

Local Market Update for August 2026

A research tool provided by the Canopy Realtor® Association
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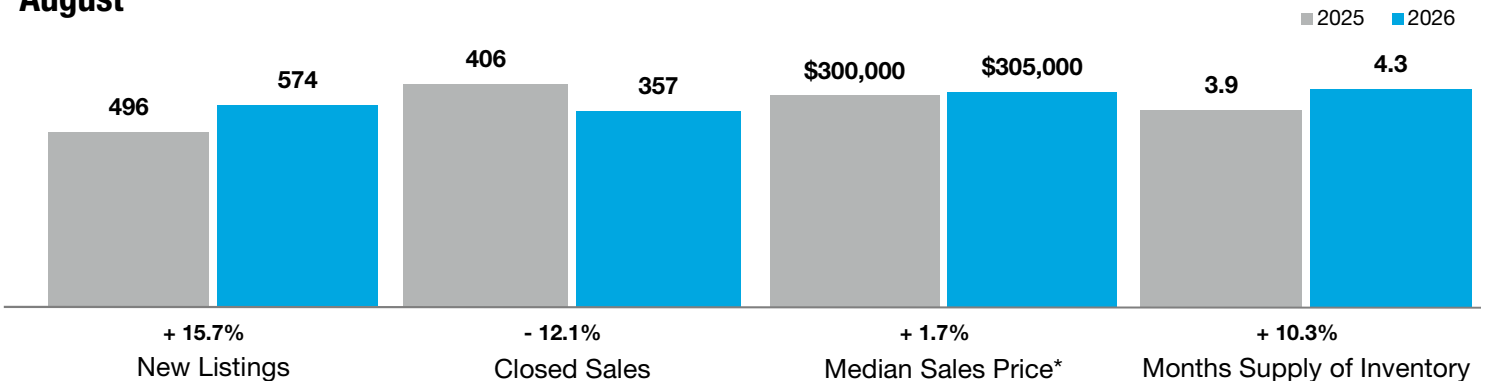
Hickory-Lenoir-Morganton MSA

Includes Alexander, Burke, Caldwell and Catawba Counties

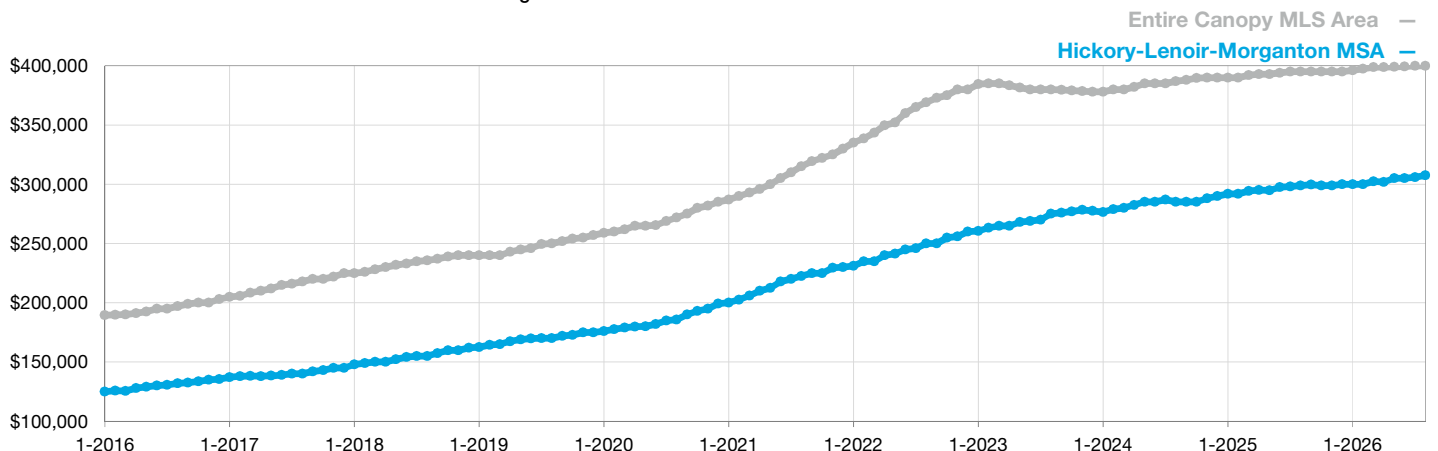
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	496	574	+ 15.7%	4,178	4,284	+ 2.5%
Pending Sales	367	395	+ 7.6%	2,972	2,949	- 0.8%
Closed Sales	406	357	- 12.1%	2,855	2,718	- 4.8%
Median Sales Price*	\$300,000	\$305,000	+ 1.7%	\$299,000	\$310,000	+ 3.7%
Average Sales Price*	\$358,056	\$387,094	+ 8.1%	\$360,816	\$375,967	+ 4.2%
Percent of Original List Price Received*	93.6%	94.9%	+ 1.4%	94.6%	94.7%	+ 0.1%
List to Close	92	93	+ 1.1%	95	100	+ 5.3%
Days on Market Until Sale	49	49	0.0%	52	57	+ 9.6%
Cumulative Days on Market Until Sale	60	58	- 3.3%	61	65	+ 6.6%
Average List Price	\$398,495	\$418,751	+ 5.1%	\$406,844	\$418,605	+ 2.9%
Inventory of Homes for Sale	1,357	1,512	+ 11.4%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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