

Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending August 30, 2025

Data current as of September 8, 2025

Investors purchased 265,000 homes—nearly 27% of all homes sold—in the first quarter of 2025, according to a recent report from BatchData. That's a 1.2% increase from the same period last year and represents the highest share in at least five years. Between 2020 and 2023, investors purchased an average of 18.5% of homes sold. Investor-owned properties now account for approximately 20% of the country's 86 million single-family homes.

In the Catawba region, for the week ending August 30:

- New Listings decreased 21.4% to 99
- Pending Sales decreased 9.6% to 85
- Inventory increased 22.5% to 1,301

For the month of August:

- Median Sales Price increased 3.4% to \$299,950
- List to Close increased 13.4% to 93
- Percent of Original List Price Received decreased 1.6% to 93.7%
- Months Supply of Inventory increased 12.5% to 3.6

Quick Facts

- 21.4%	- 9.6%	+ 22.5%
Change in New Listings	Change in Pending Sales	Change in Inventory

The Catawba Valley Region report includes Alexander, Burke, Caldwell, and Catawba Counties. Comprised of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

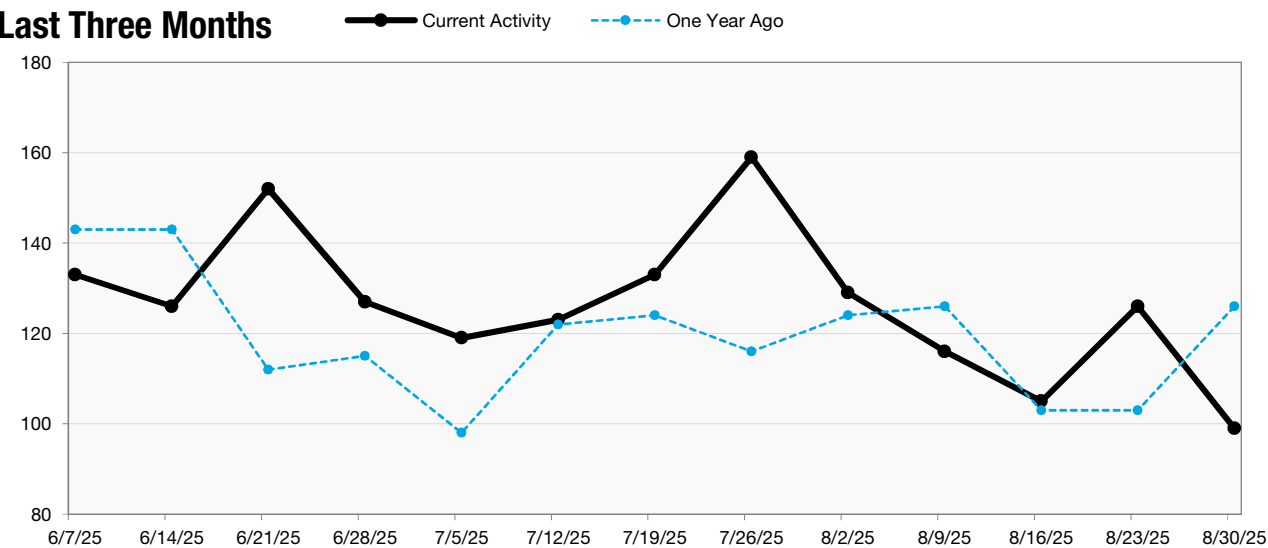


New Listings

A count of the properties that have been newly listed on the market in a given week.

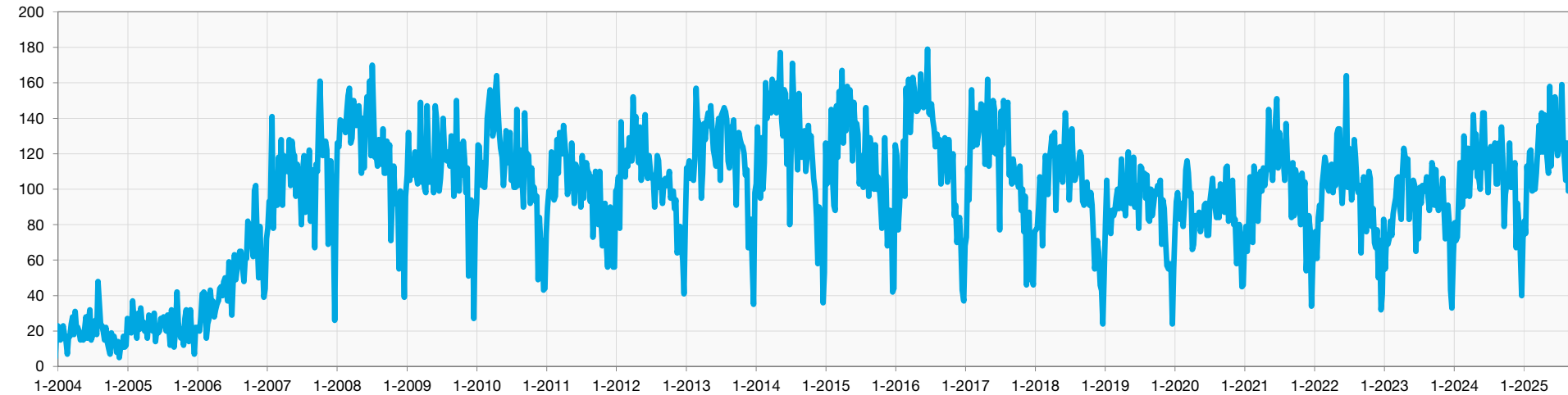


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/7/2025	133	143	- 7.0%
6/14/2025	126	143	- 11.9%
6/21/2025	152	112	+ 35.7%
6/28/2025	127	115	+ 10.4%
7/5/2025	119	98	+ 21.4%
7/12/2025	123	122	+ 0.8%
7/19/2025	133	124	+ 7.3%
7/26/2025	159	116	+ 37.1%
8/2/2025	129	124	+ 4.0%
8/9/2025	116	126	- 7.9%
8/16/2025	105	103	+ 1.9%
8/23/2025	126	103	+ 22.3%
8/30/2025	99	126	- 21.4%
3-Month Total	1,647	1,555	+ 5.9%

