

Local Market Update for May 2026

A research tool provided by the Canopy Realtor® Association
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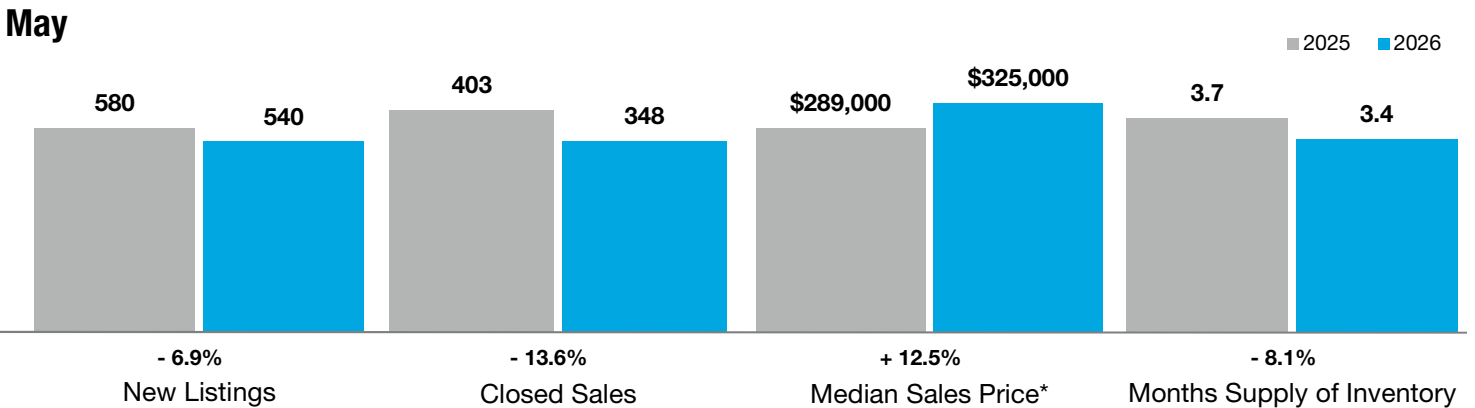


Hickory-Lenoir-Morganton MSA

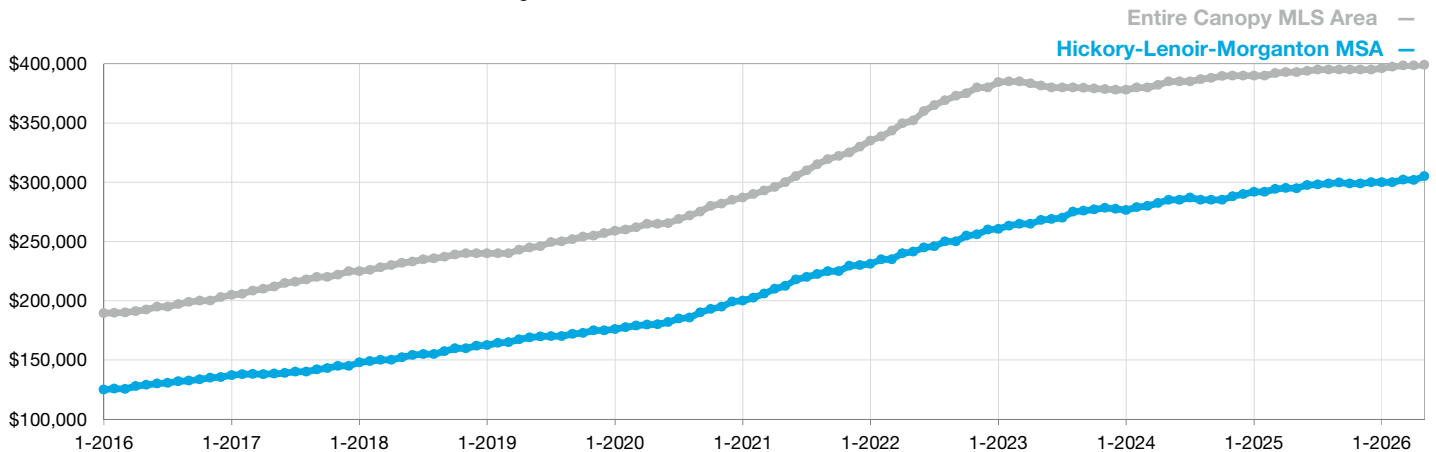
Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	580	540	- 6.9%	2,505	2,496	- 0.4%
Pending Sales	357	427	+ 19.6%	1,760	1,865	+ 6.0%
Closed Sales	403	348	- 13.6%	1,658	1,559	- 6.0%
Median Sales Price*	\$289,000	\$325,000	+ 12.5%	\$295,000	\$310,000	+ 5.1%
Average Sales Price*	\$348,235	\$390,651	+ 12.2%	\$354,840	\$373,492	+ 5.3%
Percent of Original List Price Received*	95.0%	94.6%	- 0.4%	94.7%	94.3%	- 0.4%
List to Close	95	92	- 3.2%	99	105	+ 6.1%
Days on Market Until Sale	53	51	- 3.8%	56	61	+ 8.9%
Cumulative Days on Market Until Sale	60	59	- 1.7%	63	71	+ 12.7%
Average List Price	\$427,390	\$462,595	+ 8.2%	\$415,869	\$425,769	+ 2.4%
Inventory of Homes for Sale	1,270	1,223	- 3.7%	--	--	--
Months Supply of Inventory	3.7	3.4	- 8.1%	--	--	--

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