

# Local Market Update for January 2026

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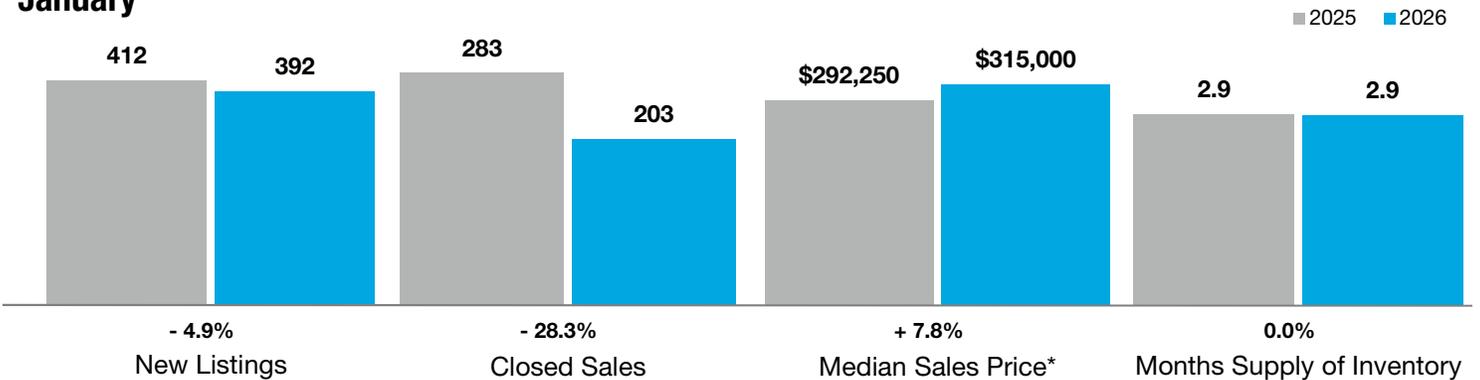
## Catawba Valley Region

Includes Alexander, Burke, Caldwell and Catawba Counties

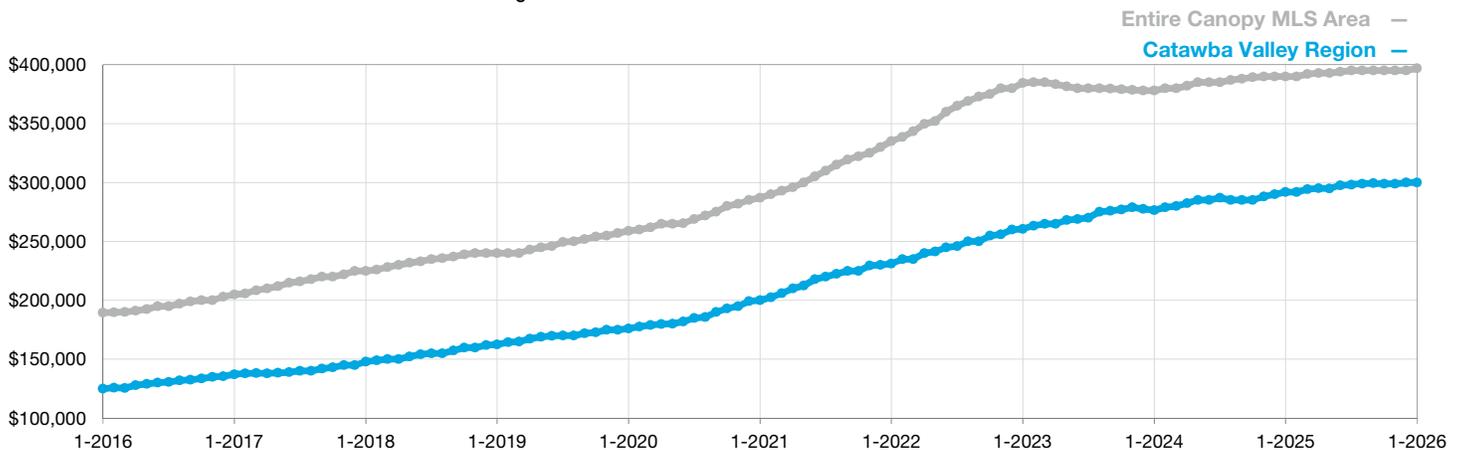
| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 412       | 392       | - 4.9%         | 412          | 392         | - 4.9%         |
| Pending Sales                            | 319       | 341       | + 6.9%         | 319          | 341         | + 6.9%         |
| Closed Sales                             | 283       | 203       | - 28.3%        | 283          | 203         | - 28.3%        |
| Median Sales Price*                      | \$292,250 | \$315,000 | + 7.8%         | \$292,250    | \$315,000   | + 7.8%         |
| Average Sales Price*                     | \$354,899 | \$353,172 | - 0.5%         | \$354,899    | \$353,172   | - 0.5%         |
| Percent of Original List Price Received* | 93.7%     | 93.5%     | - 0.2%         | 93.7%        | 93.5%       | - 0.2%         |
| List to Close                            | 106       | 113       | + 6.6%         | 106          | 113         | + 6.6%         |
| Days on Market Until Sale                | 58        | 67        | + 15.5%        | 58           | 67          | + 15.5%        |
| Cumulative Days on Market Until Sale     | 66        | 76        | + 15.2%        | 66           | 76          | + 15.2%        |
| Average List Price                       | \$398,307 | \$415,786 | + 4.4%         | \$398,307    | \$415,786   | + 4.4%         |
| Inventory of Homes for Sale              | 999       | 1,041     | + 4.2%         | --           | --          | --             |
| Months Supply of Inventory               | 2.9       | 2.9       | 0.0%           | --           | --          | --             |

\* 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.

### January



### Historical Median Sales Price Rolling 12-Month Calculation



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

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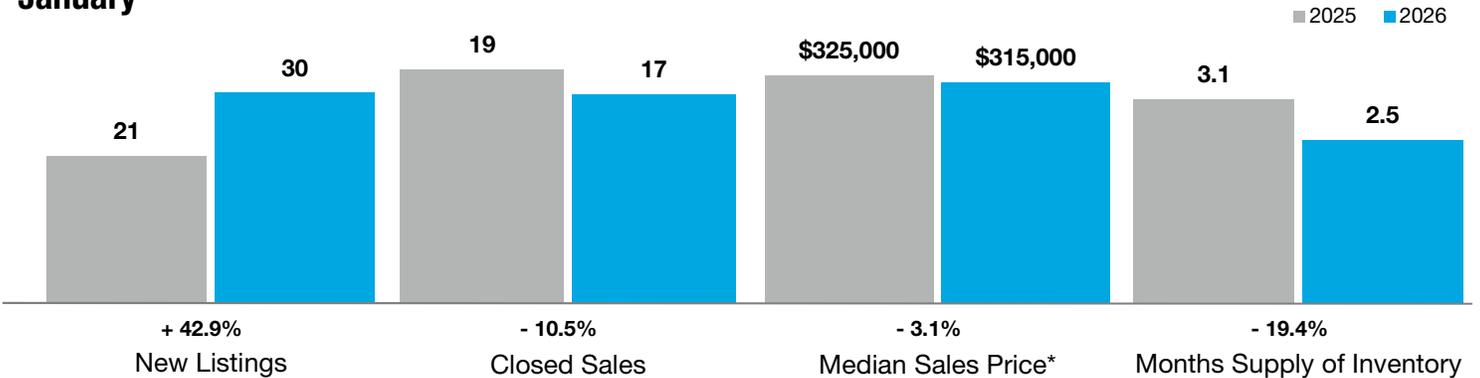
## Alexander County