Historical New Listing Activity



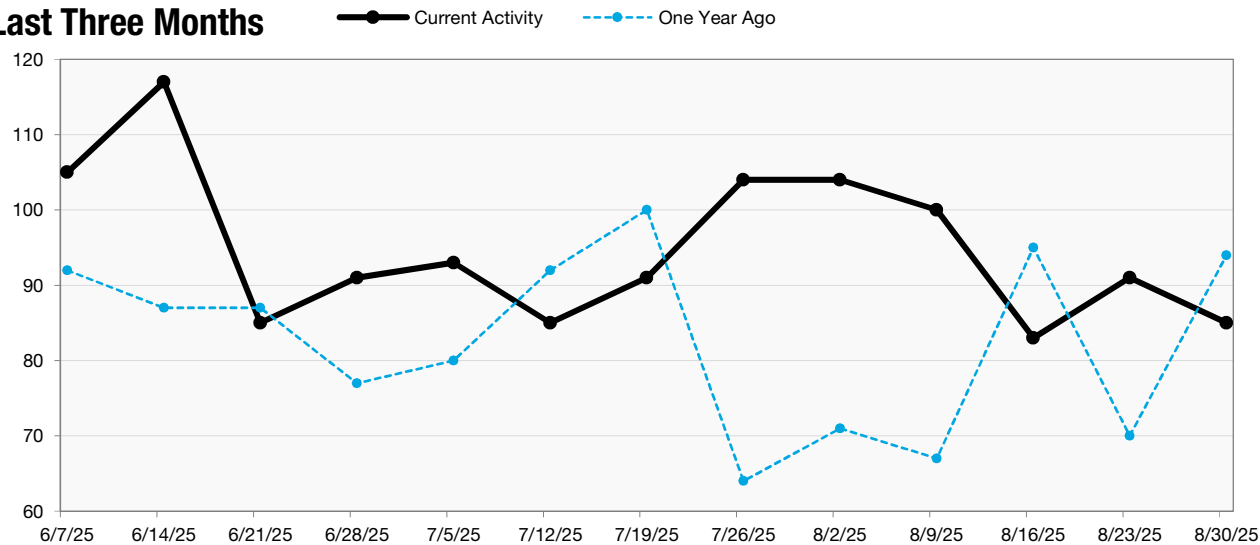
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Pending Sales

A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

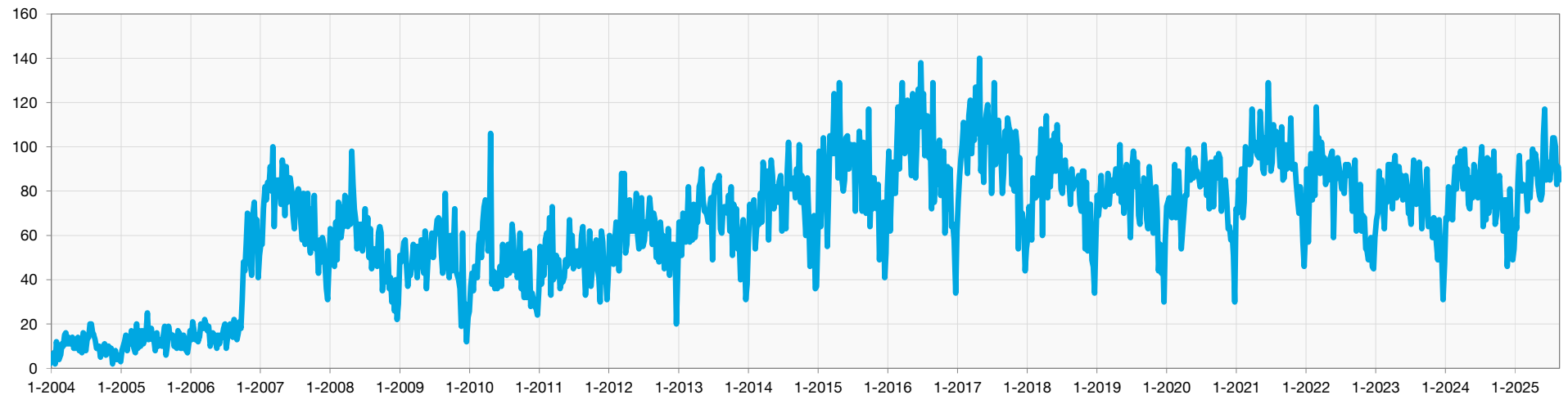


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/7/2025	105	92	+ 14.1%
6/14/2025	117	87	+ 34.5%
6/21/2025	85	87	- 2.3%
6/28/2025	91	77	+ 18.2%
7/5/2025	93	80	+ 16.3%
7/12/2025	85	92	- 7.6%
7/19/2025	91	100	- 9.0%
7/26/2025	104	64	+ 62.5%
8/2/2025	104	71	+ 46.5%
8/9/2025	100	67	+ 49.3%
8/16/2025	83	95	- 12.6%
8/23/2025	91	70	+ 30.0%
8/30/2025	85	94	- 9.6%
3-Month Total	1,234	1,076	+ 14.7%

Historical Pending Sales Activity



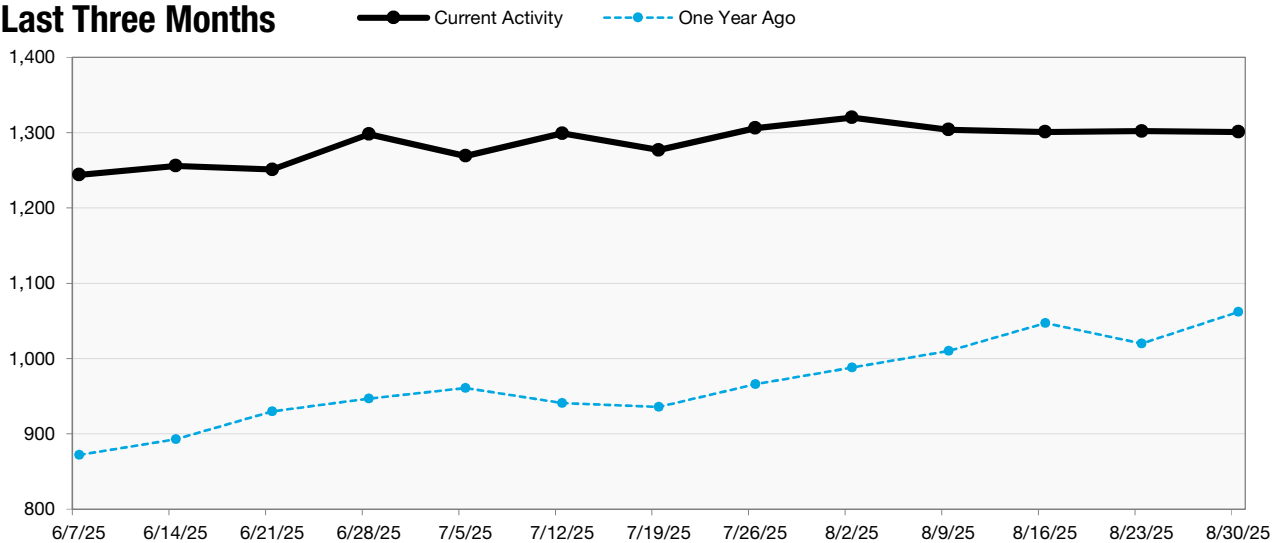
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.



Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/7/2025	1,244	872	+ 42.7%
6/14/2025	1,256	893	+ 40.6%
6/21/2025	1,251	930	+ 34.5%
6/28/2025	1,298	947	+ 37.1%
7/5/2025	1,269	961	+ 32.0%
7/12/2025	1,299	941	+ 38.0%
7/19/2025	1,277	936	+ 36.4%
7/26/2025	1,306	966	+ 35.2%
8/2/2025	1,320	988	+ 33.6%
8/9/2025	1,304	1,010	+ 29.1%
8/16/2025	1,301	1,047	+ 24.3%
8/23/2025	1,302	1,020	+ 27.6%
8/30/2025	1,301	1,062	+ 22.5%
3-Month Avg	1,287	967	+ 33.0%

Historical Inventory Activity



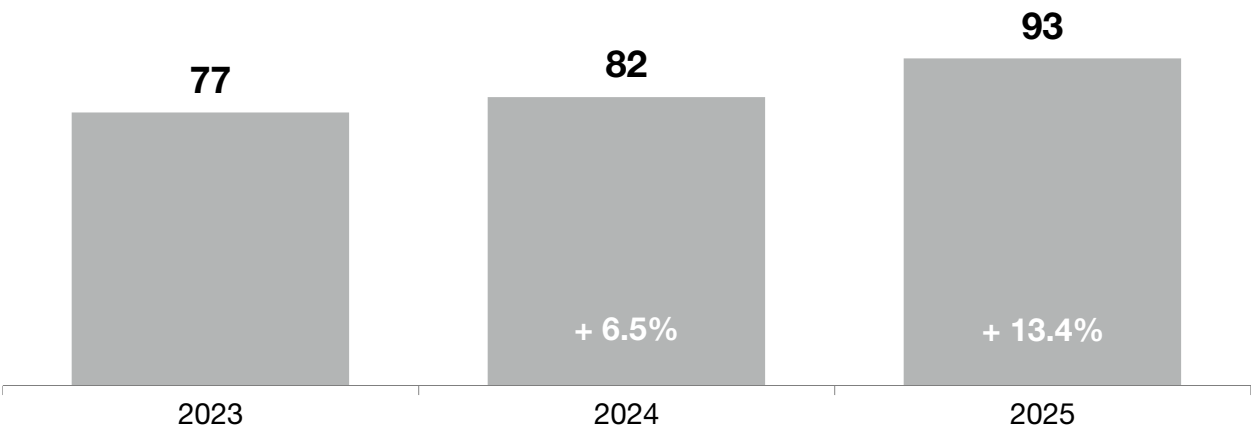
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List to Close

“List to Close” provides the total number of days specific to the MLS number from “Listing Date” to “Sold Date.”

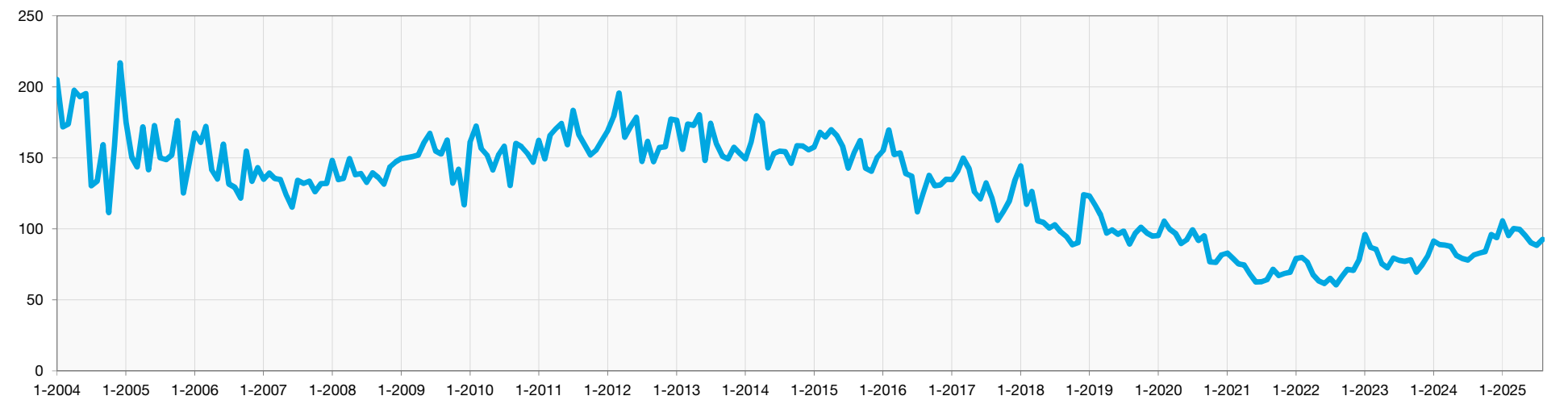


August



Month	Current Activity	One Year Previous	+ / -
September 2024	83	78	+ 6.4%
October 2024	84	69	+ 21.7%
November 2024	96	75	+ 28.0%
December 2024	94	81	+ 16.0%
January 2025	106	92	+ 15.2%
February 2025	95	89	+ 6.7%
March 2025	100	89	+ 12.4%
April 2025	100	88	+ 13.6%
May 2025	95	81	+ 17.3%
June 2025	90	79	+ 13.9%
July 2025	88	78	+ 12.8%
August 2025	93	82	+ 13.4%
12-Month Avg	93	81	+ 14.8%

