

# Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association  
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## For Week Ending December 6, 2025

Data current as of December 15, 2025

At last measure, 34% of older households (those led by someone age 65 or over) were cost burdened, according to Harvard University's Joint Center for Housing Studies' State of the Nation's Housing 2025 report. Over 12.4 million of these households spent more than 30% of their income on housing, and more than half of them (6.7 million) paid over 50% in 2023.

In the Catawba region, for the week ending December 6:

- New Listings decreased 13.0% to 80
- Pending Sales remained flat at 58
- Inventory increased 8.5% to 1,225

For the month of November:

- Median Sales Price decreased 0.3% to \$299,060
- List to Close decreased 1.0% to 95
- Percent of Original List Price Received remained flat at 93.6%
- Months Supply of Inventory increased 3.0% to 3.4

## Quick Facts

<b>- 13.0%</b>	<b>0.0%</b>	<b>+ 8.5%</b>
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

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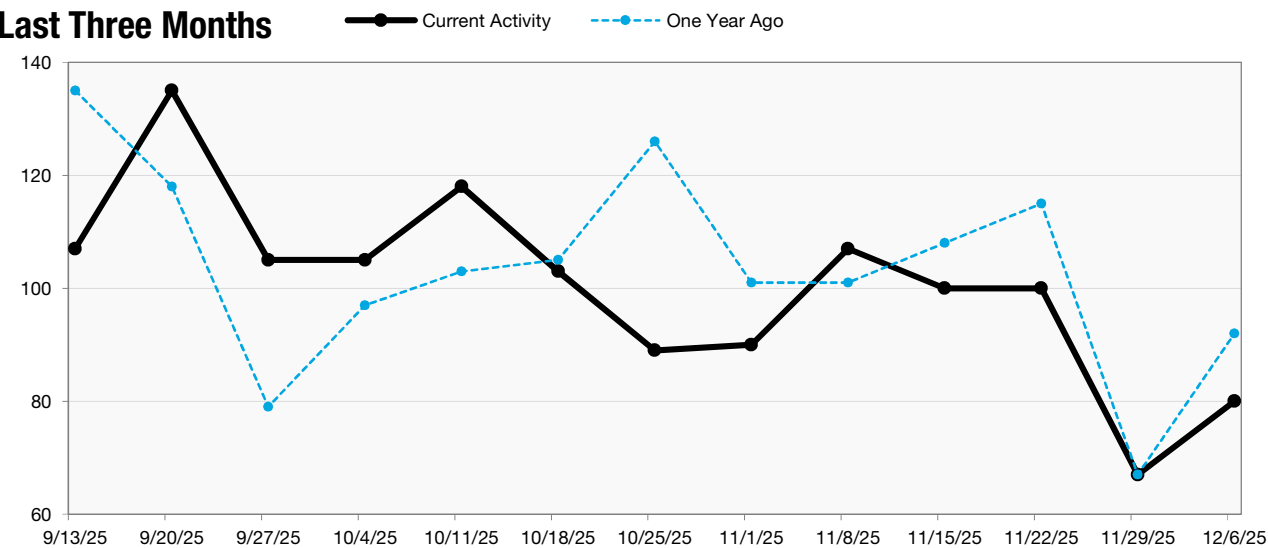


# New Listings

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

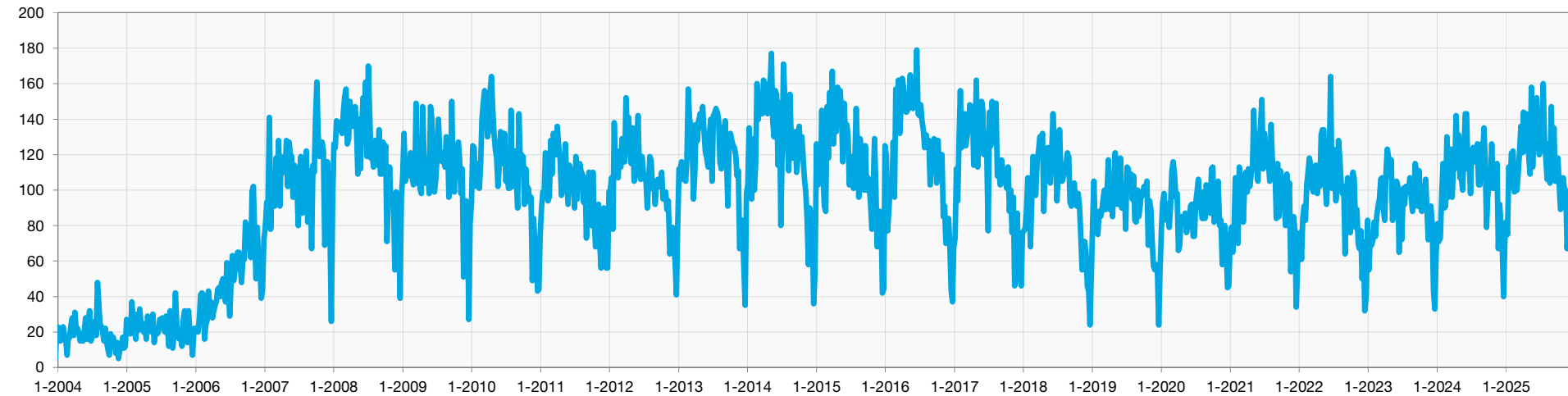


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
9/13/2025	107	135	- 20.7%
9/20/2025	135	118	+ 14.4%
9/27/2025	105	79	+ 32.9%
10/4/2025	105	97	+ 8.2%
10/11/2025	118	103	+ 14.6%
10/18/2025	103	105	- 1.9%
10/25/2025	89	126	- 29.4%
11/1/2025	90	101	- 10.9%
11/8/2025	107	101	+ 5.9%
11/15/2025	100	108	- 7.4%
11/22/2025	100	115	- 13.0%
11/29/2025	67	67	0.0%
12/6/2025	80	92	- 13.0%
3-Month Total	1,306	1,347	- 3.0%