North Carolina

| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 21        | 30        | + 42.9%        | 21           | 30          | + 42.9%        |
| Pending Sales                            | 21        | 25        | + 19.0%        | 21           | 25          | + 19.0%        |
| Closed Sales                             | 19        | 17        | - 10.5%        | 19           | 17          | - 10.5%        |
| Median Sales Price*                      | \$325,000 | \$315,000 | - 3.1%         | \$325,000    | \$315,000   | - 3.1%         |
| Average Sales Price*                     | \$332,900 | \$327,787 | - 1.5%         | \$332,900    | \$327,787   | - 1.5%         |
| Percent of Original List Price Received* | 94.7%     | 93.1%     | - 1.7%         | 94.7%        | 93.1%       | - 1.7%         |
| List to Close                            | 95        | 127       | + 33.7%        | 95           | 127         | + 33.7%        |
| Days on Market Until Sale                | 40        | 72        | + 80.0%        | 40           | 72          | + 80.0%        |
| Cumulative Days on Market Until Sale     | 61        | 84        | + 37.7%        | 61           | 84          | + 37.7%        |
| Average List Price                       | \$341,139 | \$362,937 | + 6.4%         | \$341,139    | \$362,937   | + 6.4%         |
| Inventory of Homes for Sale              | 67        | 62        | - 7.5%         | --           | --          | --             |
| Months Supply of Inventory               | 3.1       | 2.5       | - 19.4%        | --           | --          | --             |

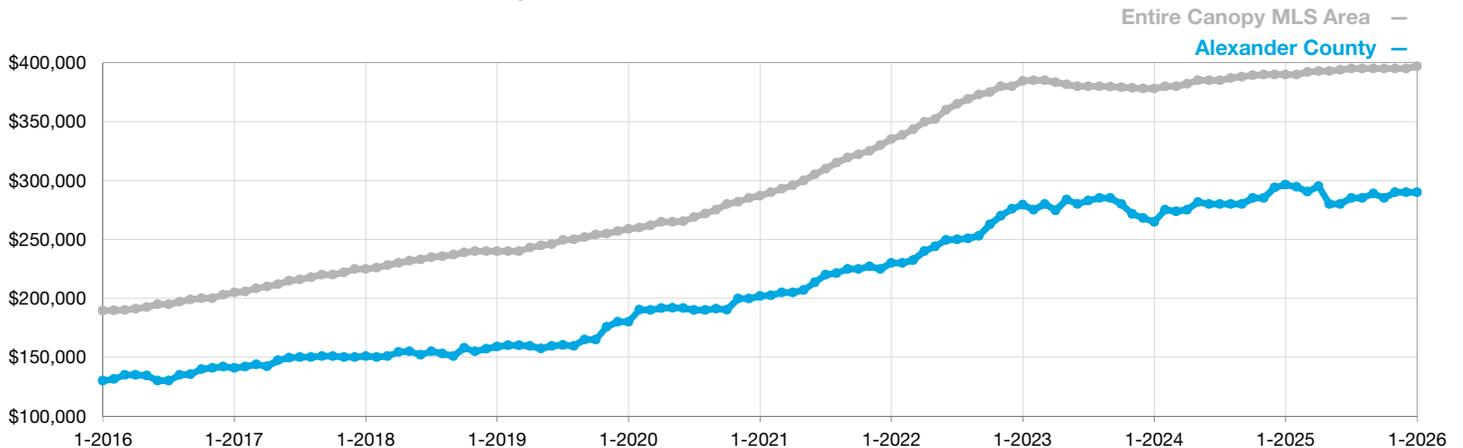
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### January



### Historical Median Sales Price

Rolling 12-Month Calculation



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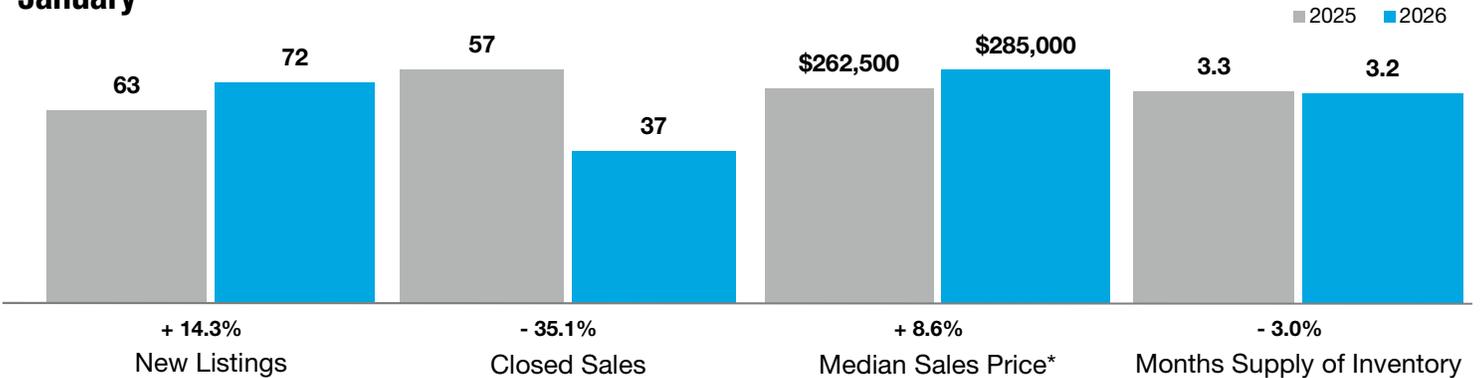
## Burke County

