

Local Market Update for June 2025

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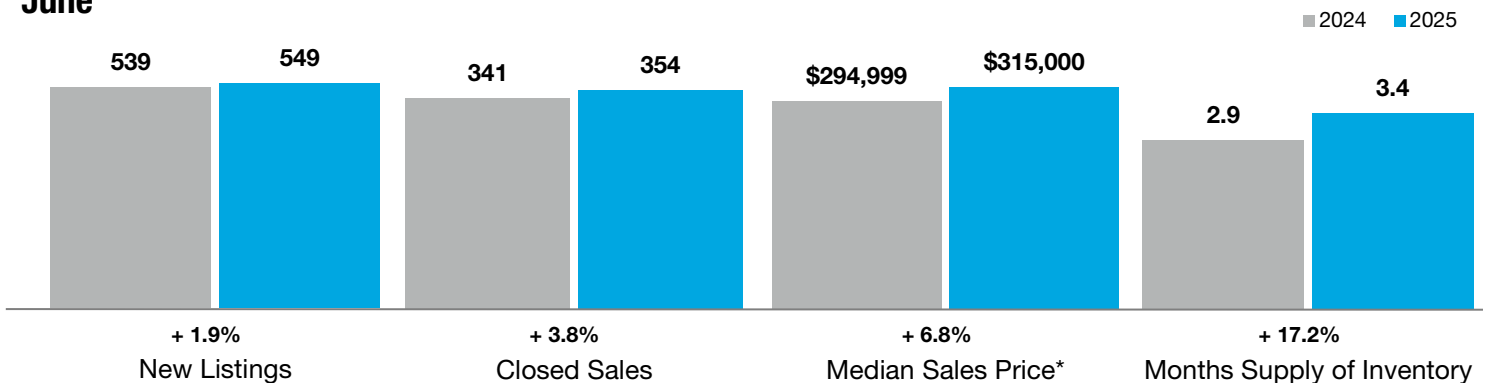
Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

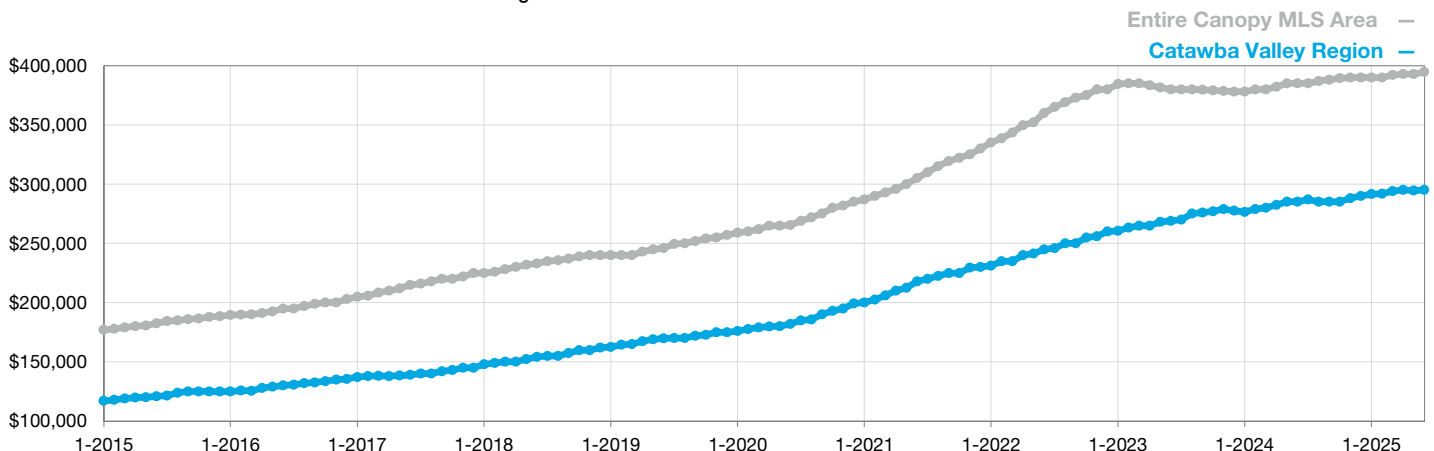
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	539	549	+ 1.9%	2,822	3,043	+ 7.8%
Pending Sales	360	451	+ 25.3%	2,118	2,226	+ 5.1%
Closed Sales	341	354	+ 3.8%	1,940	2,007	+ 3.5%
Median Sales Price*	\$294,999	\$315,000	+ 6.8%	\$285,000	\$299,000	+ 4.9%
Average Sales Price*	\$375,883	\$391,793	+ 4.2%	\$354,673	\$361,277	+ 1.9%
Percent of Original List Price Received*	96.4%	95.6%	- 0.8%	95.6%	94.9%	- 0.7%
List to Close	79	89	+ 12.7%	86	97	+ 12.8%
Days on Market Until Sale	35	44	+ 25.7%	43	54	+ 25.6%
Cumulative Days on Market Until Sale	39	54	+ 38.5%	47	62	+ 31.9%
Average List Price	\$390,250	\$400,219	+ 2.6%	\$396,516	\$418,602	+ 5.6%
Inventory of Homes for Sale	961	1,195	+ 24.3%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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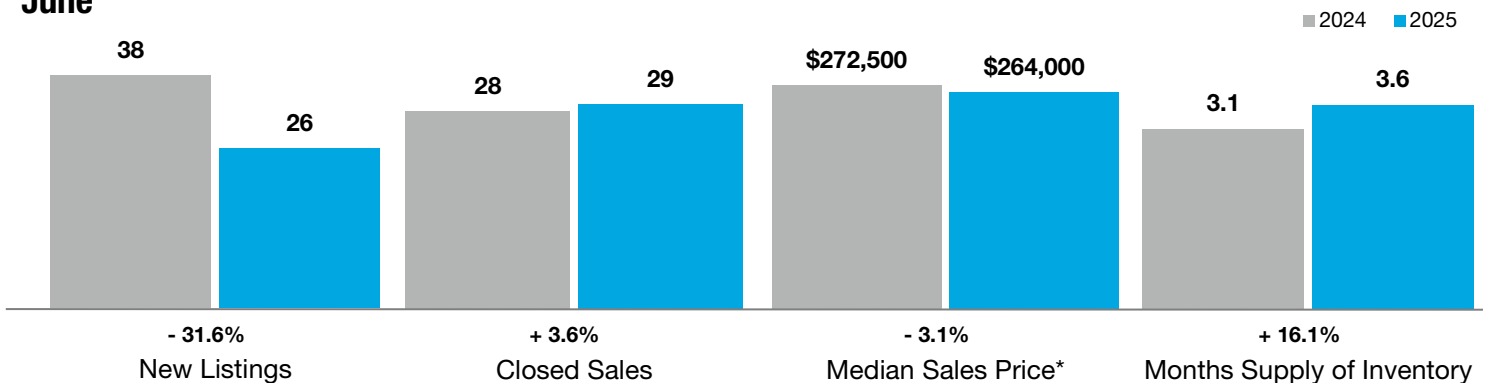
Alexander County

