Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending October 4, 2025

Data current as of October 13, 2025

Nationally, the best time to buy a home is the week of October 12–18, according to a recent report from Realtor.com. Historically, this week offers the most favorable conditions for buyers, with higher inventory levels, lower home prices, reduced competition, and a slower market pace. However, the optimal buying window varies across local markets. Some areas have already experienced peak buyer conditions, while others may not reach their ideal period until November or December.

In the Catawba region, for the week ending October 4:

- New Listings increased 7.2% to 104
- Pending Sales increased 49.3% to 103
- Inventory increased 26.8% to 1,344

For the month of September:

- Median Sales Price increased 5.3% to $308,000
- List to Close increased 18.1% to 98
- Percent of Original List Price Received decreased 0.8% to 94.0%
- Months Supply of Inventory increased 15.6% to 3.7

Quick Facts

+ 7.2%	+ 49.3%	+ 26.8%
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.

Metrics by Week

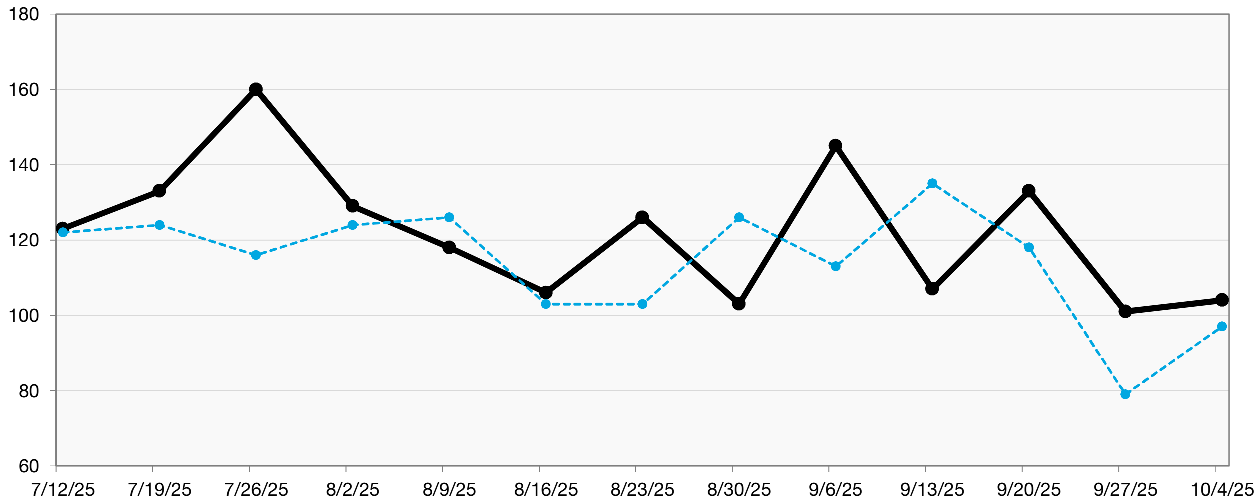
Metrics by Month

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

New Listings

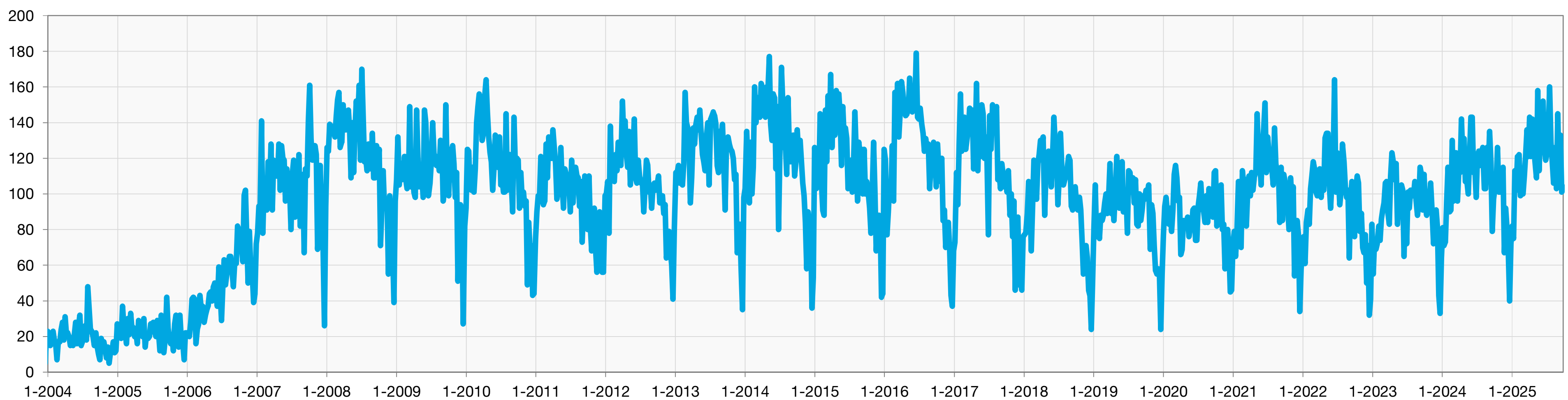
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
7/12/2025	123	122	+ 0.8%
7/19/2025	133	124	+ 7.3%
7/26/2025	160	116	+ 37.9%
8/2/2025	129	124	+ 4.0%
8/9/2025	118	126	- 6.3%
8/16/2025	106	103	+ 2.9%
8/23/2025	126	103	+ 22.3%
8/30/2025	103	126	- 18.3%
9/6/2025	145	113	+ 28.3%
9/13/2025	107	135	- 20.7%
9/20/2025	133	118	+ 12.7%
9/27/2025	101	79	+ 27.8%
10/4/2025	**104**	**97**	**+ 7.2%**
3-Month Total	1,588	1,486	+ 6.9%

