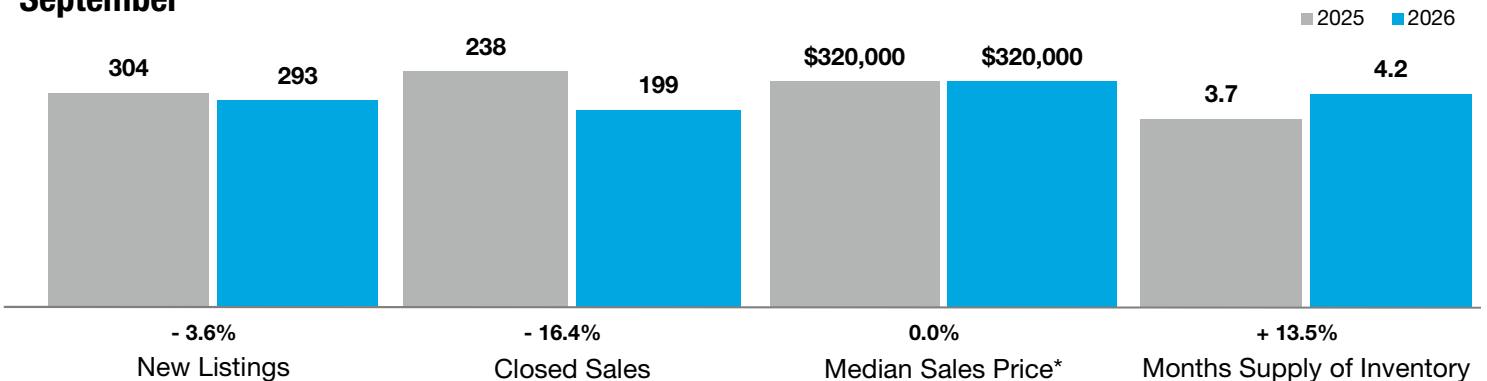
Catawba County

North Carolina

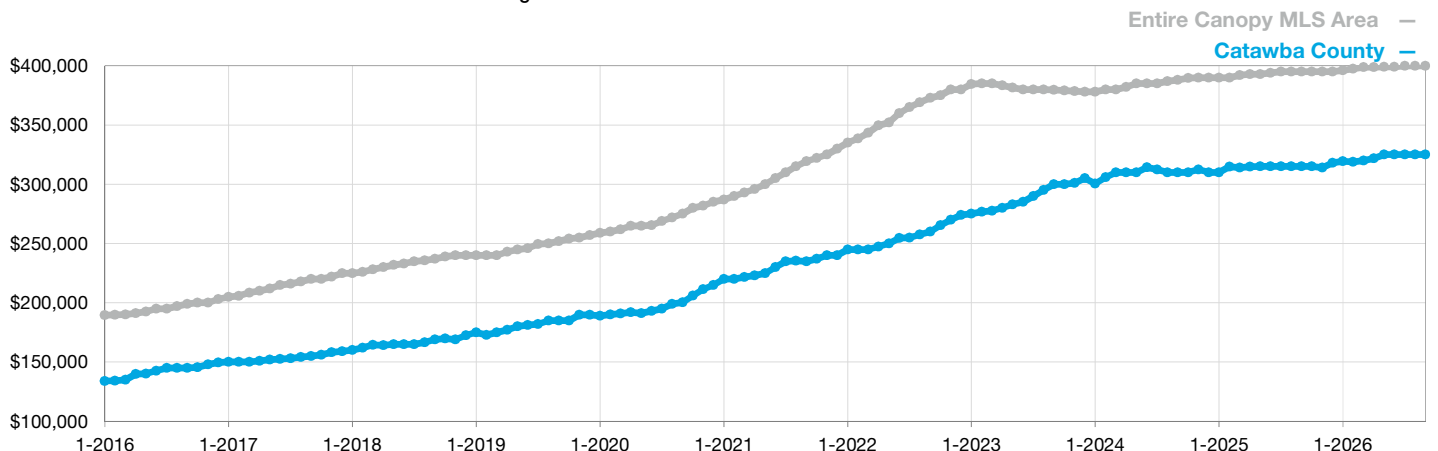
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	304	293	- 3.6%	2,733	2,707	- 1.0%
Pending Sales	200	224	+ 12.0%	1,917	1,846	- 3.7%
Closed Sales	238	199	- 16.4%	1,875	1,721	- 8.2%
Median Sales Price*	\$320,000	\$320,000	0.0%	\$315,000	\$325,000	+ 3.2%
Average Sales Price*	\$377,985	\$391,420	+ 3.6%	\$378,119	\$397,123	+ 5.0%
Percent of Original List Price Received*	93.9%	94.4%	+ 0.5%	94.8%	94.9%	+ 0.1%
List to Close	107	100	- 6.5%	97	100	+ 3.1%
Days on Market Until Sale	59	52	- 11.9%	52	56	+ 7.7%
Cumulative Days on Market Until Sale	69	61	- 11.6%	62	66	+ 6.5%
Average List Price	\$398,837	\$465,833	+ 16.8%	\$422,859	\$434,346	+ 2.7%
Inventory of Homes for Sale	759	823	+ 8.4%	--	--	--
Months Supply of Inventory	3.7	4.2	+ 13.5%	--	--	--