North Carolina

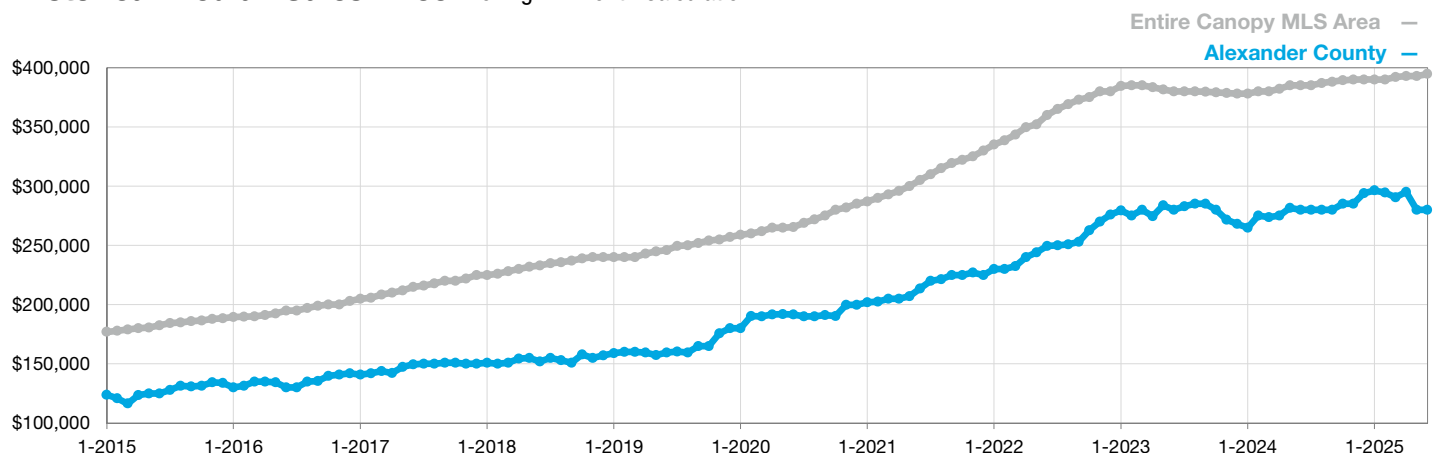
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	38	26	- 31.6%	183	182	- 0.5%
Pending Sales	25	27	+ 8.0%	135	149	+ 10.4%
Closed Sales	28	29	+ 3.6%	123	142	+ 15.4%
Median Sales Price*	\$272,500	\$264,000	- 3.1%	\$303,000	\$272,000	- 10.2%
Average Sales Price*	\$332,489	\$361,076	+ 8.6%	\$372,623	\$362,454	- 2.7%
Percent of Original List Price Received*	99.4%	95.7%	- 3.7%	97.3%	96.3%	- 1.0%
List to Close	70	76	+ 8.6%	85	95	+ 11.8%
Days on Market Until Sale	29	39	+ 34.5%	40	49	+ 22.5%
Cumulative Days on Market Until Sale	38	51	+ 34.2%	45	59	+ 31.1%
Average List Price	\$349,916	\$378,654	+ 8.2%	\$381,251	\$376,128	- 1.3%
Inventory of Homes for Sale	69	80	+ 15.9%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

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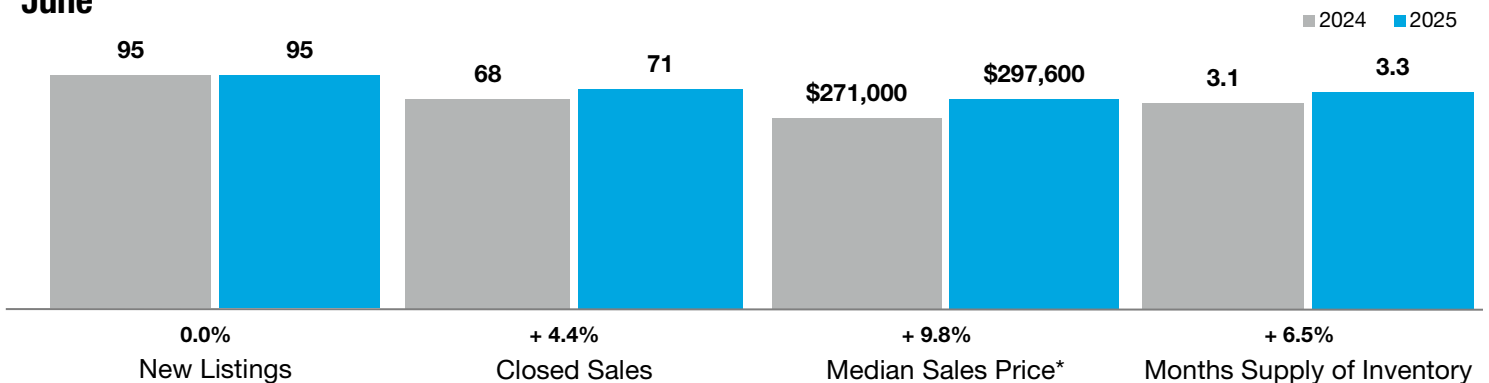
Burke County