Historical New Listing Activity



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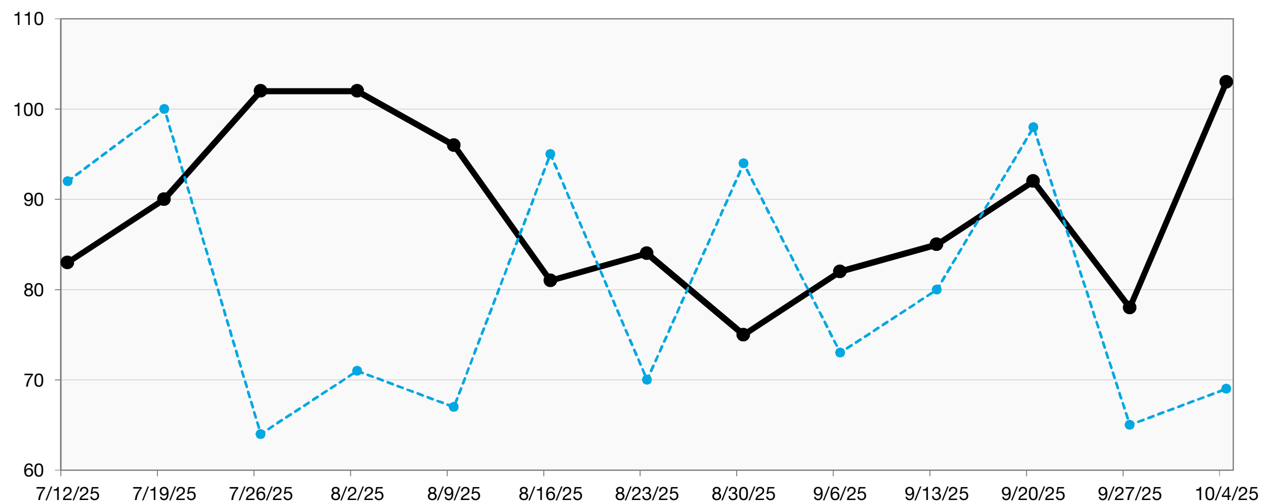
Pending Sales

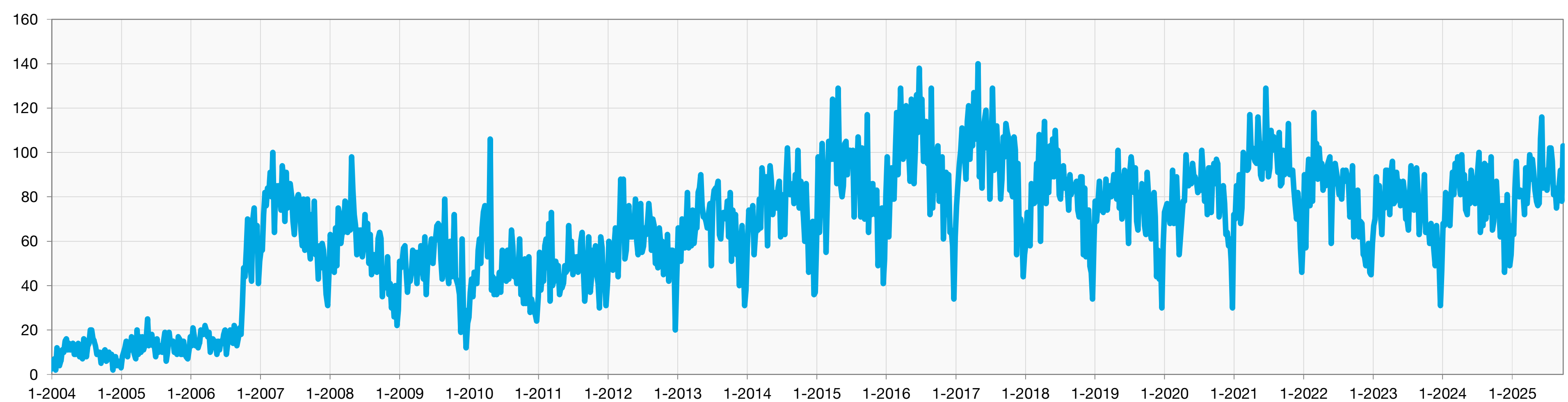
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
7/12/2025	83	92	- 9.8%
7/19/2025	90	100	- 10.0%
7/26/2025	102	64	+ 59.4%
8/2/2025	102	71	+ 43.7%
8/9/2025	96	67	+ 43.3%
8/16/2025	81	95	- 14.7%
8/23/2025	84	70	+ 20.0%
8/30/2025	75	94	- 20.2%
9/6/2025	82	73	+ 12.3%
9/13/2025	85	80	+ 6.3%
9/20/2025	92	98	- 6.1%
9/27/2025	78	65	+ 20.0%
10/4/2025	**103**	**69**	**+ 49.3%**
3-Month Total	1,153	1,038	+ 11.1%