Historical List to Close



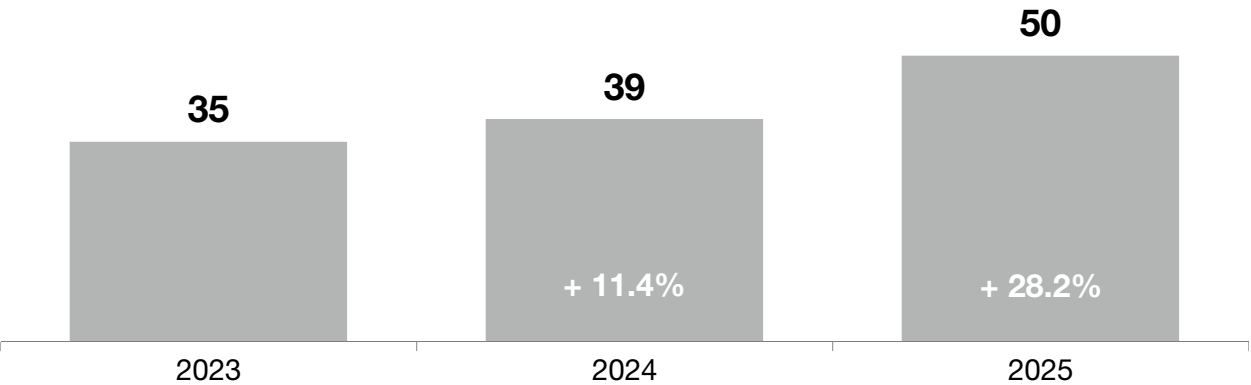
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Days on Market

Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

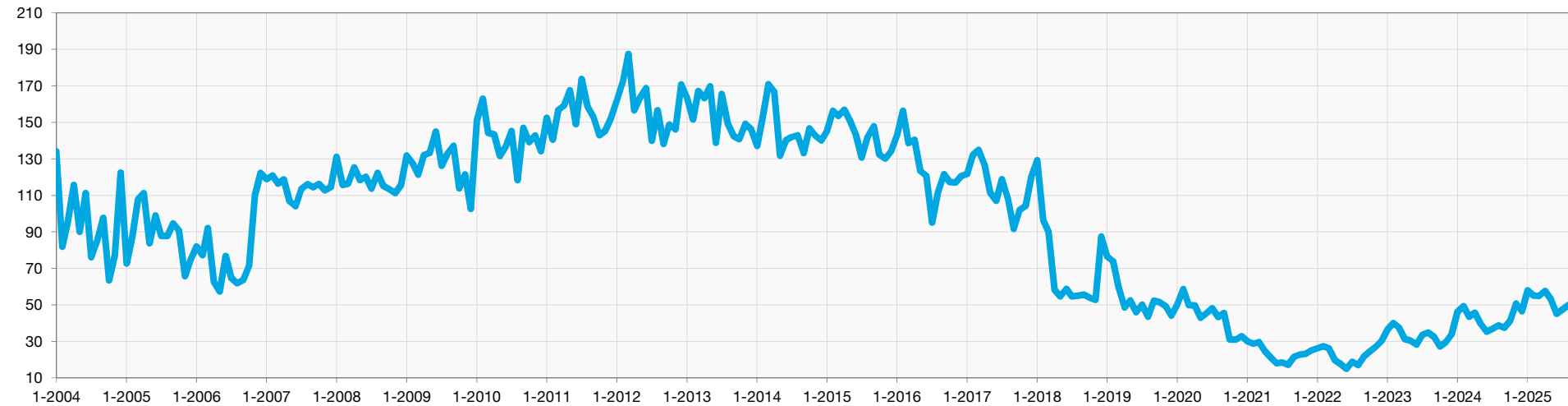


August



Month	Current Activity	One Year Previous	+/-
September 2024	37	32	+ 15.6%
October 2024	41	27	+ 51.9%
November 2024	51	29	+ 75.9%
December 2024	47	34	+ 38.2%
January 2025	58	46	+ 26.1%
February 2025	55	49	+ 12.2%
March 2025	55	44	+ 25.0%
April 2025	58	46	+ 26.1%
May 2025	53	40	+ 32.5%
June 2025	45	35	+ 28.6%
July 2025	47	37	+ 27.0%
August 2025	50	39	+ 28.2%
12-Month Avg	50	38	+ 31.6%

Historical Days on Market



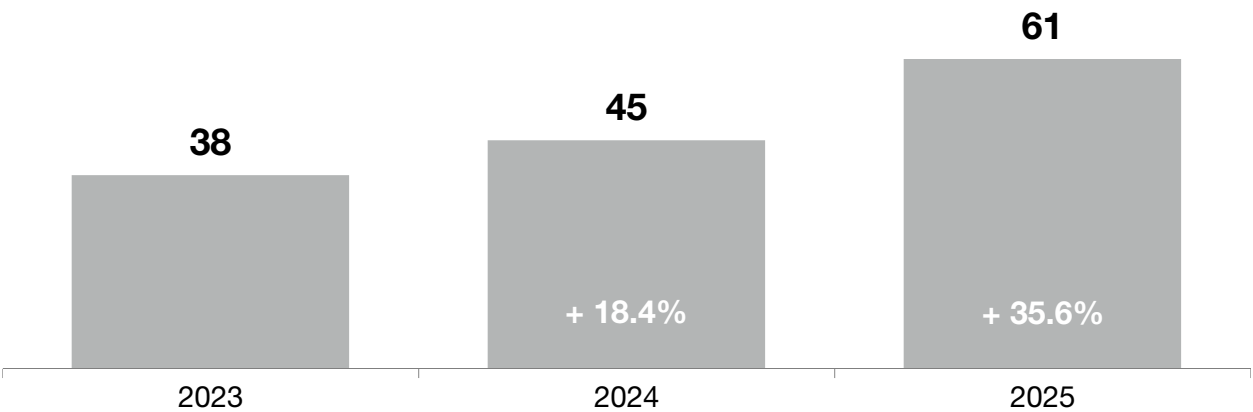
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Cumulative Days on Market

Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market (expired or withdrawn) for more than 90 days.