North Carolina

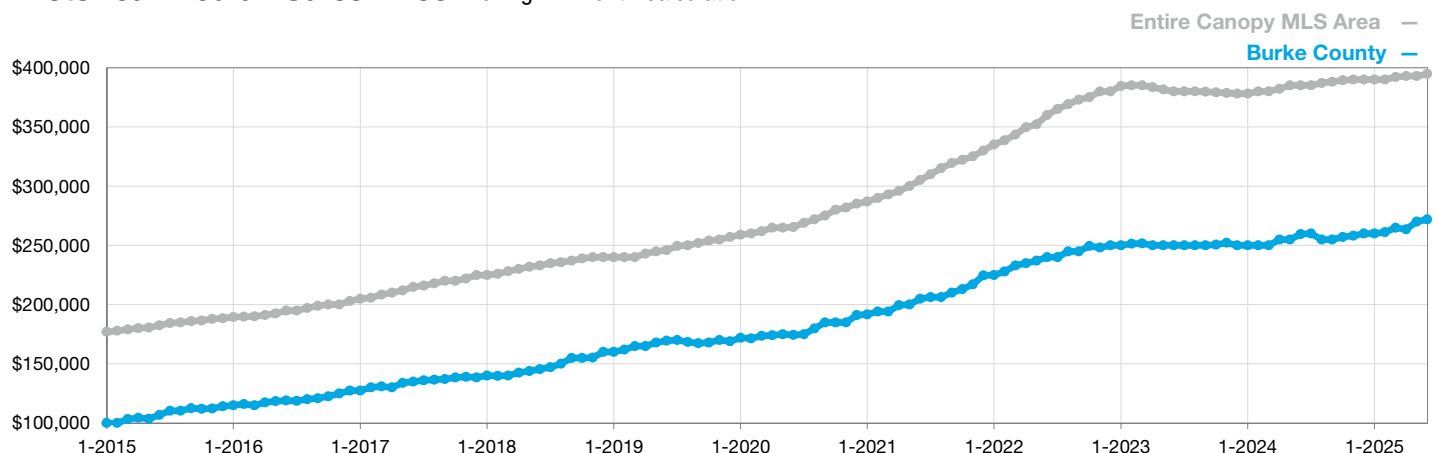
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	95	95	0.0%	587	555	- 5.5%
Pending Sales	74	83	+ 12.2%	430	423	- 1.6%
Closed Sales	68	71	+ 4.4%	387	384	- 0.8%
Median Sales Price*	\$271,000	\$297,600	+ 9.8%	\$254,950	\$280,000	+ 9.8%
Average Sales Price*	\$381,115	\$378,846	- 0.6%	\$314,109	\$333,232	+ 6.1%
Percent of Original List Price Received*	95.7%	94.1%	- 1.7%	95.0%	93.4%	- 1.7%
List to Close	77	88	+ 14.3%	76	105	+ 38.2%
Days on Market Until Sale	37	44	+ 18.9%	36	65	+ 80.6%
Cumulative Days on Market Until Sale	34	55	+ 61.8%	38	72	+ 89.5%
Average List Price	\$456,599	\$387,964	- 15.0%	\$385,006	\$406,076	+ 5.5%
Inventory of Homes for Sale	205	220	+ 7.3%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--

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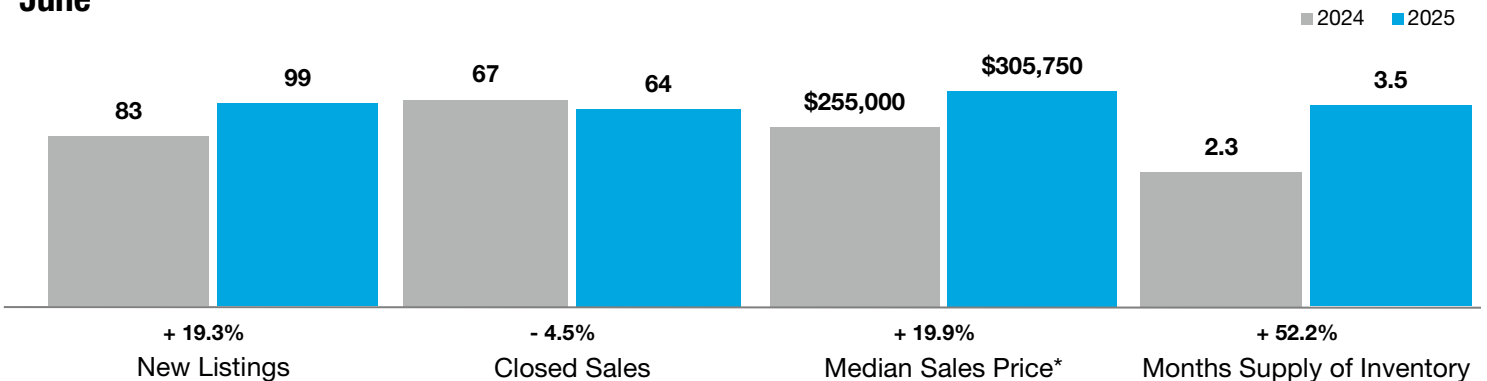
Caldwell County

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	83	99	+ 19.3%	477	550	+ 15.3%
Pending Sales	58	79	+ 36.2%	393	398	+ 1.3%
Closed Sales	67	64	- 4.5%	381	363	- 4.7%
Median Sales Price*	\$255,000	\$305,750	+ 19.9%	\$254,990	\$265,000	+ 3.9%
Average Sales Price*	\$357,343	\$359,360	+ 0.6%	\$311,484	\$322,677	+ 3.6%
Percent of Original List Price Received*	97.2%	96.6%	- 0.6%	96.3%	94.9%	- 1.5%
List to Close	68	80	+ 17.6%	83	87	+ 4.8%
Days on Market Until Sale	22	34	+ 54.5%	40	45	+ 12.5%
Cumulative Days on Market Until Sale	27	40	+ 48.1%	44	51	+ 15.9%
Average List Price	\$353,200	\$369,057	+ 4.5%	\$362,018	\$392,256	+ 8.4%
Inventory of Homes for Sale	151	220	+ 45.7%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--