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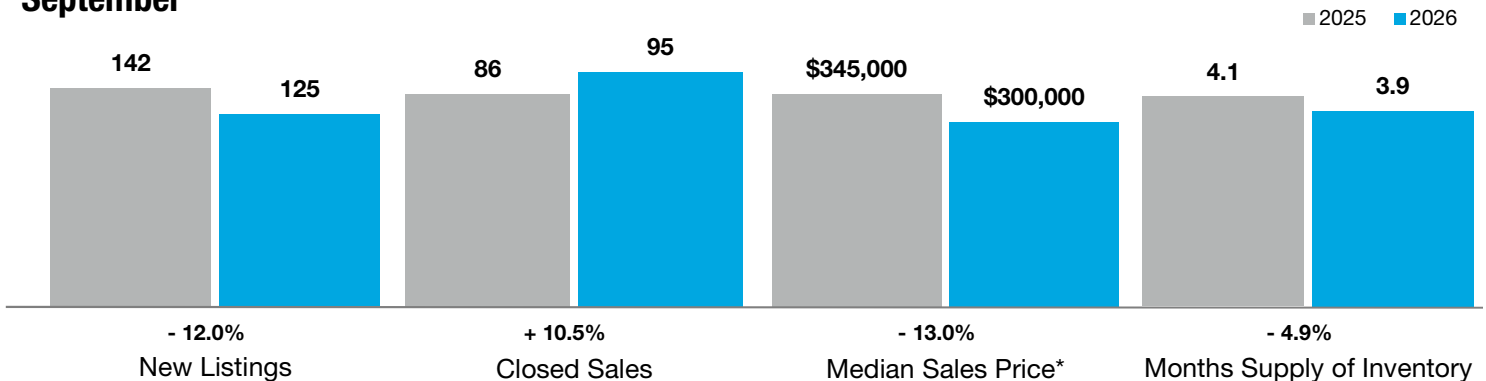
Hickory

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	142	125	- 12.0%	1,269	1,184	- 6.7%
Pending Sales	81	98	+ 21.0%	827	803	- 2.9%
Closed Sales	86	95	+ 10.5%	819	751	- 8.3%
Median Sales Price*	\$345,000	\$300,000	- 13.0%	\$299,900	\$308,000	+ 2.7%
Average Sales Price*	\$412,550	\$328,698	- 20.3%	\$359,406	\$357,909	- 0.4%
Percent of Original List Price Received*	94.5%	94.0%	- 0.5%	95.6%	95.0%	- 0.6%
List to Close	91	105	+ 15.4%	89	95	+ 6.7%
Days on Market Until Sale	47	50	+ 6.4%	46	52	+ 13.0%
Cumulative Days on Market Until Sale	51	56	+ 9.8%	53	63	+ 18.9%
Average List Price	\$404,051	\$392,070	- 3.0%	\$384,264	\$381,673	- 0.7%
Inventory of Homes for Sale	360	329	- 8.6%	--	--	--
Months Supply of Inventory	4.1	3.9	- 4.9%	--	--	--

