

MORGANTON MSA OVERVIEW



TOTAL SALES

1,709

5.2% Year Over Year

The total sales rose from 1,624 in the first half of 2024 to 1,709 in the first half of 2025, reflecting an increase of 5.2%.

AVERAGE SALES PRICE

\$373,533

+0.3% Year Over Year

The average sales price rose from \$372,545 in the first half of 2024 to \$373,533 in the first half of 2025, reflecting an increase of 0.3%.

NEW LISTINGS

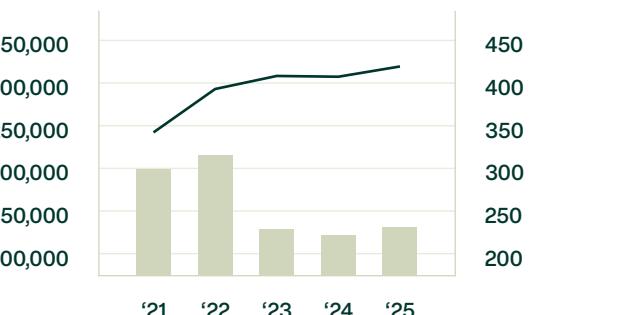
2,638

9.3% Year Over Year

The new listings rose from 2,414 in the first half of 2024 to 2,638 in the first half of 2025, reflecting an increase of 9.3%.

MORGANTON

— AVERAGE PRICE ■ TOTAL SALES

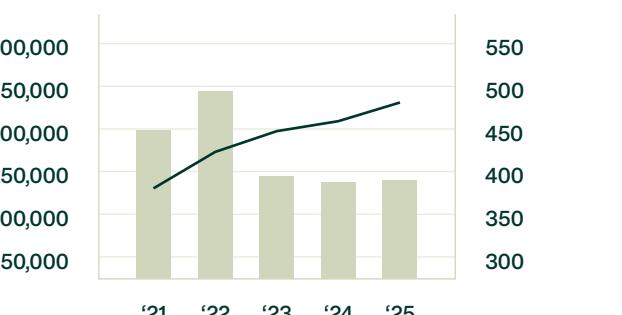


2025 2024 % CHG

	2025	2024	% CHG
Total Sales	236	229	3.1
Price per Sq. Ft.	\$178	\$180	-1.1
Days on Market	74	35	111.4
Avg. Sales Price	\$323,797	\$306,526	5.6
Total Volume	\$75,281,035	\$70,350,014	7.0

BURKE COUNTY

— AVERAGE PRICE ■ TOTAL SALES

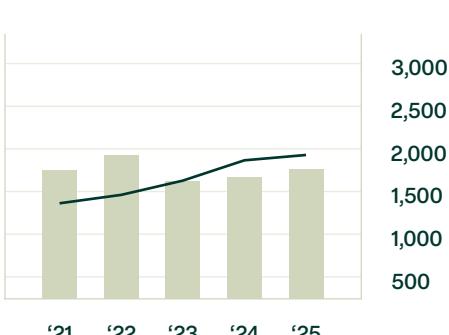


2025 2024 % CHG

	2025	2024	% CHG
Total Sales	384	383	0.3
Price per Sq. Ft.	\$184	\$186	-1.1
Days on Market	72	38	89.5
Avg. Sales Price	\$332,547	\$311,325	6.8
Total Volume	\$126,458,024	\$118,915,651	6.3

CATAWBA COUNTY

— AVERAGE PRICE ■ TOTAL SALES



2025 2024 % CHG

	2025	2024	% CHG
Total Sales	1,121	1,036	8.2
Price per Sq. Ft.	\$190	\$190	0
Days on Market	62	52	19.2
Avg. Sales Price	\$383,335	\$384,334	-0.3
Total Volume	\$408,569,034	\$390,355,516	4.7

MCDOWELL COUNTY

2025 2024 % CHG

	2025	2024	% CHG
Total Sales	204	205	-0.5
Price per Sq. Ft.	\$222	\$225	-1.3
Days on Market	73	69	5.8
Avg. Sales Price	\$396,817	\$427,341	-7.1
Total Volume	\$80,590,700	\$85,234,989	-5.5



MORGANTON, NC

Market Performance at a Glance

As we approach the midpoint of 2025, the local real estate market has adapted to higher interest rates and longer days on market. Home sales in the first half of the year remain on par with the same period in 2024—steady and balanced. However, inventory remains tight, and that likely won't change anytime soon. This limited housing supply means that timing and strategy are key, and expert guidance is more important than ever when deciding to buy or sell confidently.

That's where Nest shines. Our agents are not only tuned in to the day-to-day shifts in our local market—they're trained to help you interpret what those changes mean for you. Whether you're a first-time buyer, relocating, or selling within the community, we offer local insight and real-time data to guide your decisions.

In a market where every detail counts—pricing, negotiation, timing—working with a knowledgeable, responsive agent is critical. At Nest, we're committed to helping you navigate today's complexities with confidence and care.