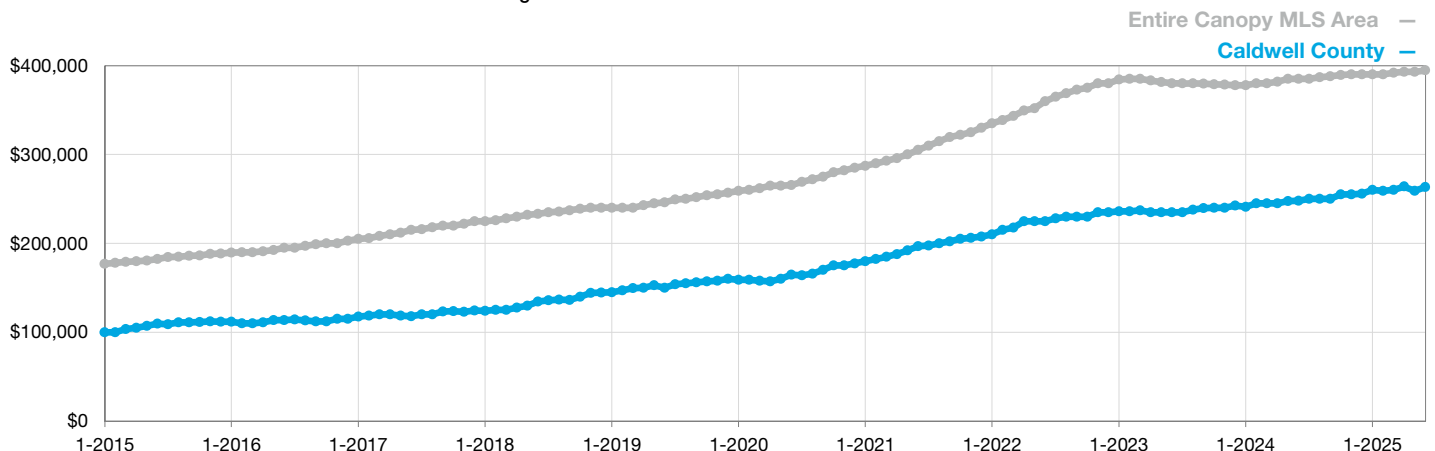
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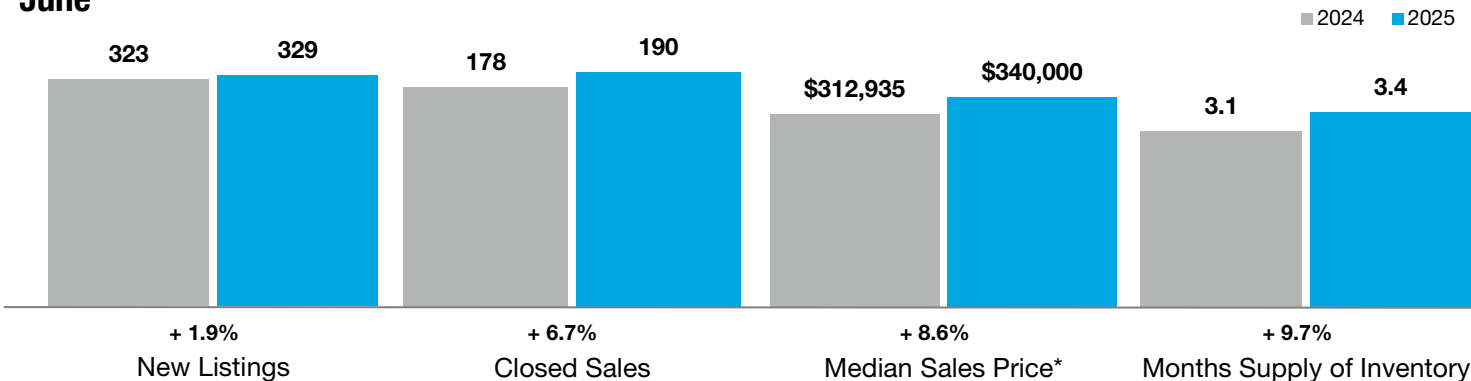
Catawba County

North Carolina

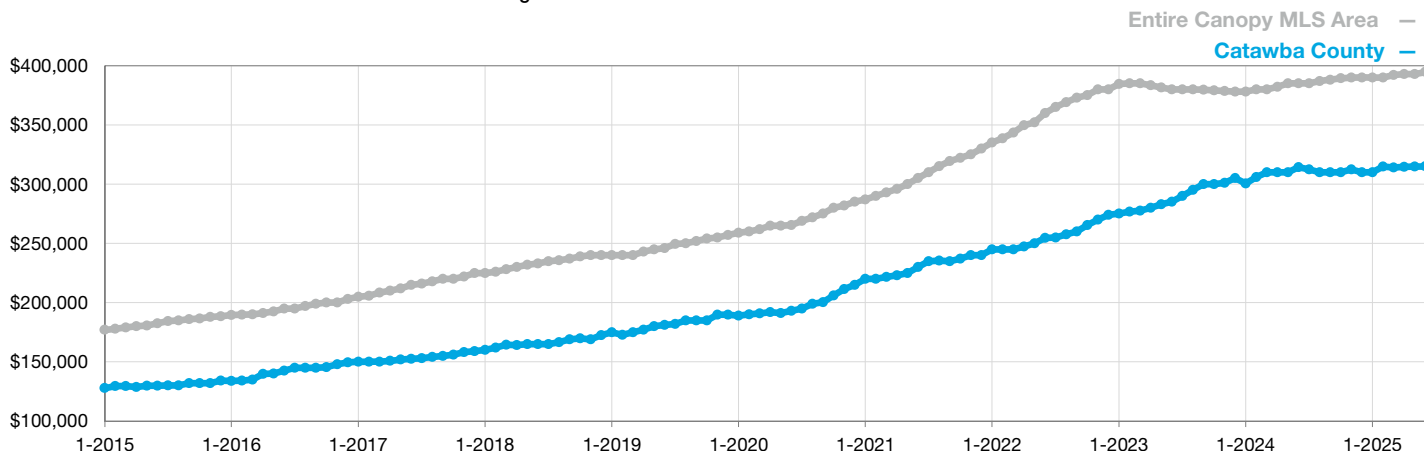
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	323	329	+ 1.9%	1,575	1,756	+ 11.5%
Pending Sales	203	262	+ 29.1%	1,160	1,256	+ 8.3%
Closed Sales	178	190	+ 6.7%	1,049	1,118	+ 6.6%
Median Sales Price*	\$312,935	\$340,000	+ 8.6%	\$305,000	\$316,500	+ 3.8%
Average Sales Price*	\$387,689	\$412,243	+ 6.3%	\$383,182	\$383,288	+ 0.0%
Percent of Original List Price Received*	95.8%	95.9%	+ 0.1%	95.3%	95.2%	- 0.1%
List to Close	86	95	+ 10.5%	91	98	+ 7.7%
Days on Market Until Sale	41	48	+ 17.1%	47	53	+ 12.8%
Cumulative Days on Market Until Sale	46	58	+ 26.1%	52	62	+ 19.2%
Average List Price	\$385,172	\$414,772	+ 7.7%	\$413,155	\$435,333	+ 5.4%
Inventory of Homes for Sale	536	675	+ 25.9%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--