North Carolina

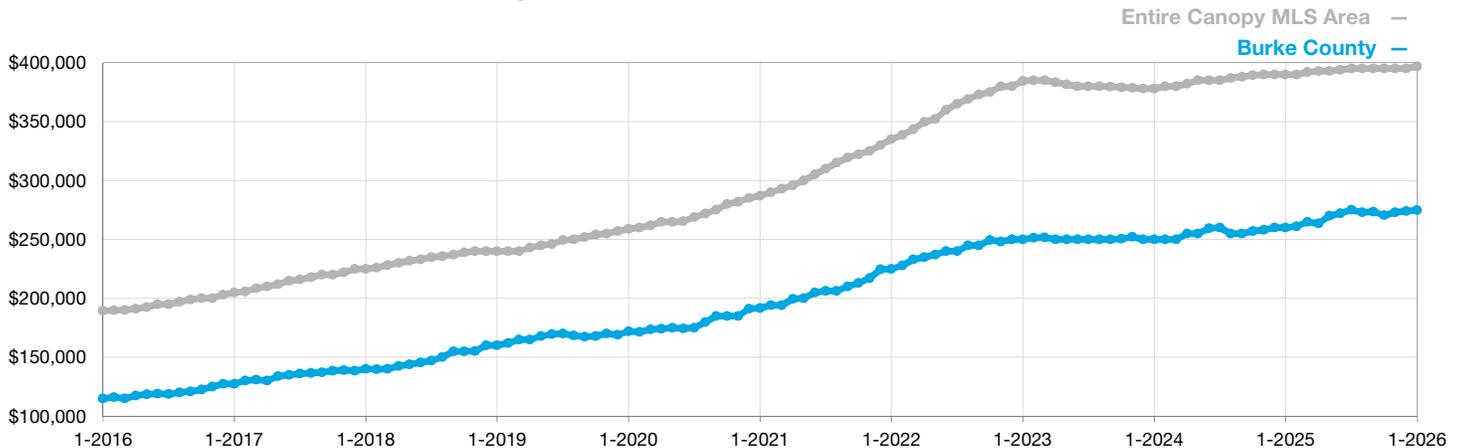
| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 63        | 72        | + 14.3%        | 63           | 72          | + 14.3%        |
| Pending Sales                            | 48        | 61        | + 27.1%        | 48           | 61          | + 27.1%        |
| Closed Sales                             | 57        | 37        | - 35.1%        | 57           | 37          | - 35.1%        |
| Median Sales Price*                      | \$262,500 | \$285,000 | + 8.6%         | \$262,500    | \$285,000   | + 8.6%         |
| Average Sales Price*                     | \$375,271 | \$351,091 | - 6.4%         | \$375,271    | \$351,091   | - 6.4%         |
| Percent of Original List Price Received* | 91.7%     | 92.5%     | + 0.9%         | 91.7%        | 92.5%       | + 0.9%         |
| List to Close                            | 113       | 129       | + 14.2%        | 113          | 129         | + 14.2%        |
| Days on Market Until Sale                | 79        | 83        | + 5.1%         | 79           | 83          | + 5.1%         |
| Cumulative Days on Market Until Sale     | 87        | 95        | + 9.2%         | 87           | 95          | + 9.2%         |
| Average List Price                       | \$313,943 | \$376,448 | + 19.9%        | \$313,943    | \$376,448   | + 19.9%        |
| Inventory of Homes for Sale              | 216       | 207       | - 4.2%         | --           | --          | --             |
| Months Supply of Inventory               | 3.3       | 3.2       | - 3.0%         | --           | --          | --             |

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### Historical Median Sales Price Rolling 12-Month Calculation



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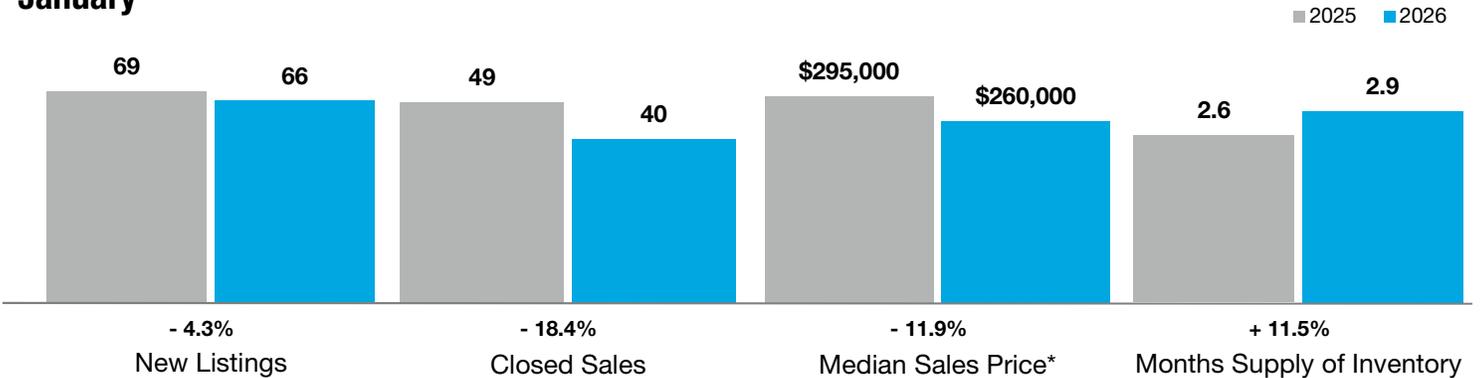
## Caldwell County

North Carolina

| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 69        | 66        | - 4.3%         | 69           | 66          | - 4.3%         |
| Pending Sales                            | 59        | 71        | + 20.3%        | 59           | 71          | + 20.3%        |
| Closed Sales                             | 49        | 40        | - 18.4%        | 49           | 40          | - 18.4%        |
| Median Sales Price*                      | \$295,000 | \$260,000 | - 11.9%        | \$295,000    | \$260,000   | - 11.9%        |
| Average Sales Price*                     | \$356,149 | \$323,110 | - 9.3%         | \$356,149    | \$323,110   | - 9.3%         |
| Percent of Original List Price Received* | 91.7%     | 93.6%     | + 2.1%         | 91.7%        | 93.6%       | + 2.1%         |
| List to Close                            | 95        | 122       | + 28.4%        | 95           | 122         | + 28.4%        |
| Days on Market Until Sale                | 50        | 74        | + 48.0%        | 50           | 74          | + 48.0%        |
| Cumulative Days on Market Until Sale     | 58        | 77        | + 32.8%        | 58           | 77          | + 32.8%        |
| Average List Price                       | \$382,461 | \$386,077 | + 0.9%         | \$382,461    | \$386,077   | + 0.9%         |
| Inventory of Homes for Sale              | 160       | 194       | + 21.3%        | --           | --          | --             |
| Months Supply of Inventory               | 2.6       | 2.9       | + 11.5%        | --           | --          | --             |