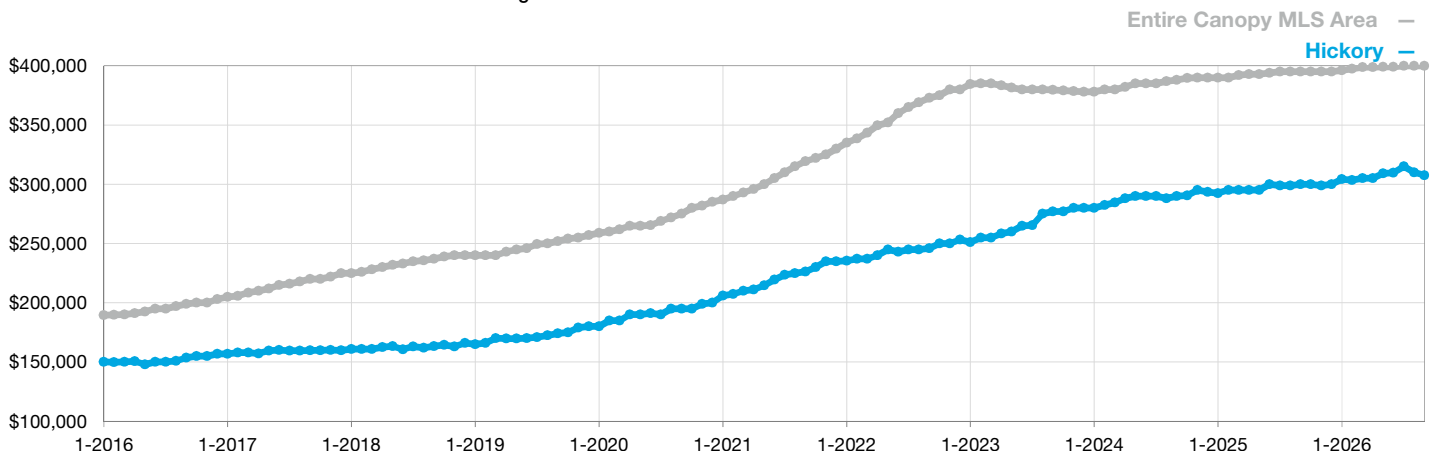
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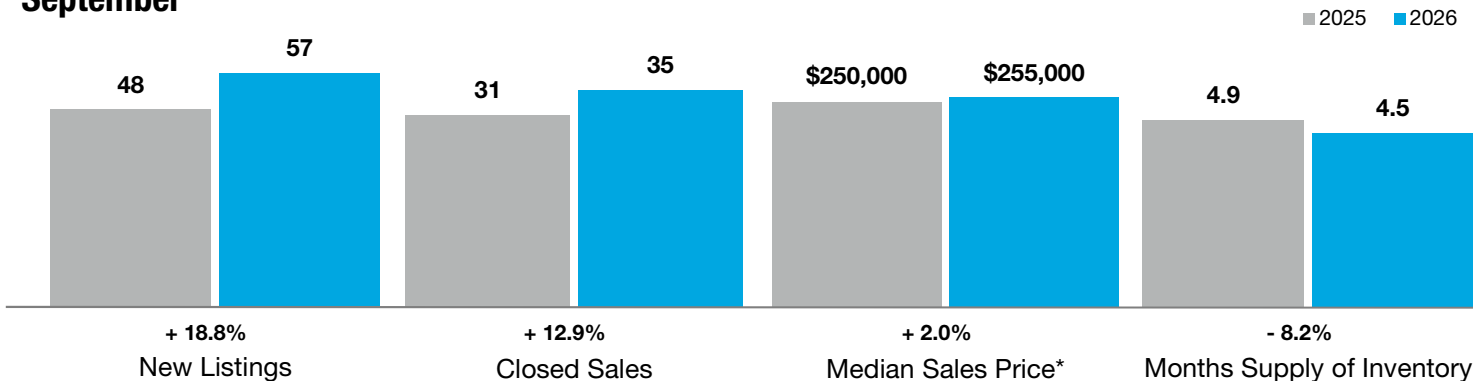
Lenoir