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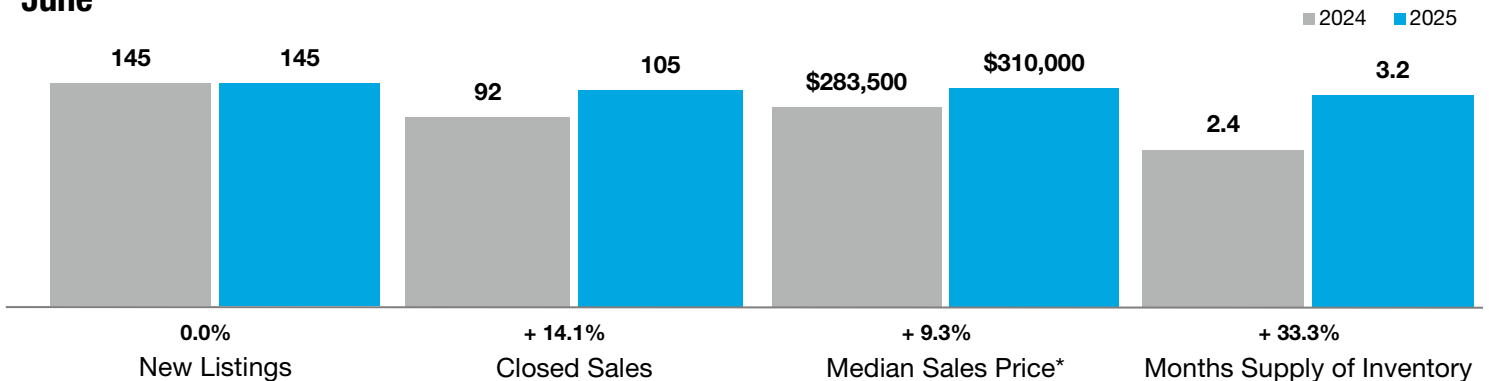
Hickory

North Carolina

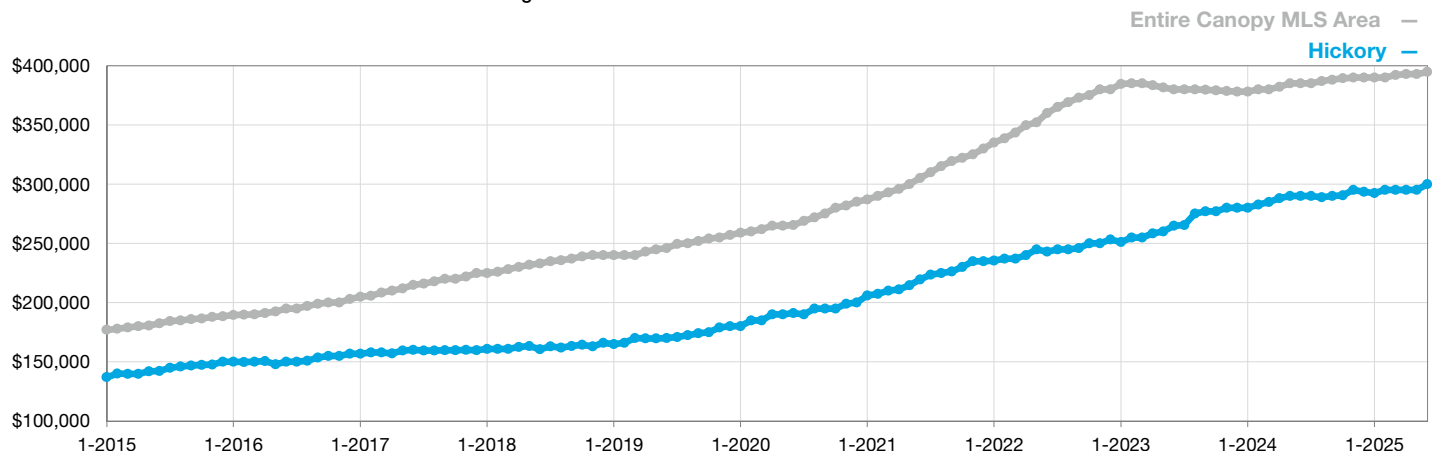
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	145	145	0.0%	711	819	+ 15.2%
Pending Sales	101	128	+ 26.7%	557	577	+ 3.6%
Closed Sales	92	105	+ 14.1%	499	505	+ 1.2%
Median Sales Price*	\$283,500	\$310,000	+ 9.3%	\$284,900	\$299,000	+ 4.9%
Average Sales Price*	\$347,140	\$376,533	+ 8.5%	\$334,862	\$351,622	+ 5.0%
Percent of Original List Price Received*	96.9%	95.9%	- 1.0%	96.1%	96.0%	- 0.1%
List to Close	73	94	+ 28.8%	89	90	+ 1.1%
Days on Market Until Sale	28	44	+ 57.1%	45	46	+ 2.2%
Cumulative Days on Market Until Sale	32	53	+ 65.6%	49	53	+ 8.2%
Average List Price	\$345,380	\$349,894	+ 1.3%	\$355,926	\$384,963	+ 8.2%
Inventory of Homes for Sale	201	288	+ 43.3%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