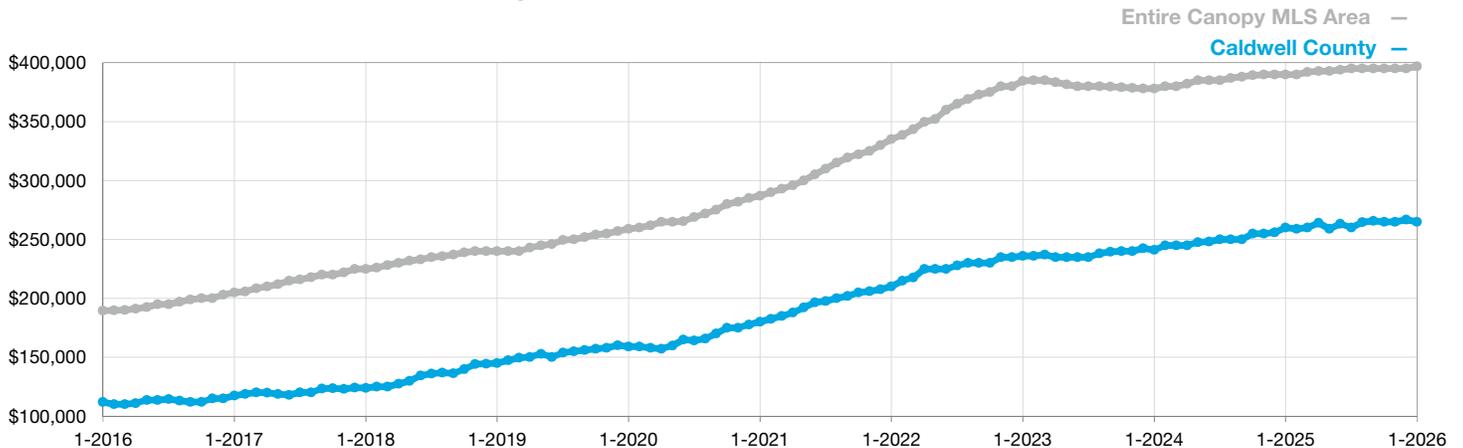
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### Historical Median Sales Price

Rolling 12-Month Calculation



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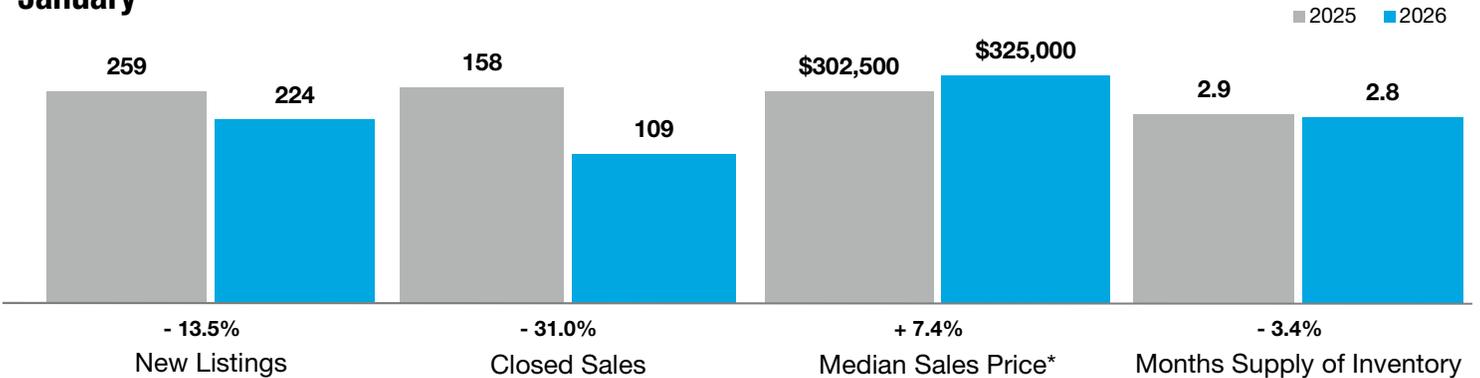
## Catawba County

North Carolina

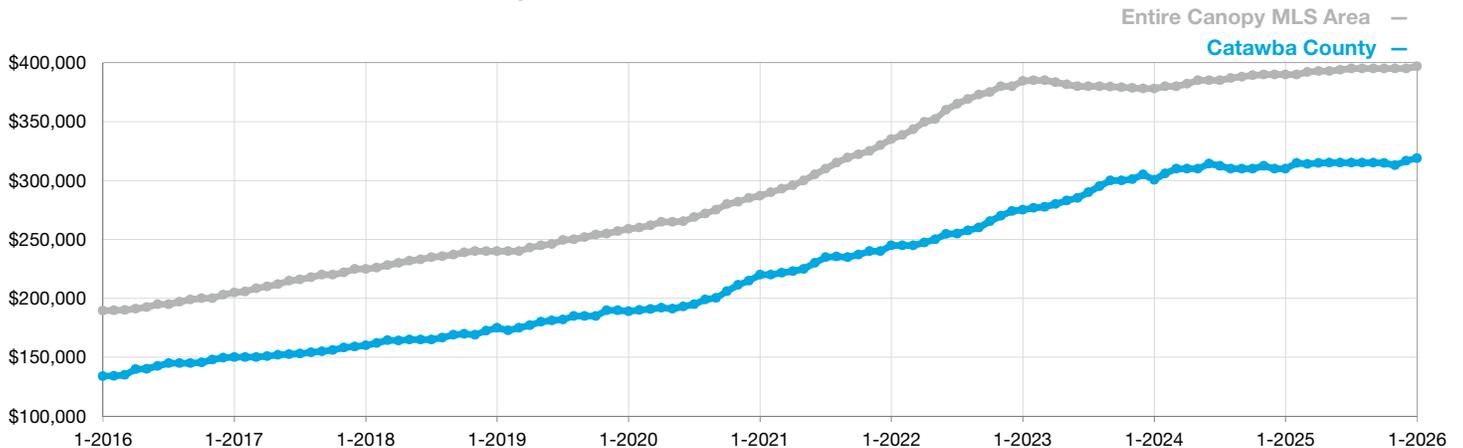
| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 259       | 224       | - 13.5%        | 259          | 224         | - 13.5%        |
| Pending Sales                            | 191       | 184       | - 3.7%         | 191          | 184         | - 3.7%         |
| Closed Sales                             | 158       | 109       | - 31.0%        | 158          | 109         | - 31.0%        |
| Median Sales Price*                      | \$302,500 | \$325,000 | + 7.4%         | \$302,500    | \$325,000   | + 7.4%         |
| Average Sales Price*                     | \$349,936 | \$368,869 | + 5.4%         | \$349,936    | \$368,869   | + 5.4%         |
| Percent of Original List Price Received* | 94.9%     | 93.8%     | - 1.2%         | 94.9%        | 93.8%       | - 1.2%         |
| List to Close                            | 108       | 102       | - 5.6%         | 108          | 102         | - 5.6%         |
| Days on Market Until Sale                | 56        | 58        | + 3.6%         | 56           | 58          | + 3.6%         |
| Cumulative Days on Market Until Sale     | 61        | 68        | + 11.5%        | 61           | 68          | + 11.5%        |
| Average List Price                       | \$426,803 | \$444,262 | + 4.1%         | \$426,803    | \$444,262   | + 4.1%         |
| Inventory of Homes for Sale              | 556       | 578       | + 4.0%         | --           | --          | --             |
| Months Supply of Inventory               | 2.9       | 2.8       | - 3.4%         | --           | --          | --             |