North Carolina

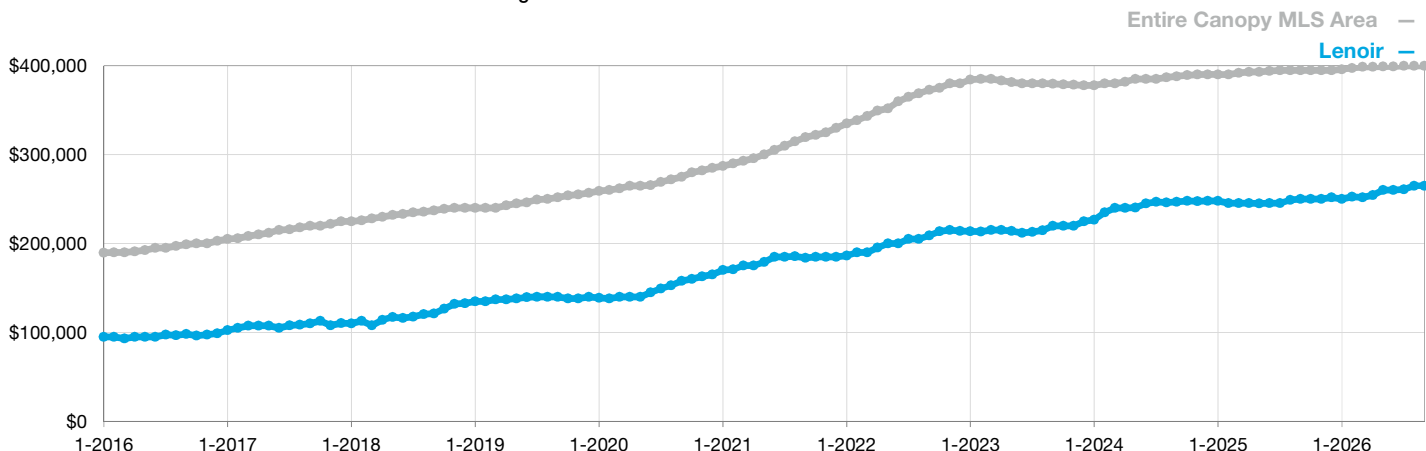
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	48	57	+ 18.8%	491	497	+ 1.2%
Pending Sales	39	42	+ 7.7%	332	350	+ 5.4%
Closed Sales	31	35	+ 12.9%	316	321	+ 1.6%
Median Sales Price*	\$250,000	\$255,000	+ 2.0%	\$250,000	\$267,500	+ 7.0%
Average Sales Price*	\$266,515	\$284,689	+ 6.8%	\$297,110	\$314,624	+ 5.9%
Percent of Original List Price Received*	94.0%	93.2%	- 0.9%	93.6%	93.5%	- 0.1%
List to Close	82	82	0.0%	92	100	+ 8.7%
Days on Market Until Sale	43	41	- 4.7%	50	58	+ 16.0%
Cumulative Days on Market Until Sale	62	49	- 21.0%	60	67	+ 11.7%
Average List Price	\$352,108	\$291,805	- 17.1%	\$357,922	\$360,492	+ 0.7%
Inventory of Homes for Sale	168	171	+ 1.8%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

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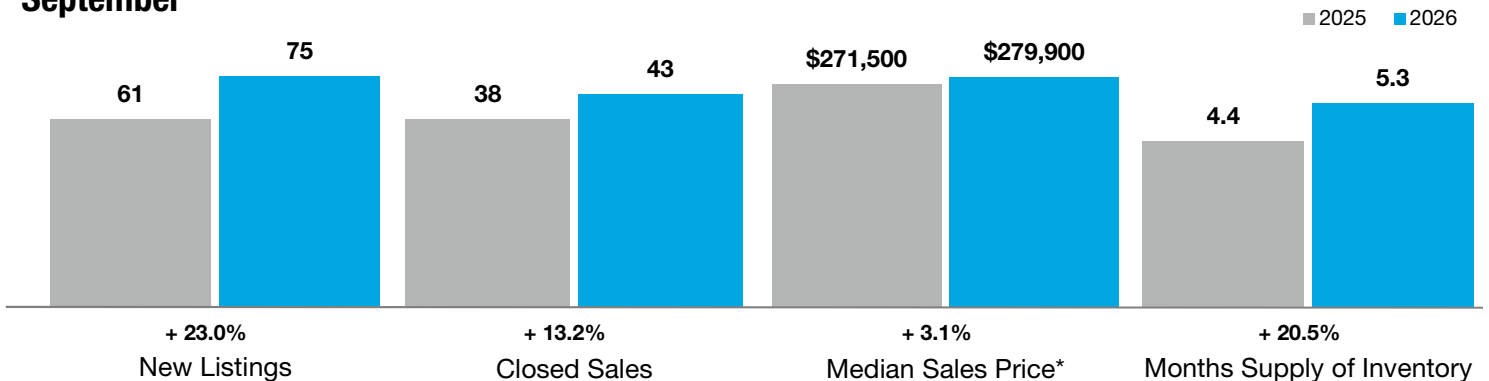
Morganton