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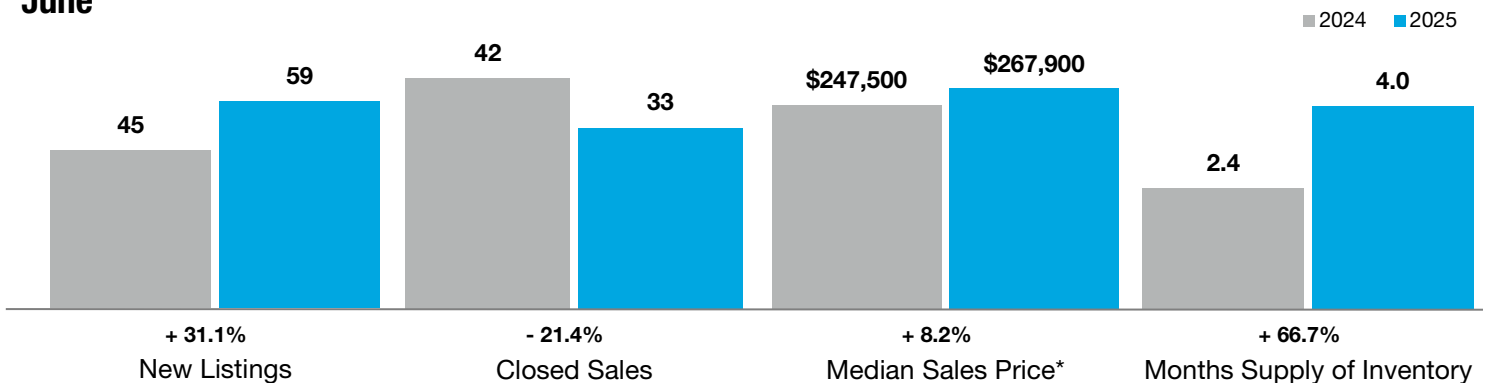
Lenoir

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	45	59	+ 31.1%	274	314	+ 14.6%
Pending Sales	18	45	+ 150.0%	226	224	- 0.9%
Closed Sales	42	33	- 21.4%	229	204	- 10.9%
Median Sales Price*	\$247,500	\$267,900	+ 8.2%	\$249,999	\$246,000	- 1.6%
Average Sales Price*	\$324,645	\$335,400	+ 3.3%	\$301,661	\$297,077	- 1.5%
Percent of Original List Price Received*	97.1%	95.9%	- 1.2%	95.7%	93.9%	- 1.9%
List to Close	76	82	+ 7.9%	86	92	+ 7.0%
Days on Market Until Sale	23	36	+ 56.5%	40	50	+ 25.0%
Cumulative Days on Market Until Sale	31	37	+ 19.4%	45	57	+ 26.7%
Average List Price	\$372,982	\$388,744	+ 4.2%	\$340,867	\$377,125	+ 10.6%
Inventory of Homes for Sale	93	135	+ 45.2%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--

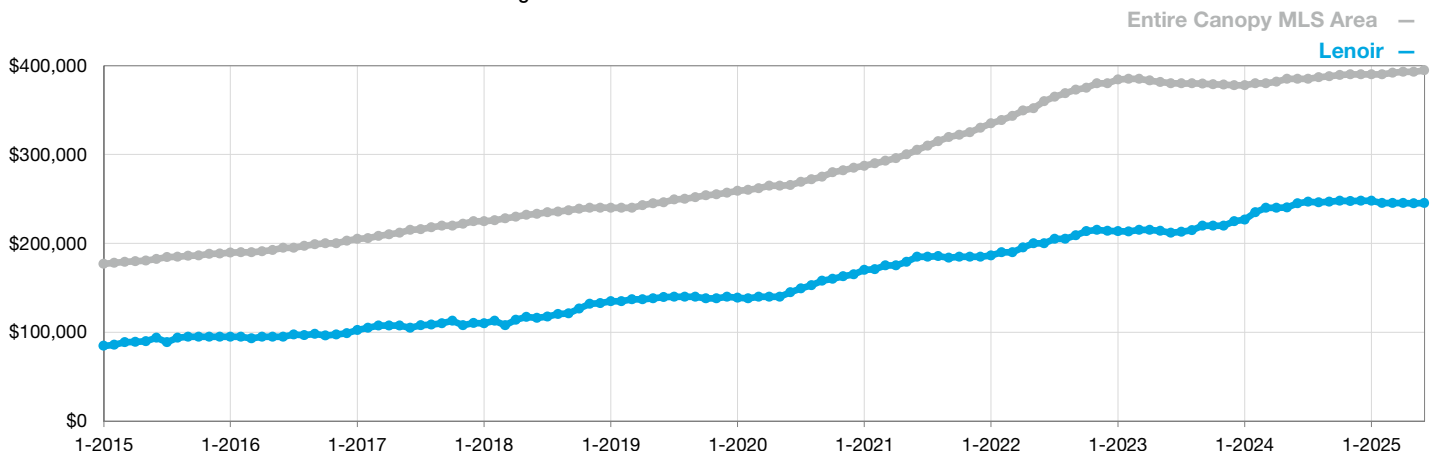
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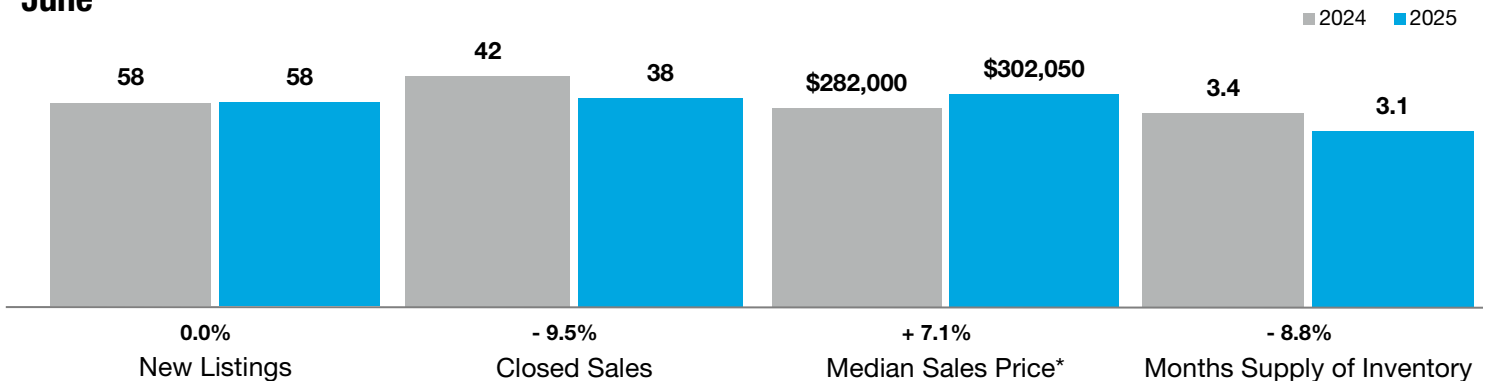
Morganton