Historical Pending Sales Activity

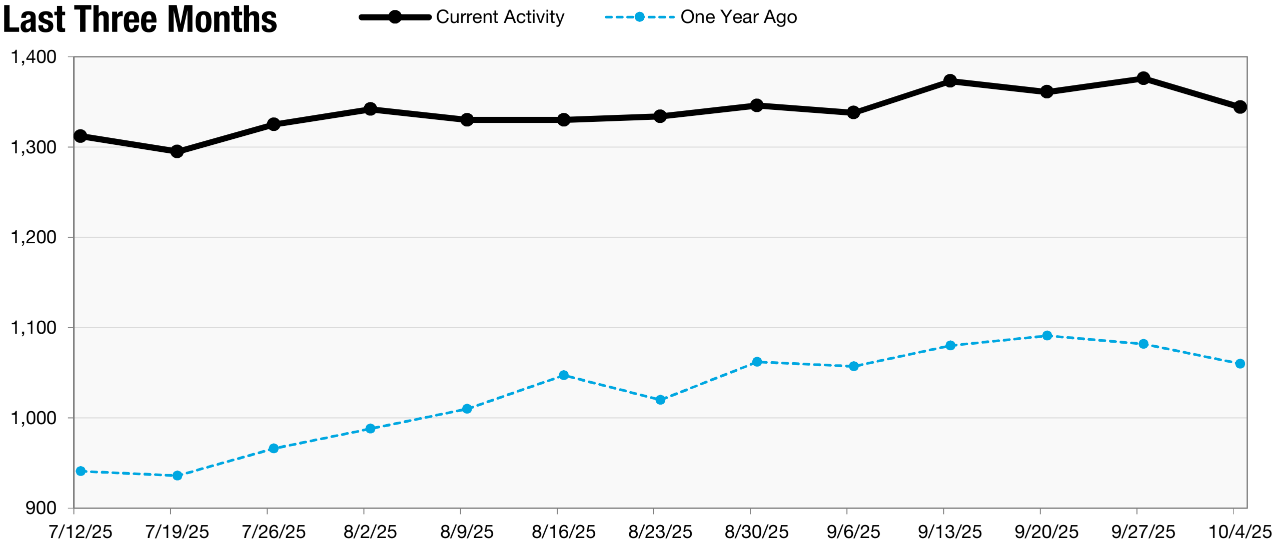


CanopyMLS, Inc. did not include "showable" under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly to 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	+ / –
7/12/2025	1,312	941	+ 39.4%
7/19/2025	1,295	936	+ 38.4%
7/26/2025	1,325	966	+ 37.2%
8/2/2025	1,342	988	+ 35.8%
8/9/2025	1,330	1,010	+ 31.7%
8/16/2025	1,330	1,047	+ 27.0%
8/23/2025	1,334	1,020	+ 30.8%
8/30/2025	1,346	1,062	+ 26.7%
9/6/2025	1,338	1,057	+ 26.6%
9/13/2025	1,373	1,080	+ 27.1%
9/20/2025	1,361	1,091	+ 24.7%
9/27/2025	1,376	1,082	+ 27.2%
10/4/2025	**1,344**	**1,060**	**+ 26.8%**
3-Month Avg	1,339	1,026	+ 30.5%

Historical Inventory Activity

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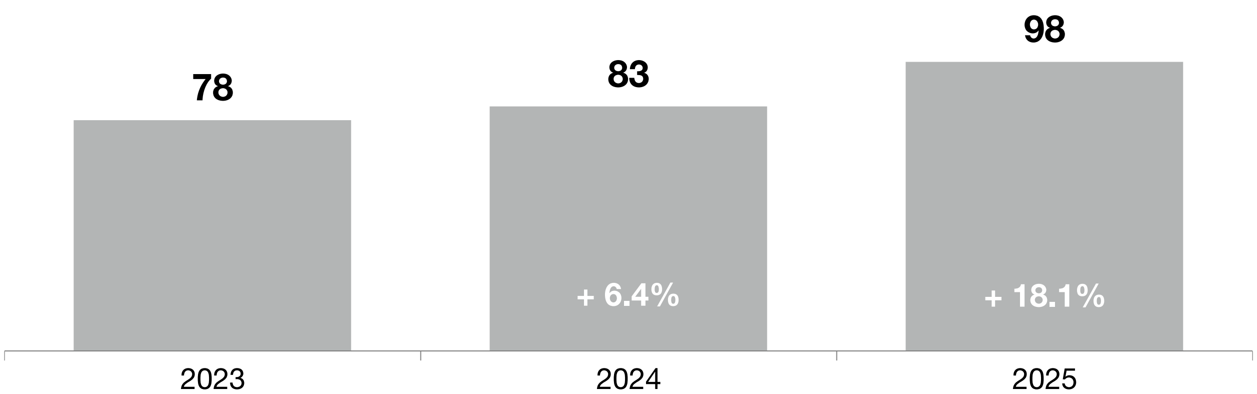
List to Close

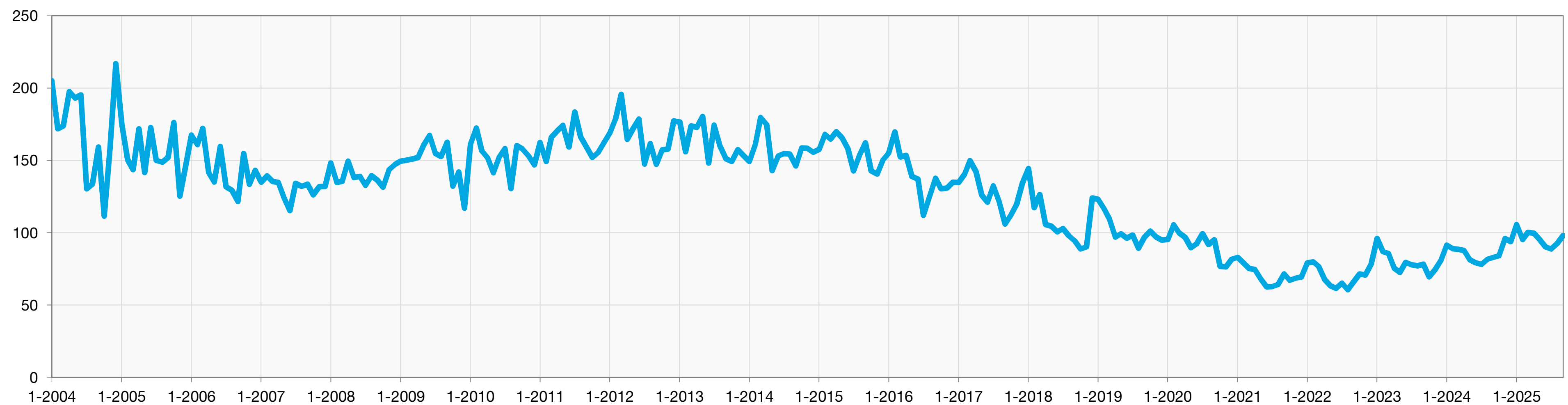
"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."