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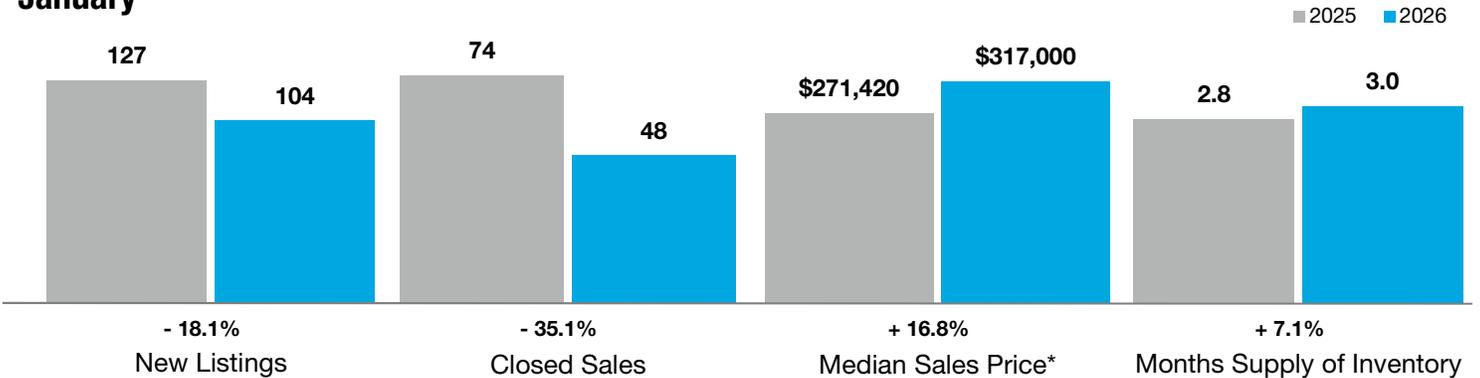
## Hickory

North Carolina

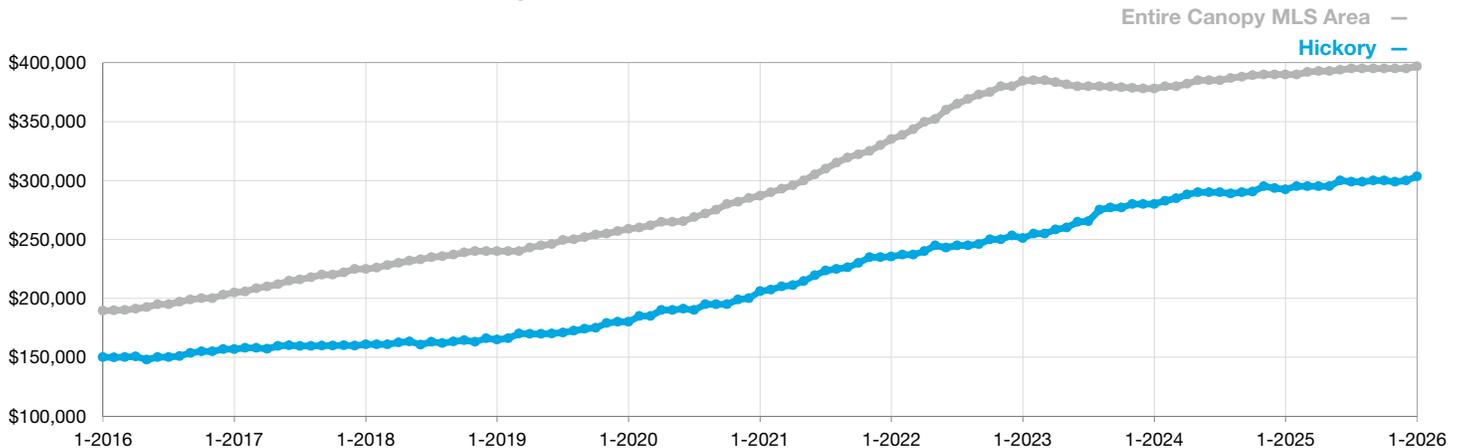
| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 127       | 104       | - 18.1%        | 127          | 104         | - 18.1%        |
| Pending Sales                            | 80        | 80        | 0.0%           | 80           | 80          | 0.0%           |
| Closed Sales                             | 74        | 48        | - 35.1%        | 74           | 48          | - 35.1%        |
| Median Sales Price*                      | \$271,420 | \$317,000 | + 16.8%        | \$271,420    | \$317,000   | + 16.8%        |
| Average Sales Price*                     | \$318,038 | \$355,048 | + 11.6%        | \$318,038    | \$355,048   | + 11.6%        |
| Percent of Original List Price Received* | 96.2%     | 93.5%     | - 2.8%         | 96.2%        | 93.5%       | - 2.8%         |
| List to Close                            | 101       | 97        | - 4.0%         | 101          | 97          | - 4.0%         |
| Days on Market Until Sale                | 49        | 55        | + 12.2%        | 49           | 55          | + 12.2%        |
| Cumulative Days on Market Until Sale     | 56        | 73        | + 30.4%        | 56           | 73          | + 30.4%        |
| Average List Price                       | \$405,789 | \$367,232 | - 9.5%         | \$405,789    | \$367,232   | - 9.5%         |
| Inventory of Homes for Sale              | 246       | 264       | + 7.3%         | --           | --          | --             |
| Months Supply of Inventory               | 2.8       | 3.0       | + 7.1%         | --           | --          | --             |

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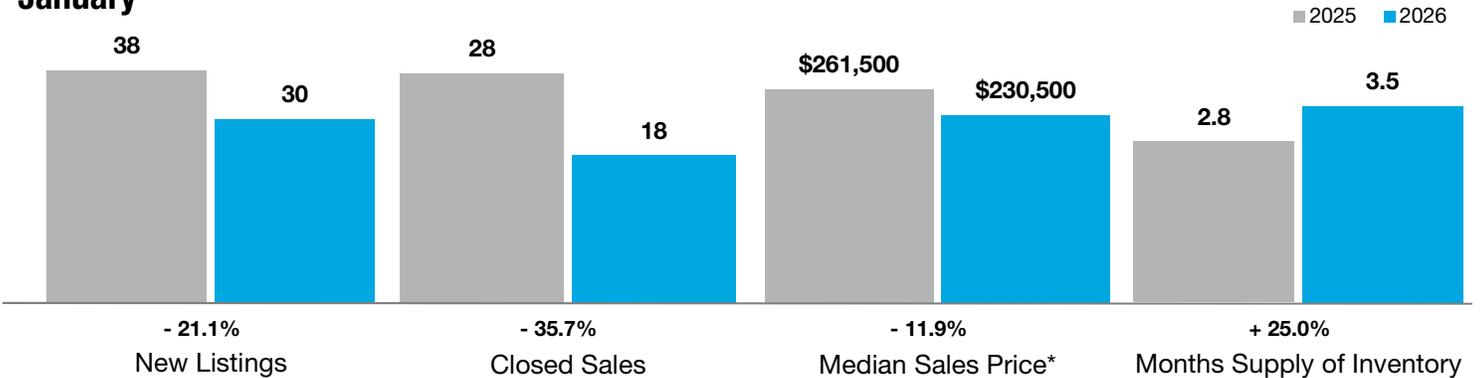
## Lenoir