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	58	58	0.0%	359	309	- 13.9%
Pending Sales	53	47	- 11.3%	259	253	- 2.3%
Closed Sales	42	38	- 9.5%	231	236	+ 2.2%
Median Sales Price*	\$282,000	\$302,050	+ 7.1%	\$265,725	\$285,000	+ 7.3%
Average Sales Price*	\$360,030	\$328,900	- 8.6%	\$309,365	\$324,877	+ 5.0%
Percent of Original List Price Received*	96.4%	93.9%	- 2.6%	95.2%	93.0%	- 2.3%
List to Close	85	83	- 2.4%	75	108	+ 44.0%
Days on Market Until Sale	45	42	- 6.7%	36	68	+ 88.9%
Cumulative Days on Market Until Sale	40	53	+ 32.5%	36	74	+ 105.6%
Average List Price	\$404,853	\$378,982	- 6.4%	\$376,297	\$389,404	+ 3.5%
Inventory of Homes for Sale	135	125	- 7.4%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--

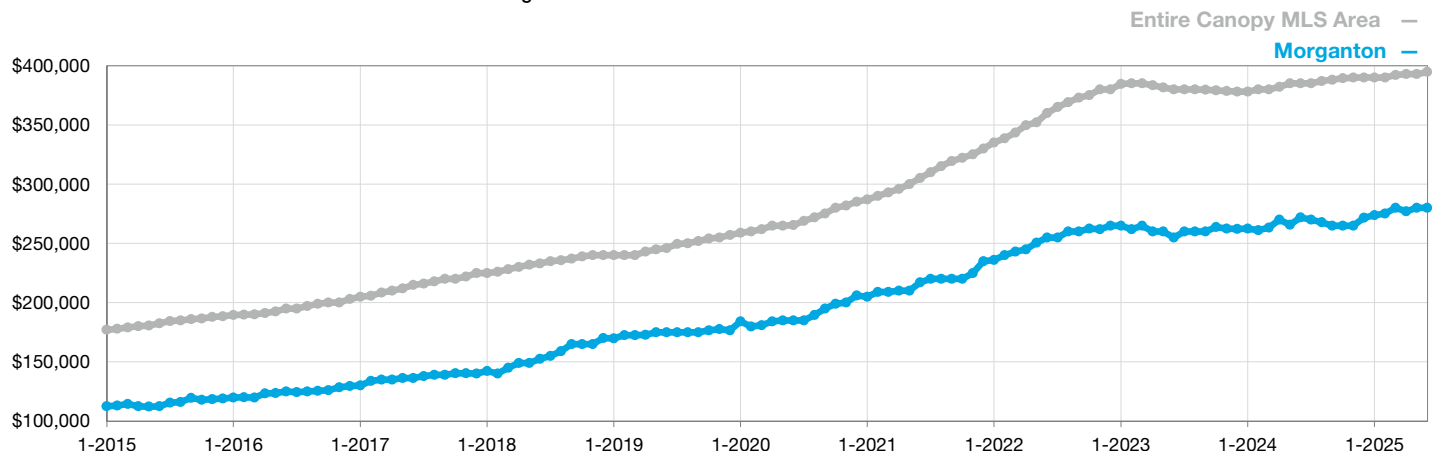
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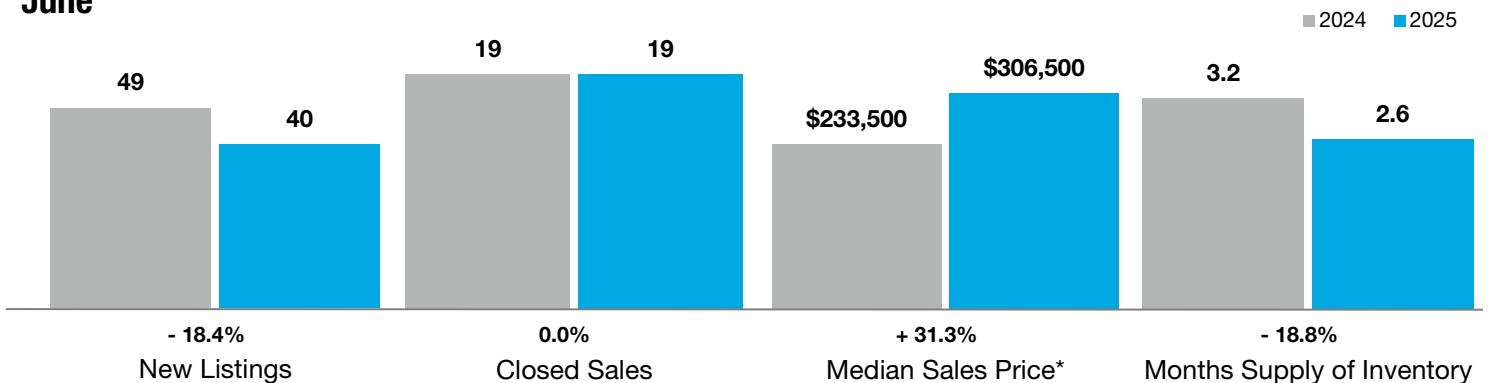
Newton