September



Month	Current Activity	One Year Previous	+ / –
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	89	78	+ 14.1%
August 2025	92	82	+ 12.2%
September 2025	**98**	**83**	**+ 18.1%**
12-Month Avg	95	82	+ 15.9%

Historical List to Close



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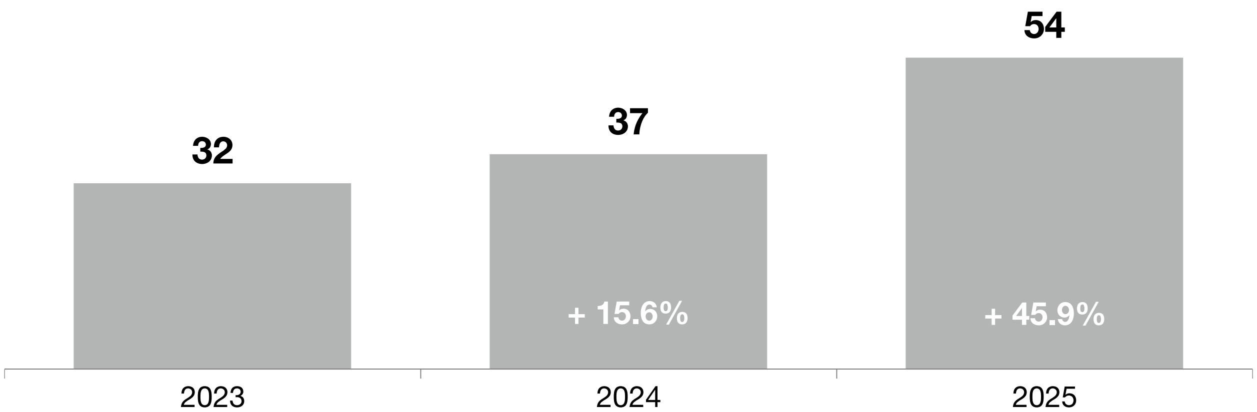
Days on Market

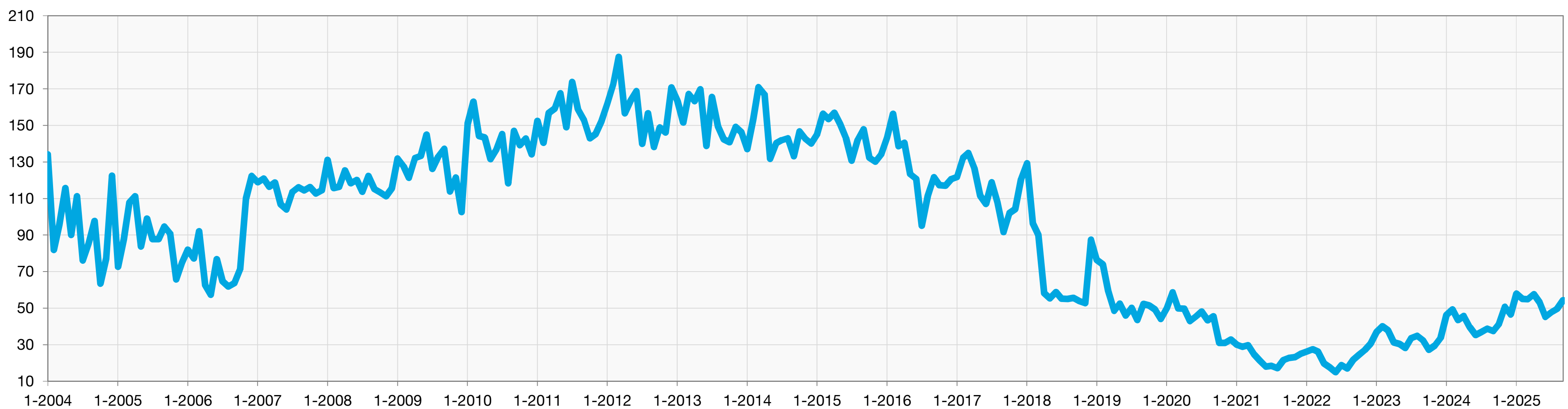
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

September



Month	Current Activity	One Year Previous	+/-
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	48	37	+ 29.7%
August 2025	50	39	+ 28.2%
September 2025	**54**	**37**	**+ 45.9%**
12-Month Avg	51	38	+ 34.2%

Historical Days on Market



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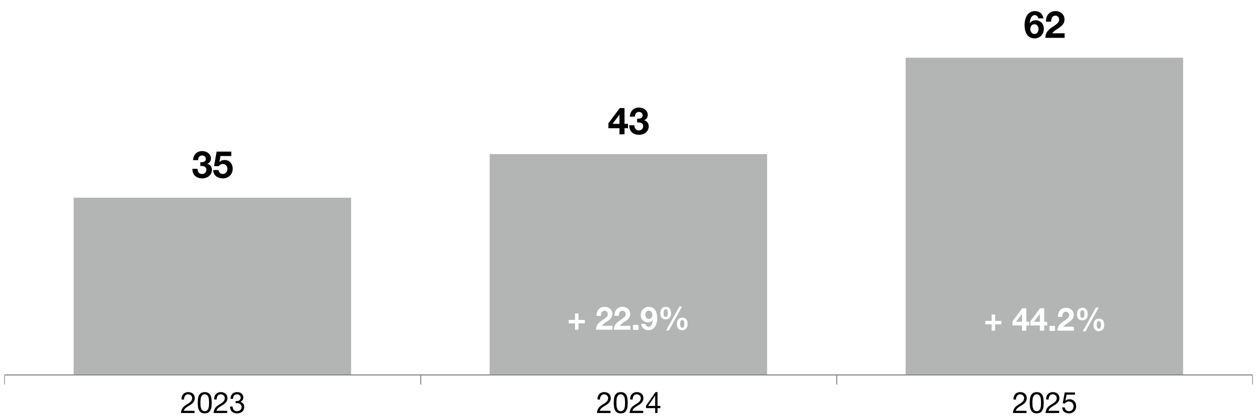
Cumulative Days on Market