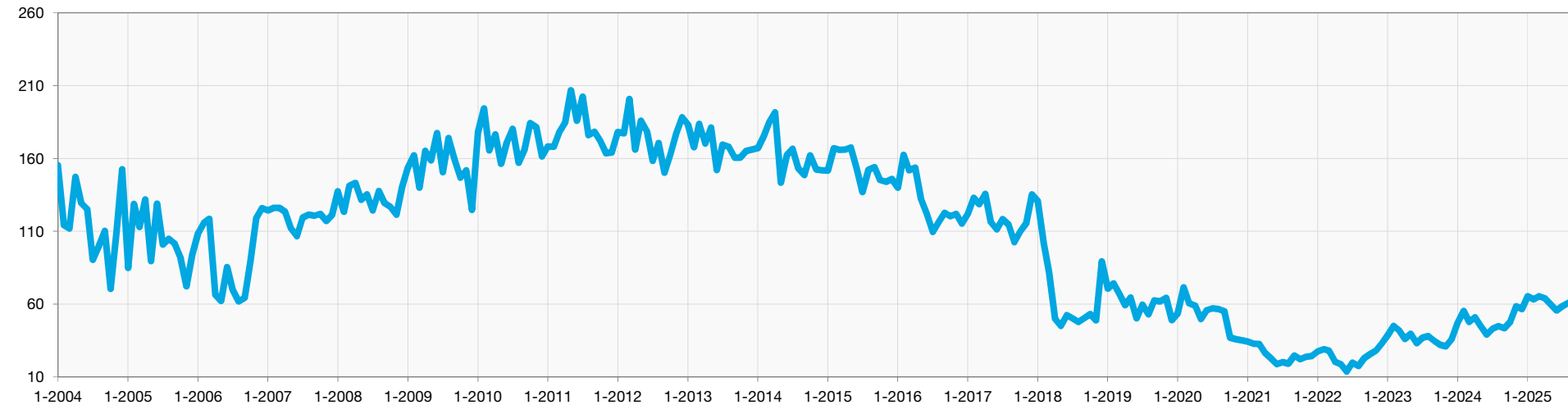


August



Month	Current Activity	One Year Previous	+/-
September 2024	43	35	+ 22.9%
October 2024	48	32	+ 50.0%
November 2024	58	31	+ 87.1%
December 2024	57	36	+ 58.3%
January 2025	65	47	+ 38.3%
February 2025	63	55	+ 14.5%
March 2025	65	48	+ 35.4%
April 2025	64	51	+ 25.5%
May 2025	60	45	+ 33.3%
June 2025	56	39	+ 43.6%
July 2025	59	43	+ 37.2%
August 2025	61	45	+ 35.6%
12-Month Avg	58	42	+ 38.1%

Historical Cumulative Days on Market



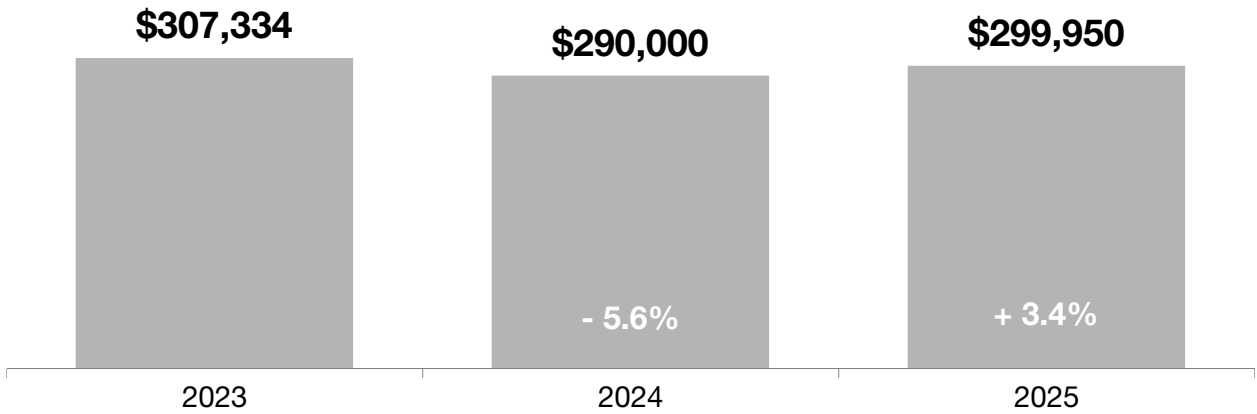
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Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.

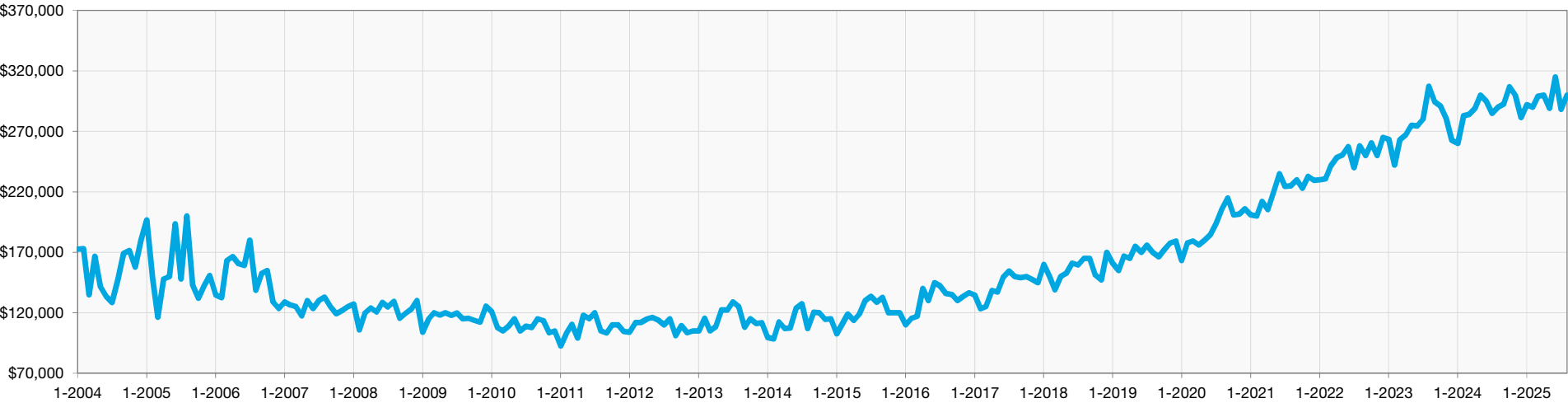


August



Month	Current Activity	One Year Previous	+ / -
September 2024	\$292,500	\$294,500	- 0.7%
October 2024	\$307,013	\$291,000	+ 5.5%
November 2024	\$300,000	\$280,500	+ 7.0%
December 2024	\$281,500	\$262,650	+ 7.2%
January 2025	\$292,000	\$260,000	+ 12.3%
February 2025	\$290,000	\$283,000	+ 2.5%
March 2025	\$299,000	\$284,000	+ 5.3%
April 2025	\$300,000	\$289,000	+ 3.8%
May 2025	\$289,000	\$300,000	- 3.7%
June 2025	\$315,000	\$294,999	+ 6.8%
July 2025	\$288,250	\$285,000	+ 1.1%
August 2025	\$299,950	\$290,000	+ 3.4%
12-Month Avg	\$299,000	\$285,000	+ 4.9%