North Carolina

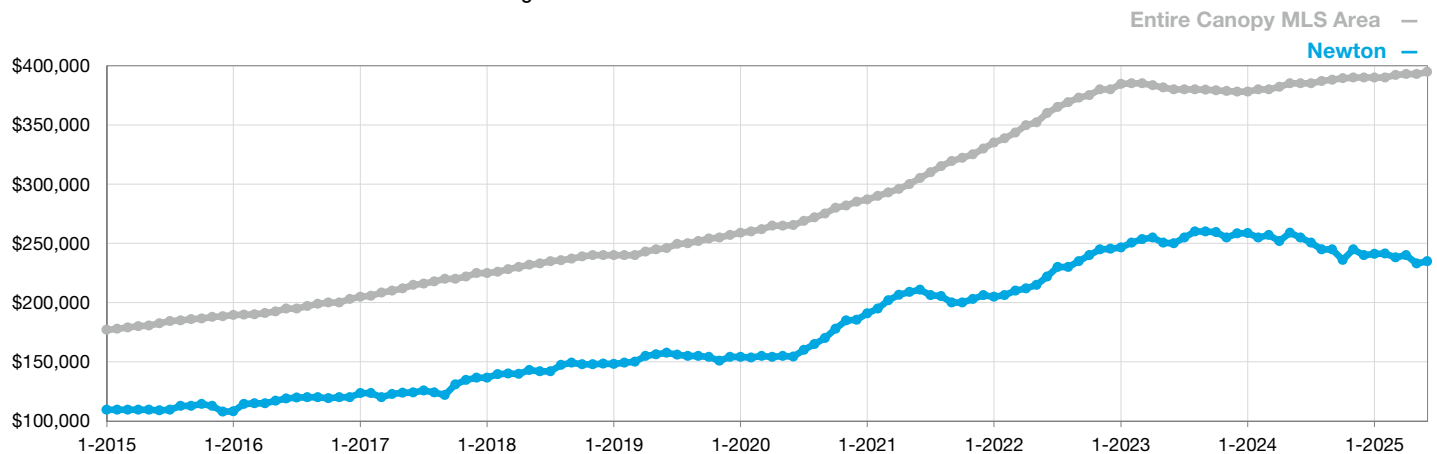
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New Listings	49	40	- 18.4%	183	208	+ 13.7%
Pending Sales	26	29	+ 11.5%	130	163	+ 25.4%
Closed Sales	19	19	0.0%	120	168	+ 40.0%
Median Sales Price*	\$233,500	\$306,500	+ 31.3%	\$242,500	\$232,250	- 4.2%
Average Sales Price*	\$288,591	\$314,315	+ 8.9%	\$291,477	\$260,226	- 10.7%
Percent of Original List Price Received*	95.2%	99.2%	+ 4.2%	93.9%	94.2%	+ 0.3%
List to Close	92	87	- 5.4%	88	94	+ 6.8%
Days on Market Until Sale	52	34	- 34.6%	42	47	+ 11.9%
Cumulative Days on Market Until Sale	53	43	- 18.9%	48	54	+ 12.5%
Average List Price	\$331,075	\$306,002	- 7.6%	\$310,538	\$306,848	- 1.2%
Inventory of Homes for Sale	66	76	+ 15.2%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--

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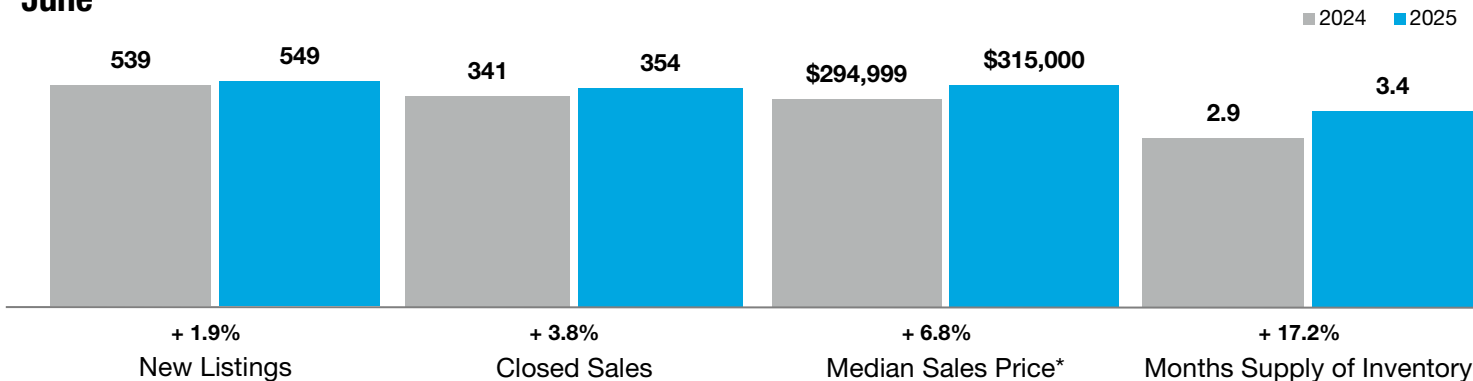
Hickory-Lenoir-Morganton MSA

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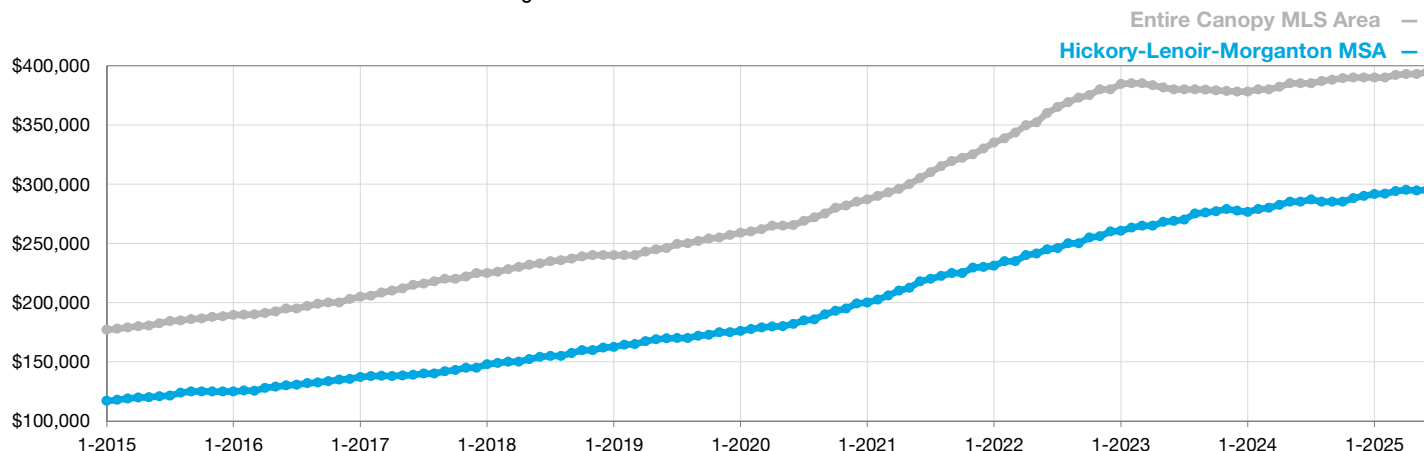
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