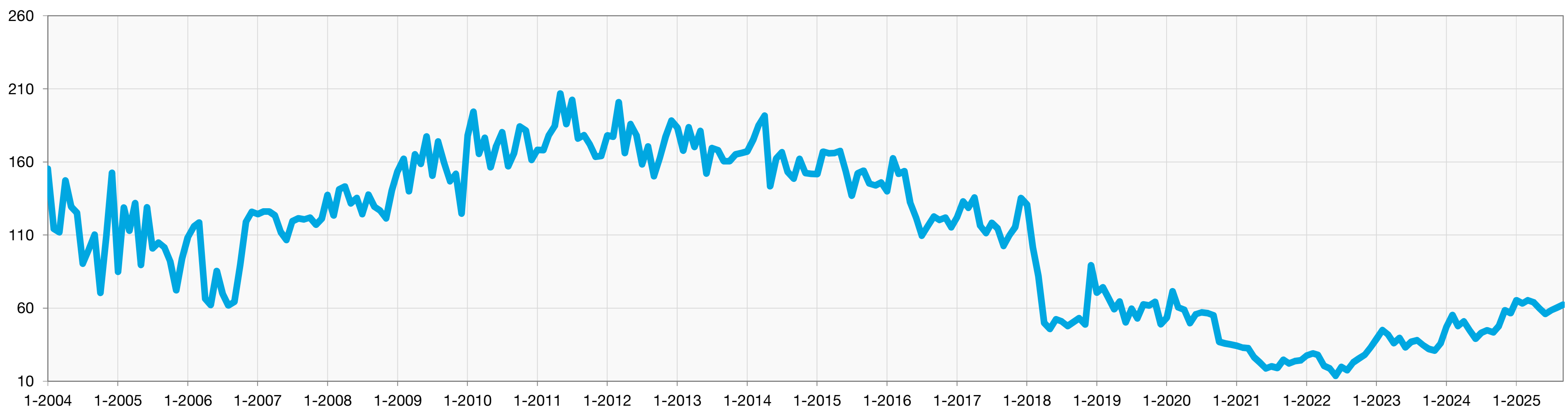
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

September



Month	Current Activity	One Year Previous	+/-
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	60	45	+ 33.3%
September 2025	**62**	**43**	**+ 44.2%**
12-Month Avg	60	43	+ 39.5%

Historical Cumulative Days on Market



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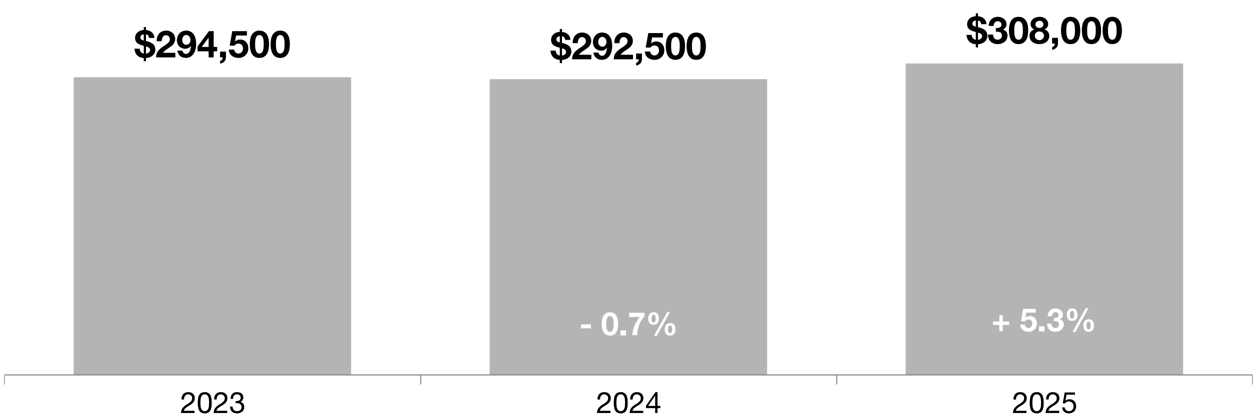
Median Sales Price

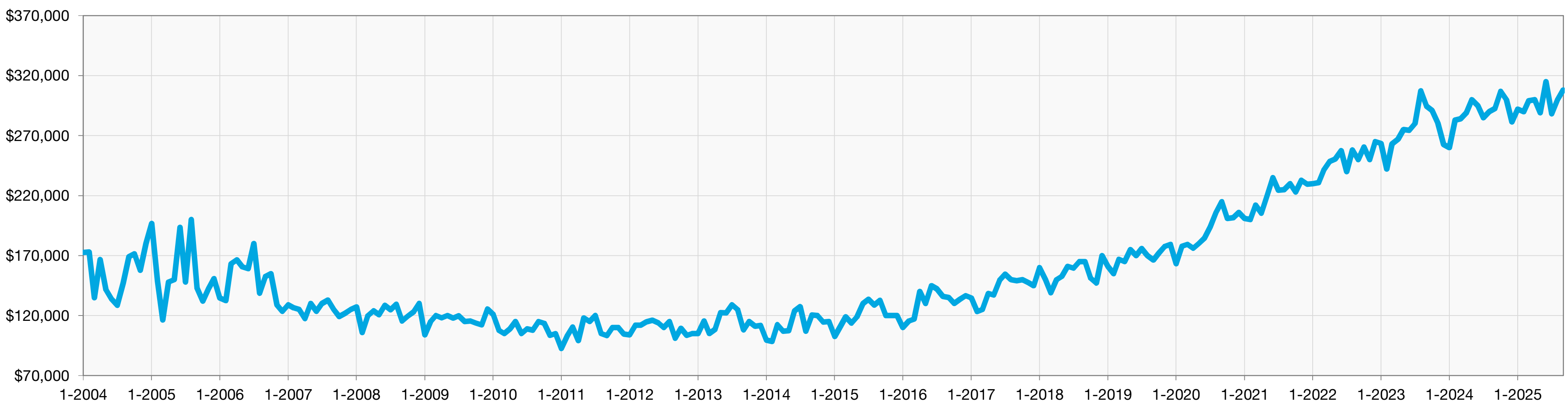
Median price point for all closed sales, not accounting for seller concessions, in a given month.