North Carolina

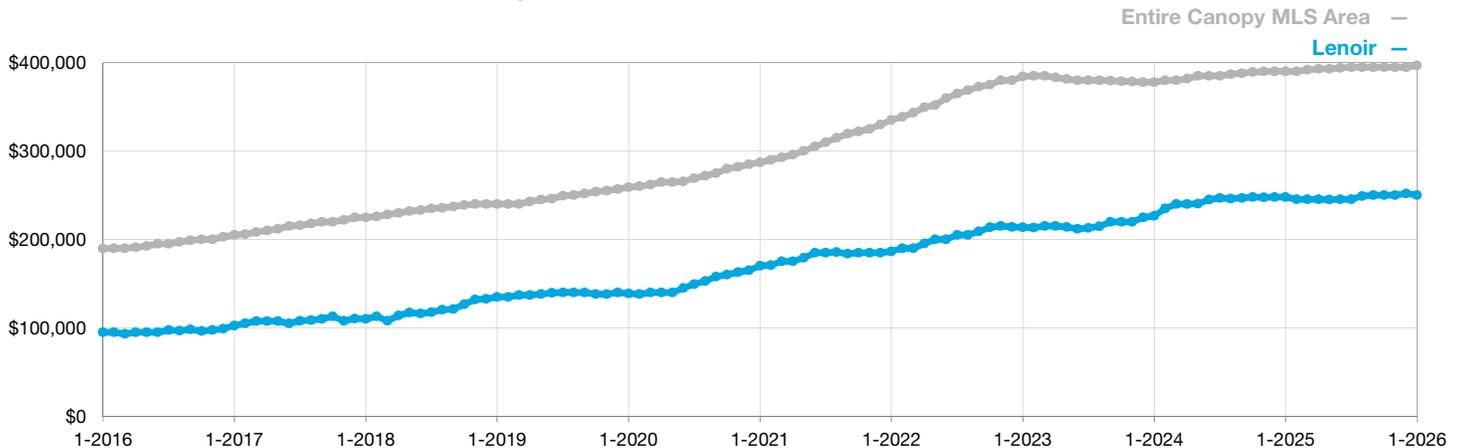
| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 38        | 30        | - 21.1%        | 38           | 30          | - 21.1%        |
| Pending Sales                            | 40        | 29        | - 27.5%        | 40           | 29          | - 27.5%        |
| Closed Sales                             | 28        | 18        | - 35.7%        | 28           | 18          | - 35.7%        |
| Median Sales Price*                      | \$261,500 | \$230,500 | - 11.9%        | \$261,500    | \$230,500   | - 11.9%        |
| Average Sales Price*                     | \$313,132 | \$306,092 | - 2.2%         | \$313,132    | \$306,092   | - 2.2%         |
| Percent of Original List Price Received* | 90.3%     | 91.2%     | + 1.0%         | 90.3%        | 91.2%       | + 1.0%         |
| List to Close                            | 98        | 153       | + 56.1%        | 98           | 153         | + 56.1%        |
| Days on Market Until Sale                | 57        | 103       | + 80.7%        | 57           | 103         | + 80.7%        |
| Cumulative Days on Market Until Sale     | 63        | 108       | + 71.4%        | 63           | 108         | + 71.4%        |
| Average List Price                       | \$366,816 | \$312,603 | - 14.8%        | \$366,816    | \$312,603   | - 14.8%        |
| Inventory of Homes for Sale              | 96        | 122       | + 27.1%        | --           | --          | --             |
| Months Supply of Inventory               | 2.8       | 3.5       | + 25.0%        | --           | --          | --             |

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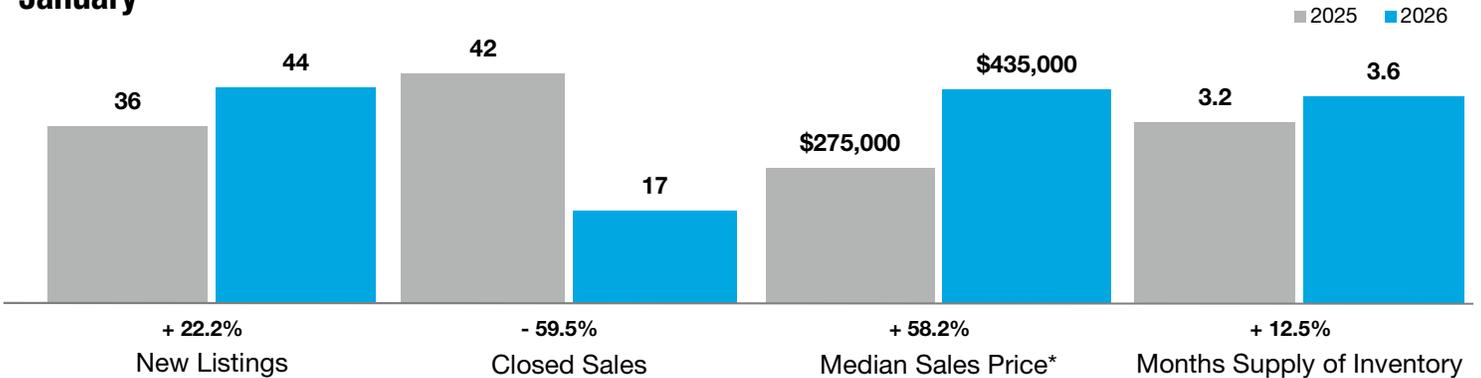
## Morganton

North Carolina

| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 36        | 44        | + 22.2%        | 36           | 44          | + 22.2%        |
| Pending Sales                            | 35        | 31        | - 11.4%        | 35           | 31          | - 11.4%        |
| Closed Sales                             | 42        | 17        | - 59.5%        | 42           | 17          | - 59.5%        |
| Median Sales Price*                      | \$275,000 | \$435,000 | + 58.2%        | \$275,000    | \$435,000   | + 58.2%        |
| Average Sales Price*                     | \$368,227 | \$439,647 | + 19.4%        | \$368,227    | \$439,647   | + 19.4%        |
| Percent of Original List Price Received* | 91.3%     | 93.1%     | + 2.0%         | 91.3%        | 93.1%       | + 2.0%         |
| List to Close                            | 116       | 139       | + 19.8%        | 116          | 139         | + 19.8%        |
| Days on Market Until Sale                | 84        | 95        | + 13.1%        | 84           | 95          | + 13.1%        |
| Cumulative Days on Market Until Sale     | 91        | 120       | + 31.9%        | 91           | 120         | + 31.9%        |
| Average List Price                       | \$323,956 | \$400,048 | + 23.5%        | \$323,956    | \$400,048   | + 23.5%        |
| Inventory of Homes for Sale              | 132       | 136       | + 3.0%         | --           | --          | --             |
| Months Supply of Inventory               | 3.2       | 3.6       | + 12.5%        | --           | --          | --             |