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	61	75	+ 23.0%	475	574	+ 20.8%
Pending Sales	30	58	+ 93.3%	357	378	+ 5.9%
Closed Sales	38	43	+ 13.2%	360	337	- 6.4%
Median Sales Price*	\$271,500	\$279,900	+ 3.1%	\$276,000	\$280,000	+ 1.4%
Average Sales Price*	\$365,545	\$306,247	- 16.2%	\$331,043	\$340,394	+ 2.8%
Percent of Original List Price Received*	94.4%	93.2%	- 1.3%	93.3%	94.0%	+ 0.8%
List to Close	89	84	- 5.6%	104	102	- 1.9%
Days on Market Until Sale	49	49	0.0%	61	61	0.0%
Cumulative Days on Market Until Sale	49	50	+ 2.0%	67	66	- 1.5%
Average List Price	\$397,087	\$418,648	+ 5.4%	\$385,899	\$388,420	+ 0.7%
Inventory of Homes for Sale	164	211	+ 28.7%	--	--	--
Months Supply of Inventory	4.4	5.3	+ 20.5%	--	--	--

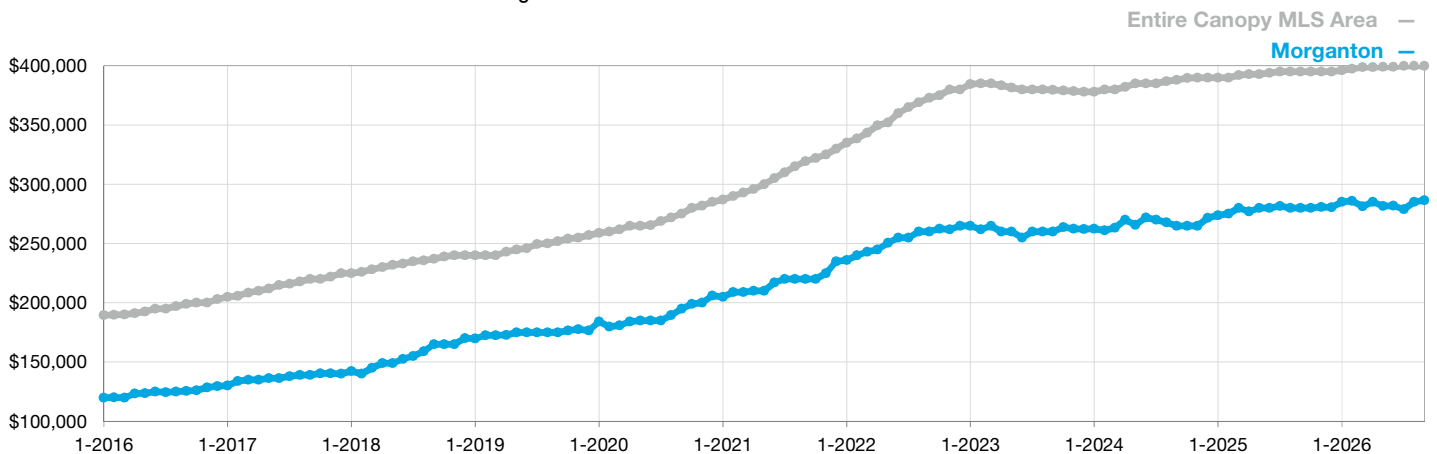
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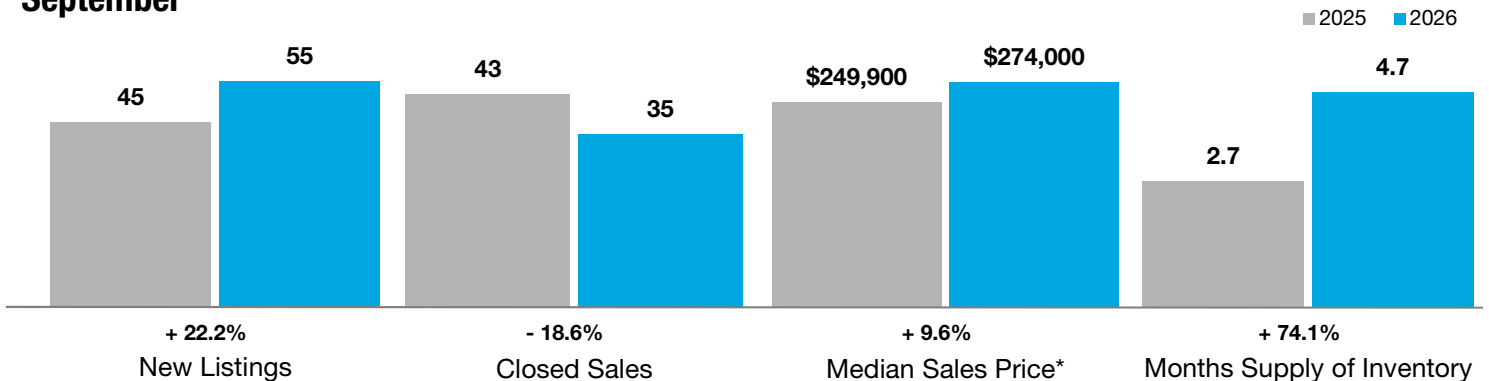
Newton