September



Month	Current Activity	One Year Previous	+ / –
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	$300,000	$290,000	+ 3.4%
September 2025	**$308,000**	**$292,500**	**+ 5.3%**
12-Month Avg	$299,270	$285,000	+ 5.0%

Historical Median Sales Price



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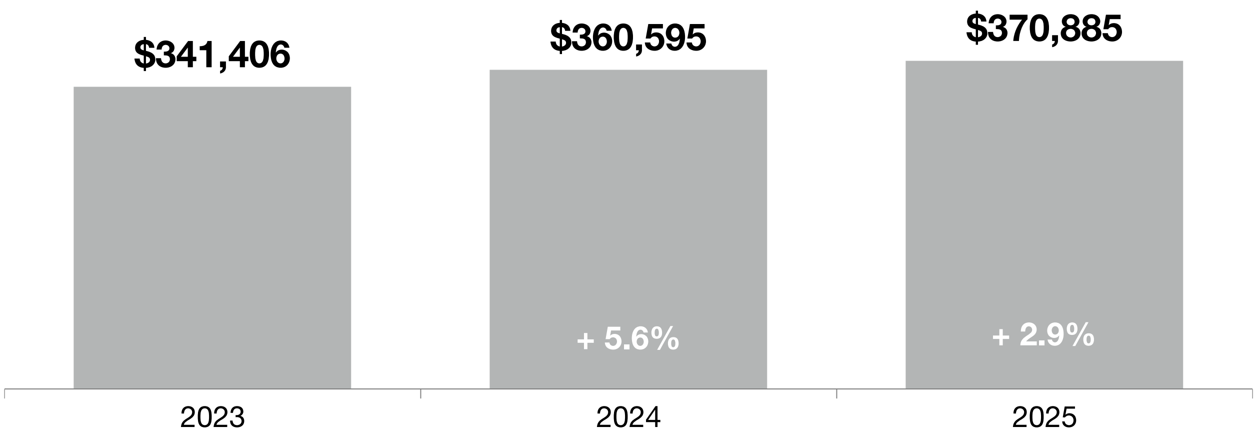
Average Sales Price

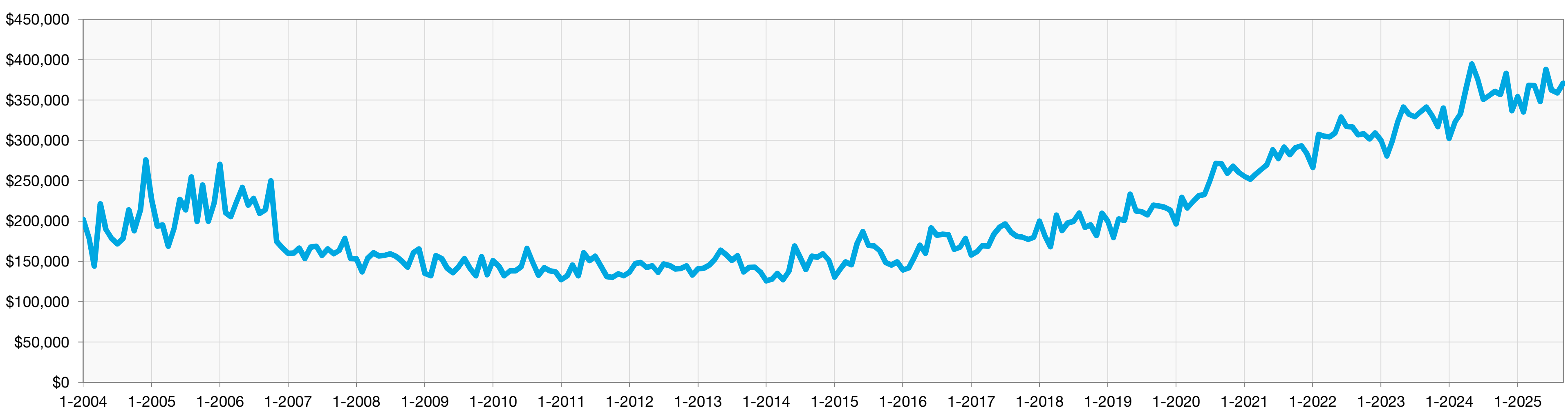
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

September



Month	Current Activity	One Year Previous	+ / –
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	$387,911	$375,883	+ 3.2%
July 2025	$362,487	$350,772	+ 3.3%
August 2025	$358,810	$355,489	+ 0.9%
September 2025	**$370,885**	**$360,595**	**+ 2.9%**
12-Month Avg	$361,381	$348,943	+ 3.6%