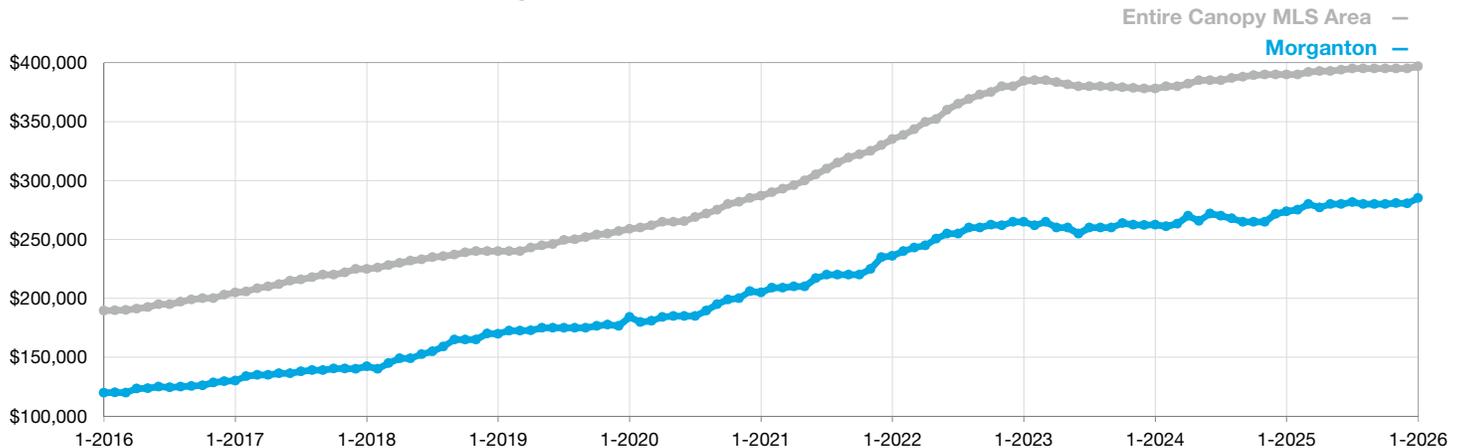
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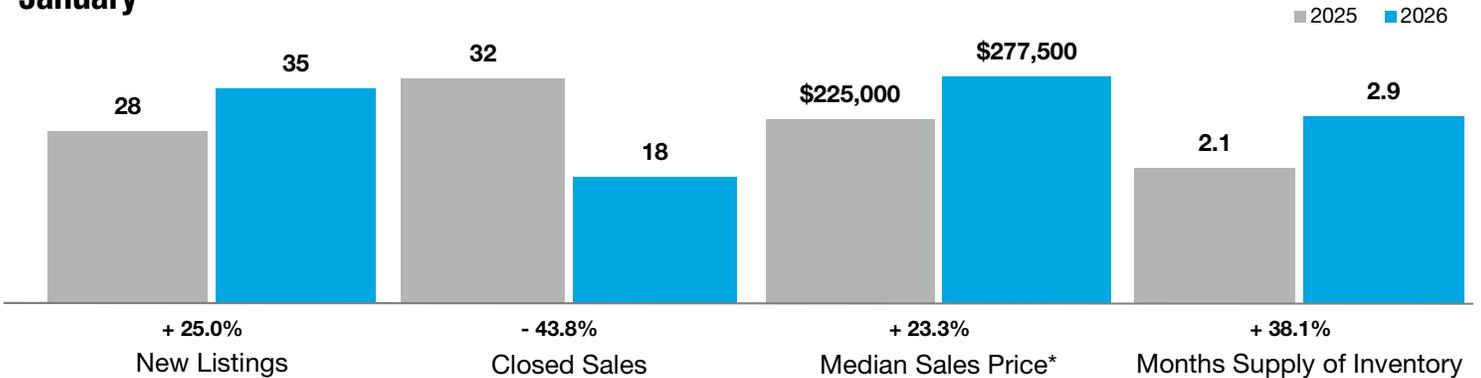
## Newton

North Carolina

| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 1-2025  | Thru 1-2026 | Percent Change |
| New Listings                             | 28        | 35        | + 25.0%        | 28           | 35          | + 25.0%        |
| Pending Sales                            | 34        | 16        | - 52.9%        | 34           | 16          | - 52.9%        |
| Closed Sales                             | 32        | 18        | - 43.8%        | 32           | 18          | - 43.8%        |
| Median Sales Price*                      | \$225,000 | \$277,500 | + 23.3%        | \$225,000    | \$277,500   | + 23.3%        |
| Average Sales Price*                     | \$224,925 | \$290,878 | + 29.3%        | \$224,925    | \$290,878   | + 29.3%        |
| Percent of Original List Price Received* | 91.9%     | 96.5%     | + 5.0%         | 91.9%        | 96.5%       | + 5.0%         |
| List to Close                            | 99        | 90        | - 9.1%         | 99           | 90          | - 9.1%         |
| Days on Market Until Sale                | 55        | 46        | - 16.4%        | 55           | 46          | - 16.4%        |
| Cumulative Days on Market Until Sale     | 61        | 46        | - 24.6%        | 61           | 46          | - 24.6%        |
| Average List Price                       | \$238,892 | \$316,539 | + 32.5%        | \$238,892    | \$316,539   | + 32.5%        |
| Inventory of Homes for Sale              | 58        | 82        | + 41.4%        | --           | --          | --             |
| Months Supply of Inventory               | 2.1       | 2.9       | + 38.1%        | --           | --          | --             |