Historical Median Sales Price



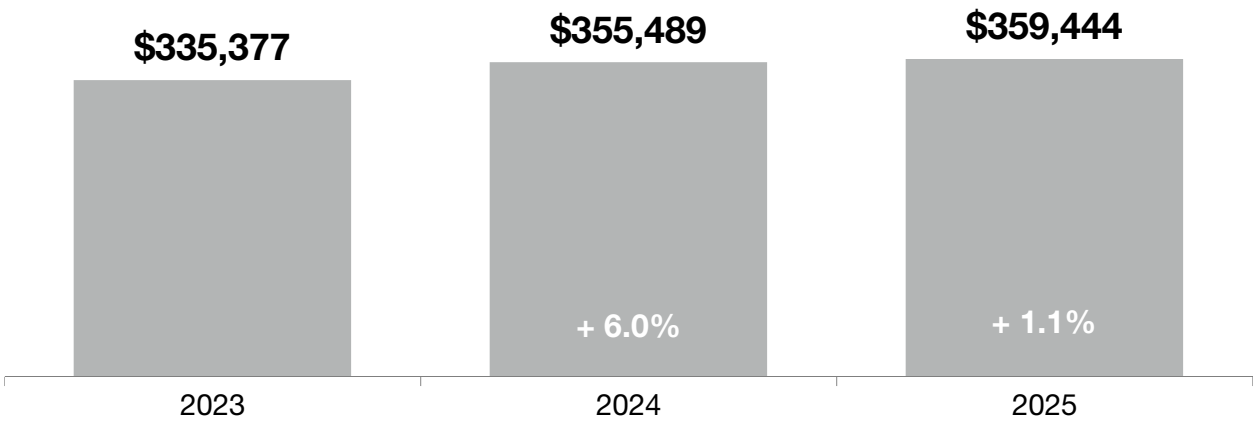
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Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

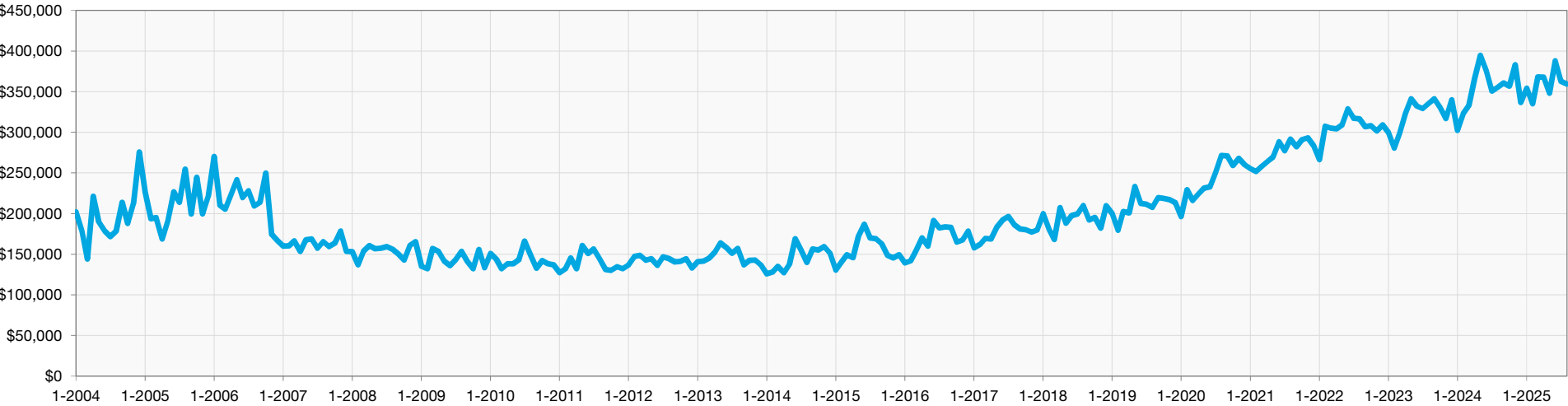


August



Month	Current Activity	One Year Previous	+ / -
September 2024	\$360,595	\$341,406	+ 5.6%
October 2024	\$356,846	\$330,517	+ 8.0%
November 2024	\$382,952	\$316,962	+ 20.8%
December 2024	\$336,885	\$340,024	- 0.9%
January 2025	\$354,314	\$302,500	+ 17.1%
February 2025	\$335,189	\$323,155	+ 3.7%
March 2025	\$368,088	\$332,990	+ 10.5%
April 2025	\$367,865	\$366,204	+ 0.5%
May 2025	\$348,235	\$394,648	- 11.8%
June 2025	\$387,942	\$375,883	+ 3.2%
July 2025	\$362,551	\$350,772	+ 3.4%
August 2025	\$359,444	\$355,489	+ 1.1%
12-Month Avg	\$360,537	\$347,377	+ 3.8%

Historical Average Sales Price



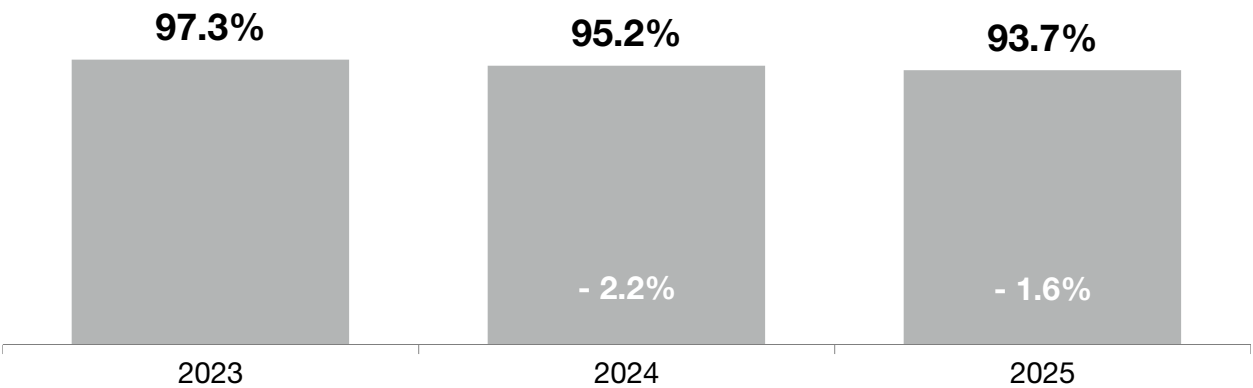
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Percent of Original List Price Received

Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

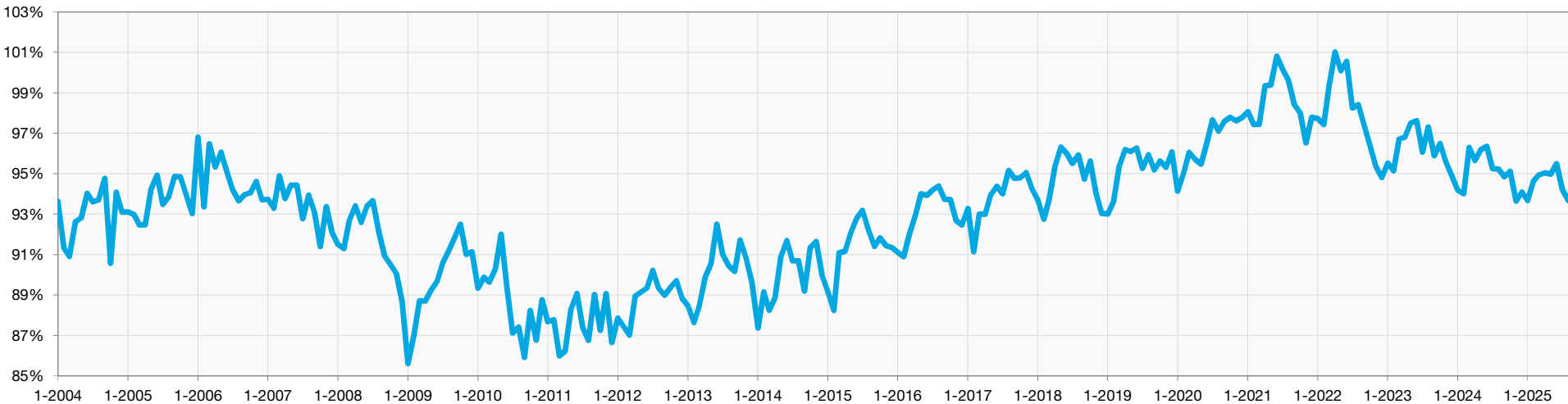


August



Month	Current Activity	One Year Previous	+ / -
September 2024	94.8%	95.9%	- 1.1%
October 2024	95.1%	96.5%	- 1.5%
November 2024	93.6%	95.6%	- 2.1%
December 2024	94.1%	94.9%	- 0.8%
January 2025	93.7%	94.2%	- 0.5%
February 2025	94.6%	94.0%	+ 0.6%
March 2025	94.9%	96.3%	- 1.5%
April 2025	95.0%	95.7%	- 0.7%
May 2025	95.0%	96.2%	- 1.2%
June 2025	95.5%	96.4%	- 0.9%
July 2025	94.2%	95.2%	- 1.1%
August 2025	93.7%	95.2%	- 1.6%
12-Month Avg	94.5%	95.6%	- 1.2%

Historical Percent of Original List Price Received



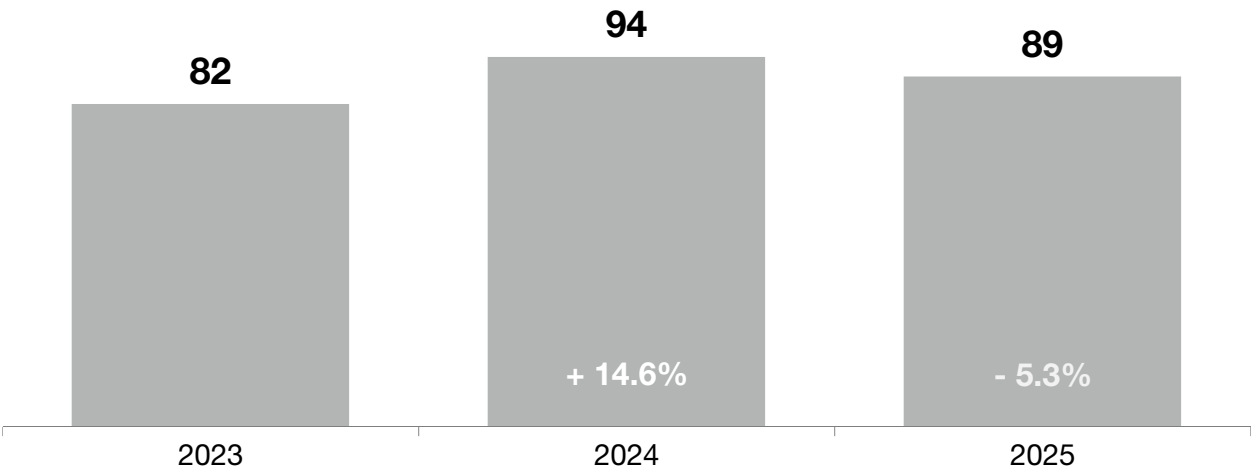
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Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