Historical Average Sales Price



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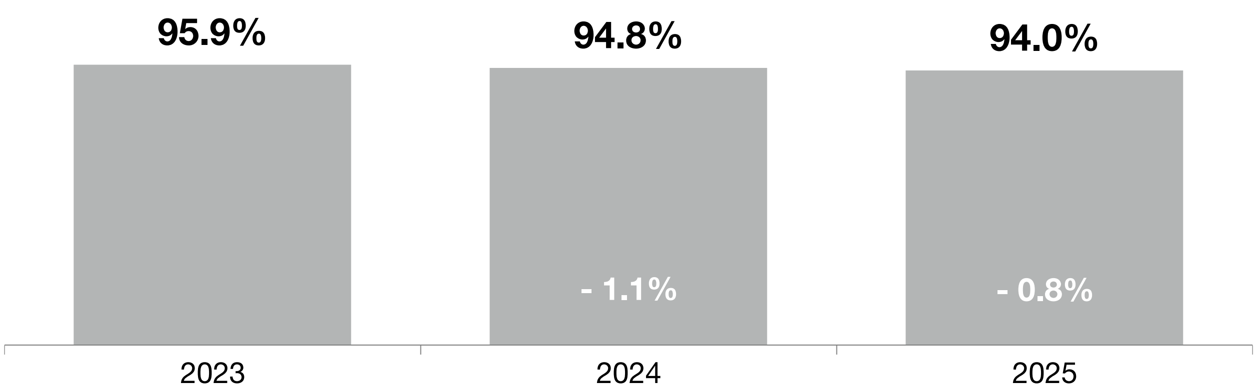
Percent of Original List Price Received

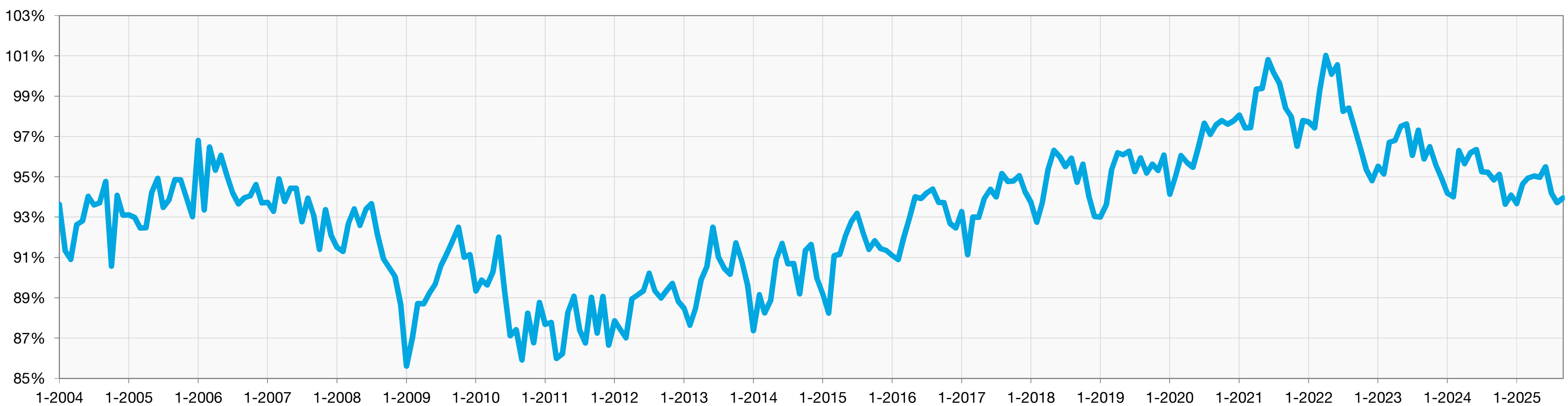
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

September



Month	Current Activity	One Year Previous	+ / –
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%
September 2025	**94.0%**	**94.8%**	**- 0.8%**
12-Month Avg	94.5%	95.5%	- 1.0%

Historical Percent of Original List Price Received



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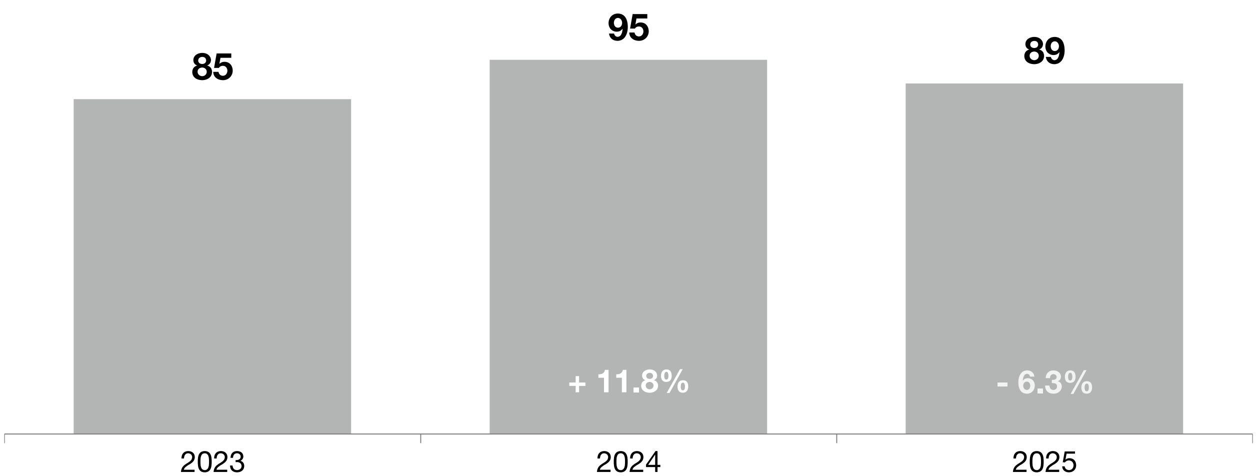
Housing Affordability Index