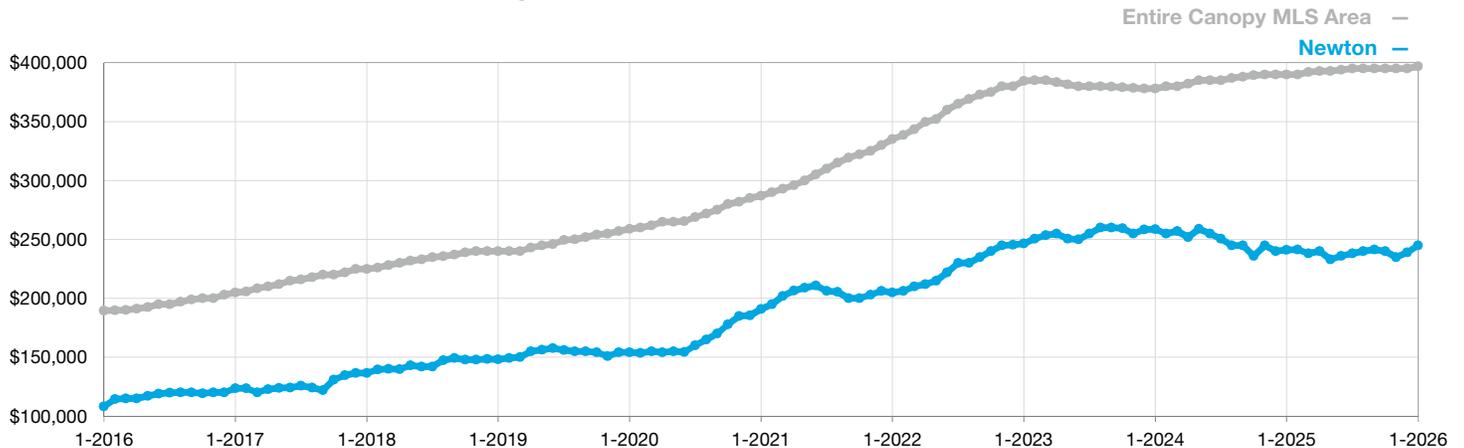
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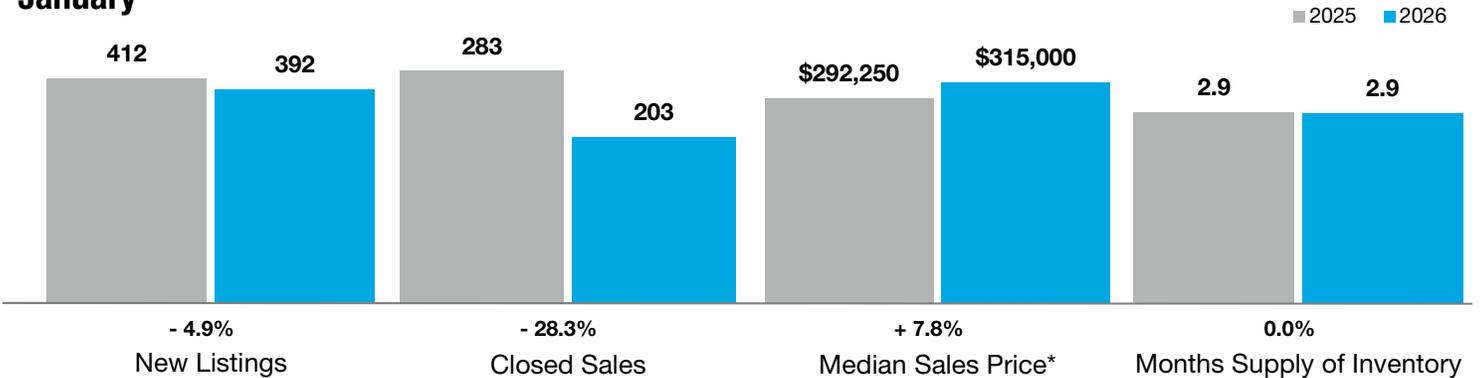
## Hickory-Lenoir-Morganton MSA

Includes Alexander, Burke, Caldwell and Catawba Counties

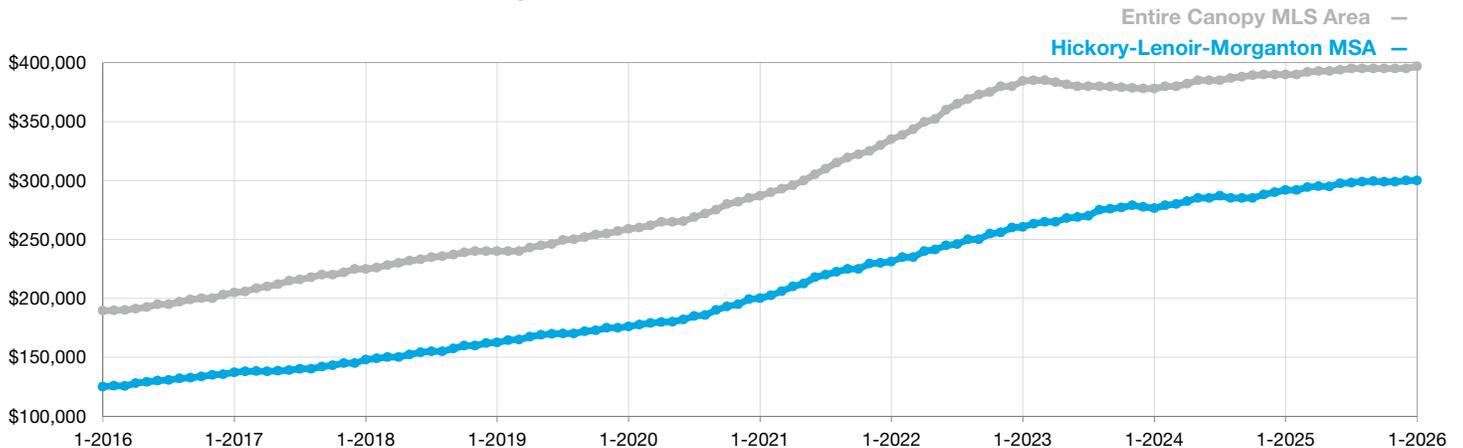
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| Pending Sales                            | 319       | 341       | + 6.9%         | 319          | 341         | + 6.9%         |
| Closed Sales                             | 283       | 203       | - 28.3%        | 283          | 203         | - 28.3%        |
| Median Sales Price*                      | \$292,250 | \$315,000 | + 7.8%         | \$292,250    | \$315,000   | + 7.8%         |
| Average Sales Price*                     | \$354,899 | \$353,172 | - 0.5%         | \$354,899    | \$353,172   | - 0.5%         |
| Percent of Original List Price Received* | 93.7%     | 93.5%     | - 0.2%         | 93.7%        | 93.5%       | - 0.2%         |
| List to Close                            | 106       | 113       | + 6.6%         | 106          | 113         | + 6.6%         |
| Days on Market Until Sale                | 58        | 67        | + 15.5%        | 58           | 67          | + 15.5%        |
| Cumulative Days on Market Until Sale     | 66        | 76        | + 15.2%        | 66           | 76          | + 15.2%        |
| Average List Price                       | \$398,307 | \$415,786 | + 4.4%         | \$398,307    | \$415,786   | + 4.4%         |
| Inventory of Homes for Sale              | 999       | 1,041     | + 4.2%         | --           | --          | --             |
| Months Supply of Inventory               | 2.9       | 2.9       | 0.0%           | --           | --          | --             |

\* 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.

### January



### Historical Median Sales Price Rolling 12-Month Calculation



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