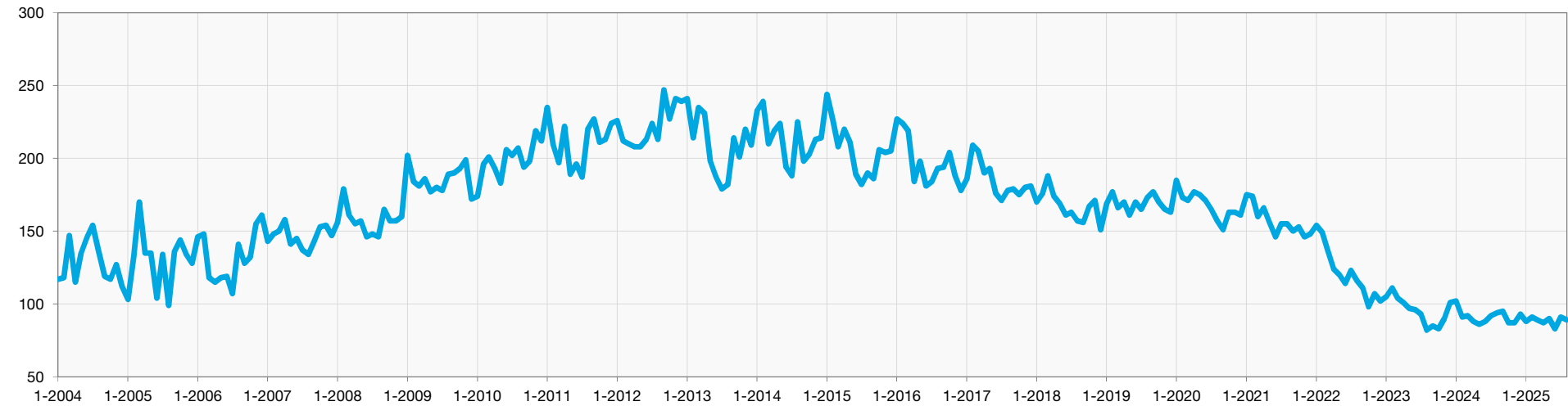


August



Month	Current Activity	One Year Previous	+ / -
September 2024	95	85	+ 11.8%
October 2024	87	83	+ 4.8%
November 2024	87	90	- 3.3%
December 2024	93	101	- 7.9%
January 2025	88	102	- 13.7%
February 2025	91	91	0.0%
March 2025	89	92	- 3.3%
April 2025	87	88	- 1.1%
May 2025	90	86	+ 4.7%
June 2025	83	88	- 5.7%
July 2025	91	92	- 1.1%
August 2025	89	94	- 5.3%
12-Month Avg	89	91	- 2.2%

Historical Housing Affordability Index



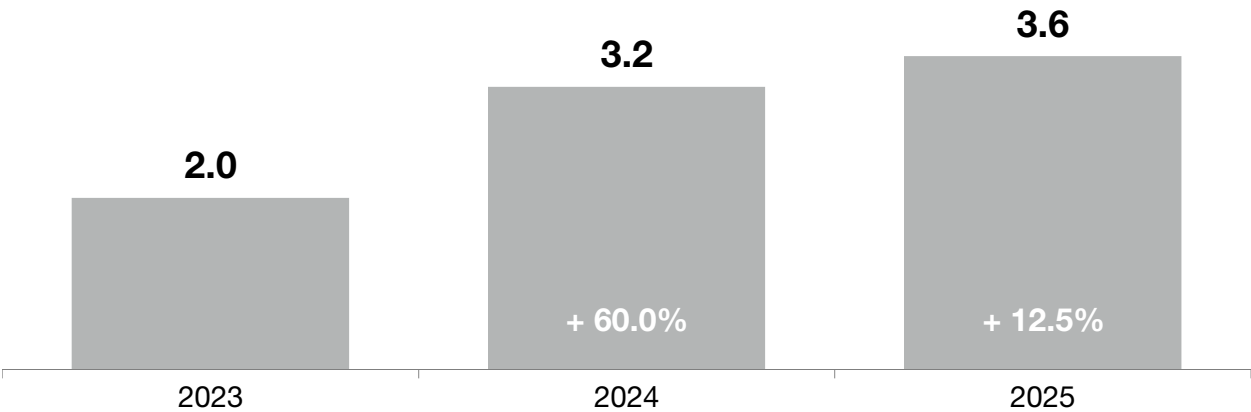
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Months Supply of Homes for Sale

The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

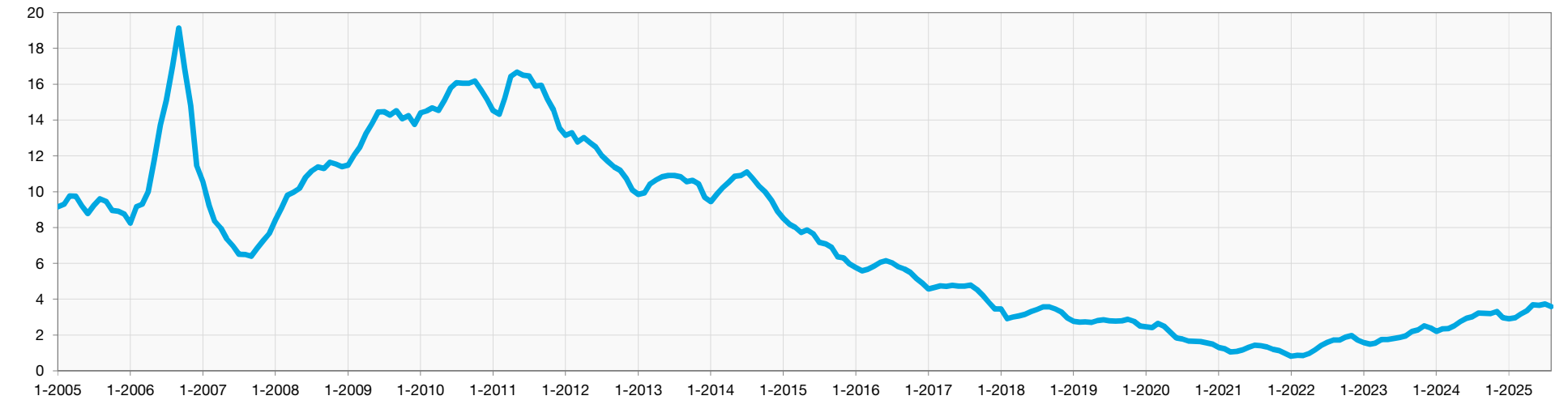


August



Month	Current Activity	One Year Previous	+ / -
September 2024	3.2	2.2	+ 45.5%
October 2024	3.2	2.3	+ 39.1%
November 2024	3.3	2.5	+ 32.0%
December 2024	3.0	2.4	+ 25.0%
January 2025	2.9	2.2	+ 31.8%
February 2025	3.0	2.3	+ 30.4%
March 2025	3.2	2.4	+ 33.3%
April 2025	3.4	2.5	+ 36.0%
May 2025	3.7	2.7	+ 37.0%
June 2025	3.7	2.9	+ 27.6%
July 2025	3.7	3.0	+ 23.3%
August 2025	3.6	3.2	+ 12.5%
12-Month Avg	3.3	2.6	+ 26.9%

Historical Months Supply of Inventory



CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Months Supply of Homes for Sale stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.