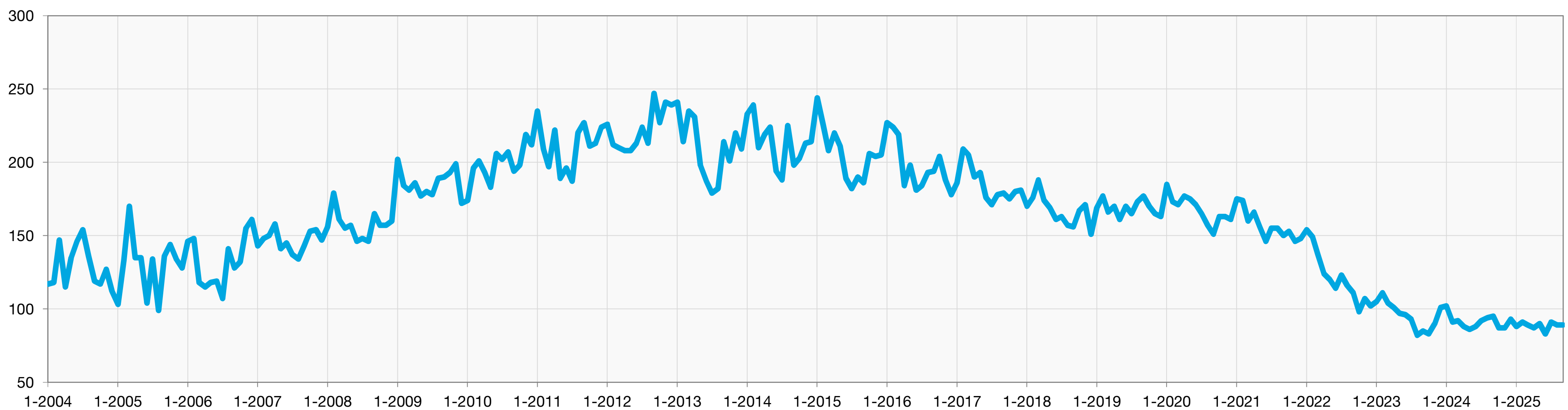
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

September



Month	Current Activity	One Year Previous	+ / –
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%
September 2025	**89**	**95**	**- 6.3%**
12-Month Avg	89	92	- 3.3%

Historical Housing Affordability Index



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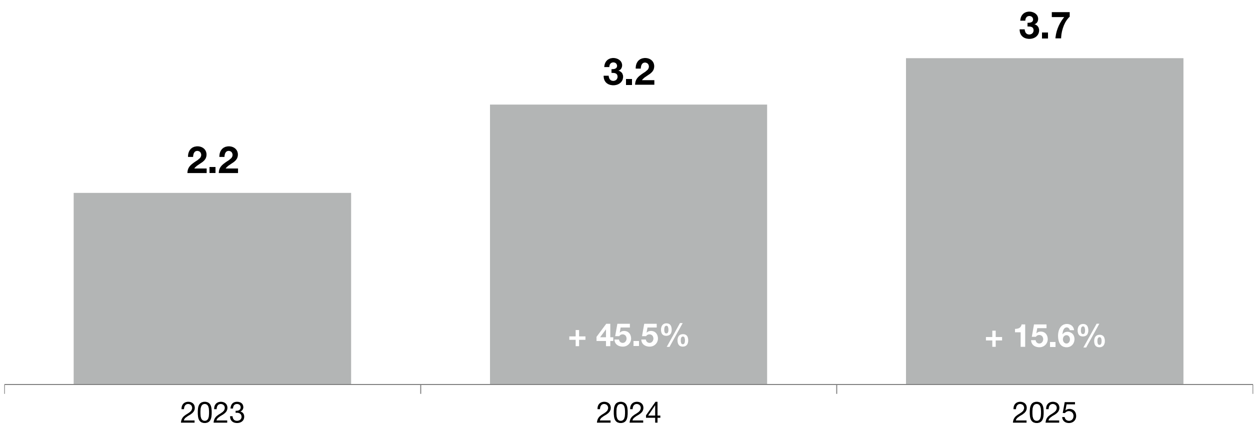
Months Supply of Homes for Sale

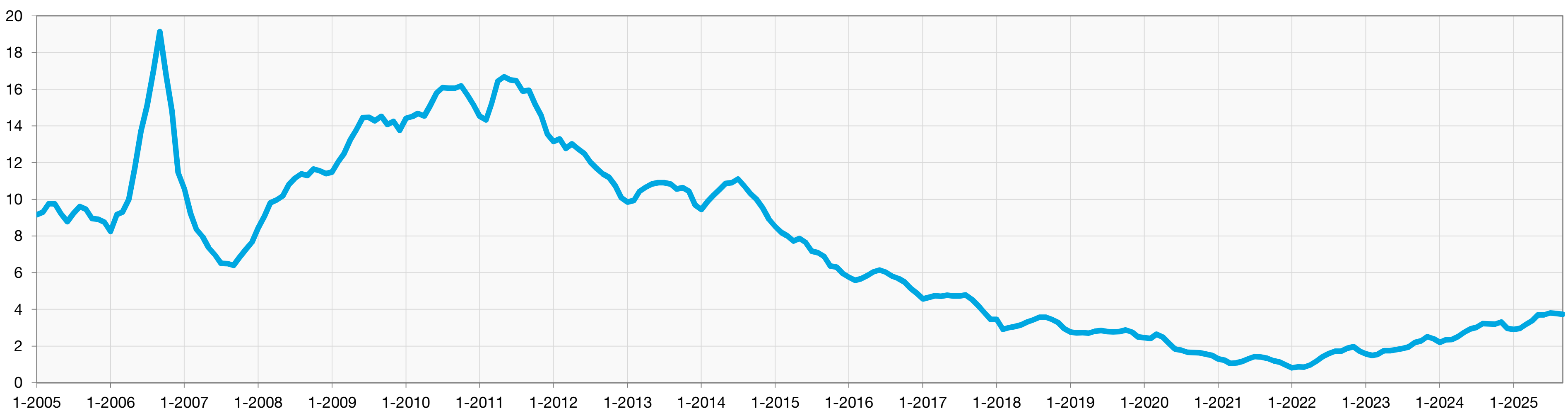
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

September



Month	Current Activity	One Year Previous	+ / –
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	3.8	3.0	+ 26.7%
August 2025	3.8	3.2	+ 18.8%
September 2025	**3.7**	**3.2**	**+ 15.6%**
12-Month Avg	3.4	2.6	+ 30.8%

Historical Months Supply of Inventory



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