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	45	55	+ 22.2%	355	396	+ 11.5%
Pending Sales	27	38	+ 40.7%	274	257	- 6.2%
Closed Sales	43	35	- 18.6%	269	234	- 13.0%
Median Sales Price*	\$249,900	\$274,000	+ 9.6%	\$243,995	\$276,500	+ 13.3%
Average Sales Price*	\$276,879	\$283,993	+ 2.6%	\$271,379	\$297,949	+ 9.8%
Percent of Original List Price Received*	93.3%	94.7%	+ 1.5%	93.7%	93.9%	+ 0.2%
List to Close	93	92	- 1.1%	91	103	+ 13.2%
Days on Market Until Sale	42	52	+ 23.8%	44	59	+ 34.1%
Cumulative Days on Market Until Sale	43	60	+ 39.5%	51	62	+ 21.6%
Average List Price	\$261,779	\$353,072	+ 34.9%	\$308,368	\$336,652	+ 9.2%
Inventory of Homes for Sale	89	133	+ 49.4%	--	--	--
Months Supply of Inventory	2.7	4.7	+ 74.1%	--	--	--

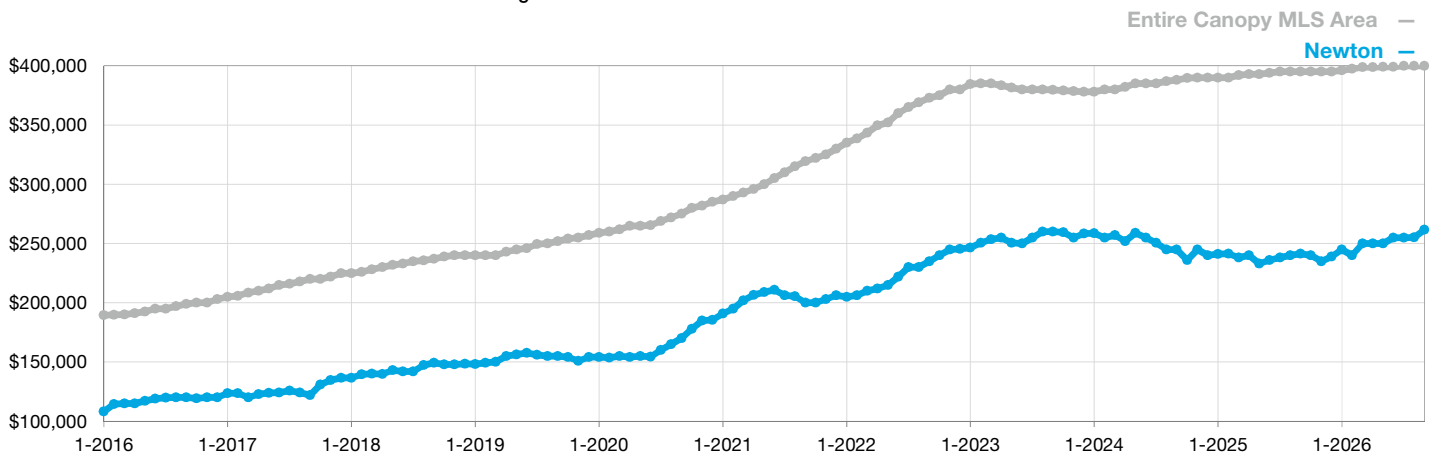
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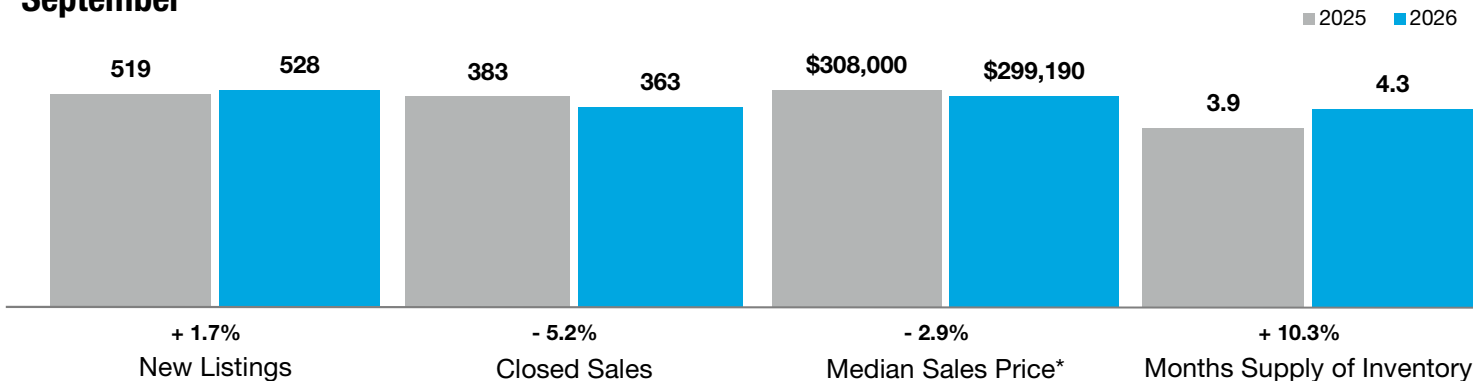
Hickory-Lenoir-Morganton MSA

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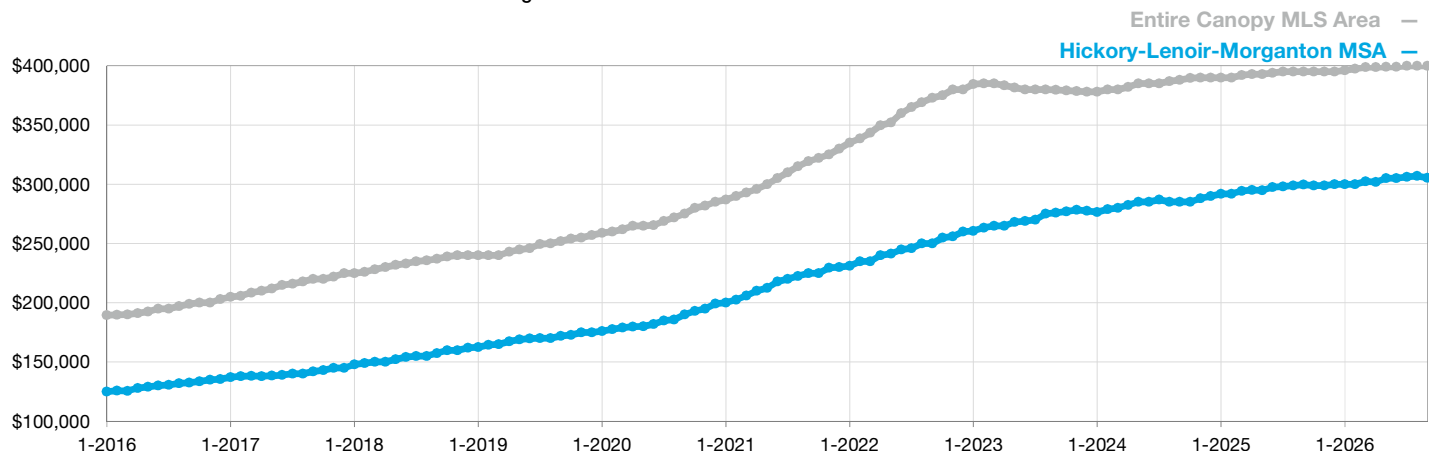
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