

Local Market Update for July 2021

A research tool provided by the Canopy Realtor® Association
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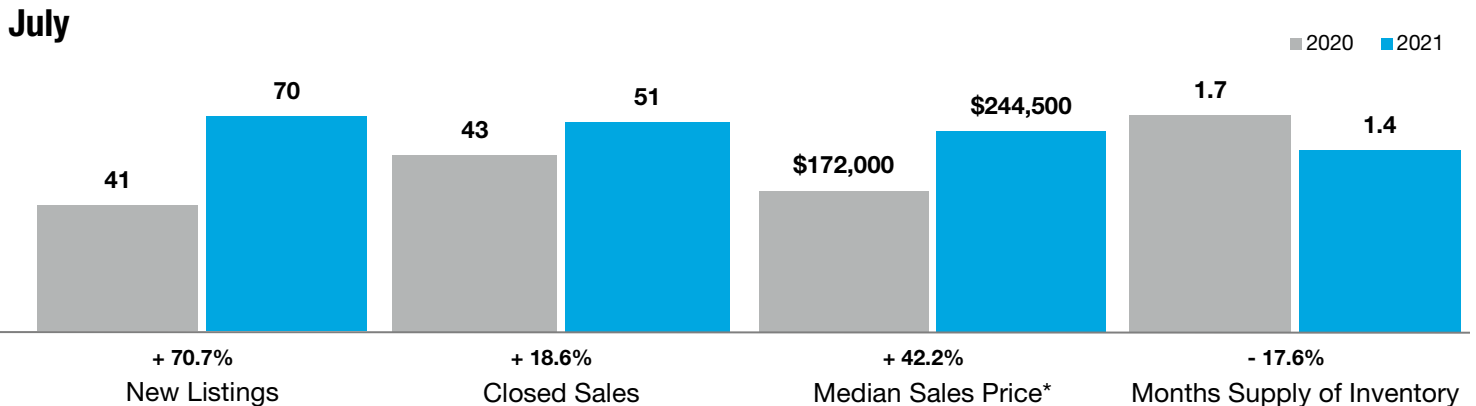


Morganton

North Carolina

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	41	70	+ 70.7%	284	376	+ 32.4%
Pending Sales	35	49	+ 40.0%	277	352	+ 27.1%
Closed Sales	43	51	+ 18.6%	287	326	+ 13.6%
Median Sales Price*	\$172,000	\$244,500	+ 42.2%	\$180,000	\$207,225	+ 15.1%
Average Sales Price*	\$277,511	\$247,671	- 10.8%	\$221,495	\$242,385	+ 9.4%
Percent of Original List Price Received*	98.2%	99.4%	+ 1.2%	95.2%	98.7%	+ 3.7%
List to Close	117	63	- 46.2%	102	77	- 24.5%
Days on Market Until Sale	69	20	- 71.0%	53	29	- 45.3%
Cumulative Days on Market Until Sale	69	20	- 71.0%	59	32	- 45.8%
Average List Price	\$310,846	\$277,518	- 10.7%	\$246,576	\$271,838	+ 10.2%
Inventory of Homes for Sale	67	67	0.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

* 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

