

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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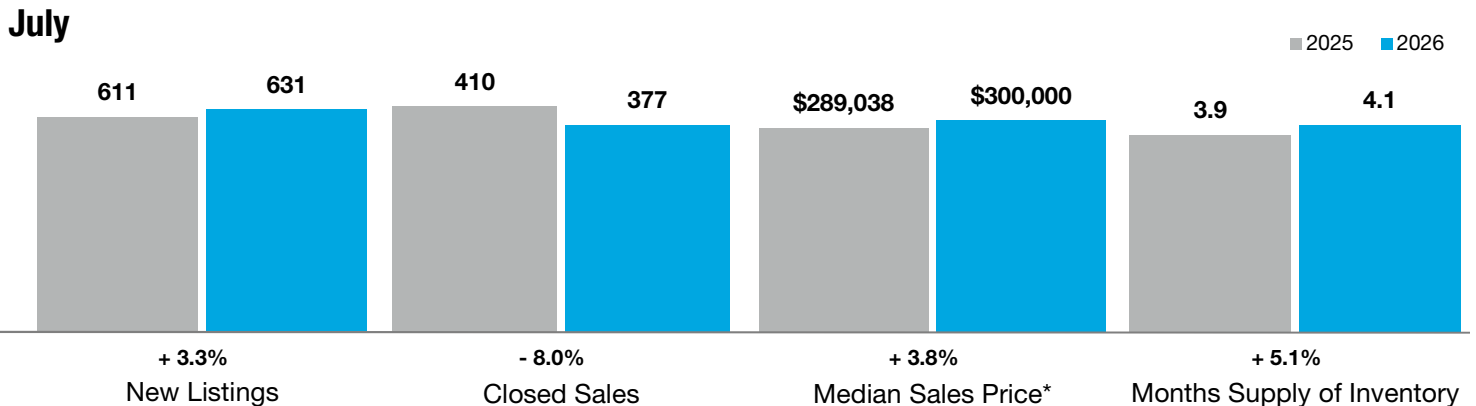


Hickory-Lenoir-Morganton MSA

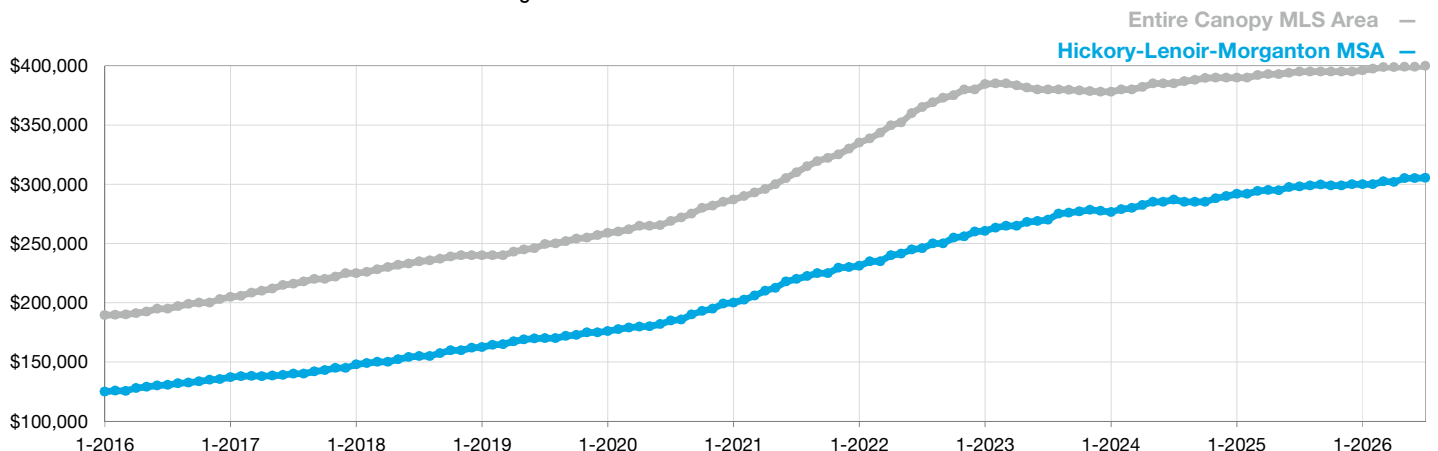
Includes Alexander, Burke, Caldwell and Catawba Counties

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	611	631	+ 3.3%	3,682	3,705	+ 0.6%
Pending Sales	425	436	+ 2.6%	2,605	2,590	- 0.6%
Closed Sales	410	377	- 8.0%	2,449	2,344	- 4.3%
Median Sales Price*	\$289,038	\$300,000	+ 3.8%	\$299,000	\$310,000	+ 3.7%
Average Sales Price*	\$362,577	\$378,931	+ 4.5%	\$361,274	\$373,830	+ 3.5%
Percent of Original List Price Received*	94.2%	94.9%	+ 0.7%	94.7%	94.7%	0.0%
List to Close	89	90	+ 1.1%	96	100	+ 4.2%
Days on Market Until Sale	47	49	+ 4.3%	53	57	+ 7.5%
Cumulative Days on Market Until Sale	58	53	- 8.6%	61	66	+ 8.2%
Average List Price	\$396,995	\$415,814	+ 4.7%	\$408,012	\$421,457	+ 3.3%
Inventory of Homes for Sale	1,355	1,439	+ 6.2%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

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