## Historical New Listing Activity



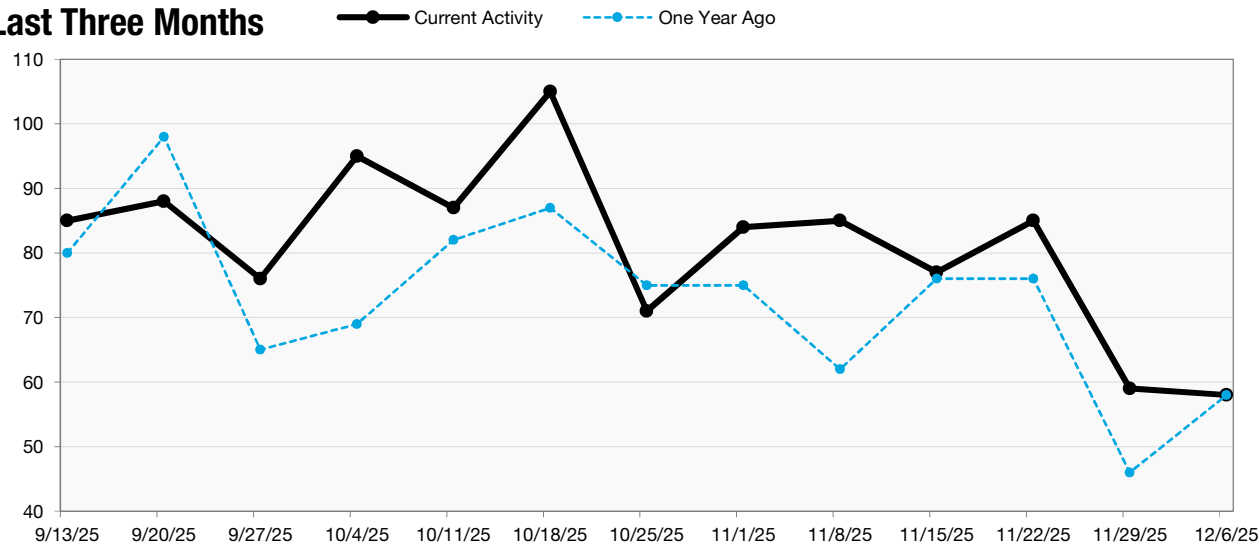
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# Pending Sales

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.

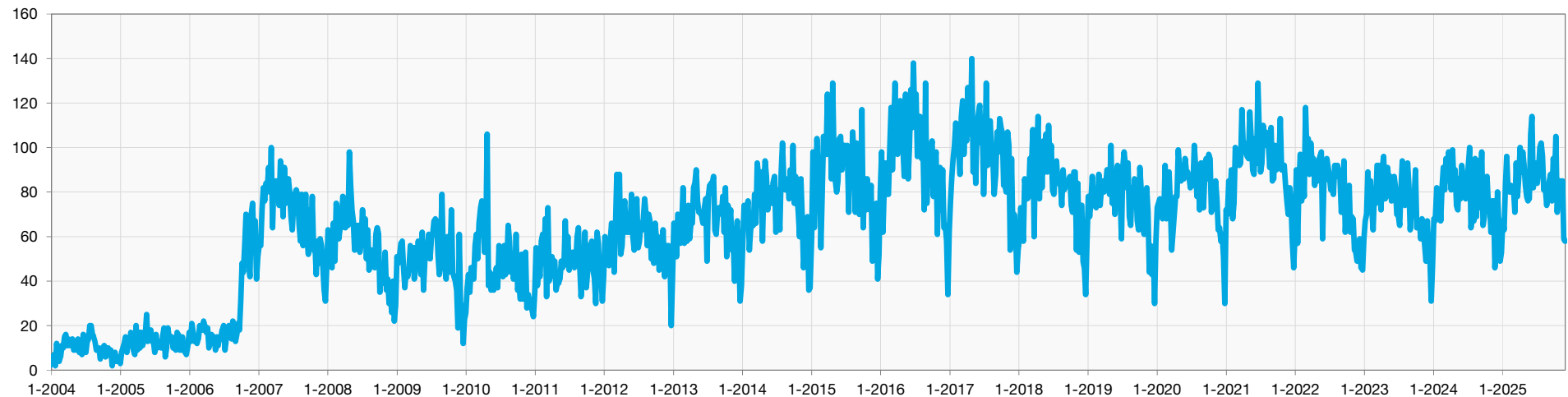


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
9/13/2025	85	80	+ 6.3%
9/20/2025	88	98	- 10.2%
9/27/2025	76	65	+ 16.9%
10/4/2025	95	69	+ 37.7%
10/11/2025	87	82	+ 6.1%
10/18/2025	105	87	+ 20.7%
10/25/2025	71	75	- 5.3%
11/1/2025	84	75	+ 12.0%
11/8/2025	85	62	+ 37.1%
11/15/2025	77	76	+ 1.3%
11/22/2025	85	76	+ 11.8%
11/29/2025	59	46	+ 28.3%
12/6/2025	58	58	0.0%
3-Month Total	1,055	949	+ 11.2%

## Historical Pending Sales Activity



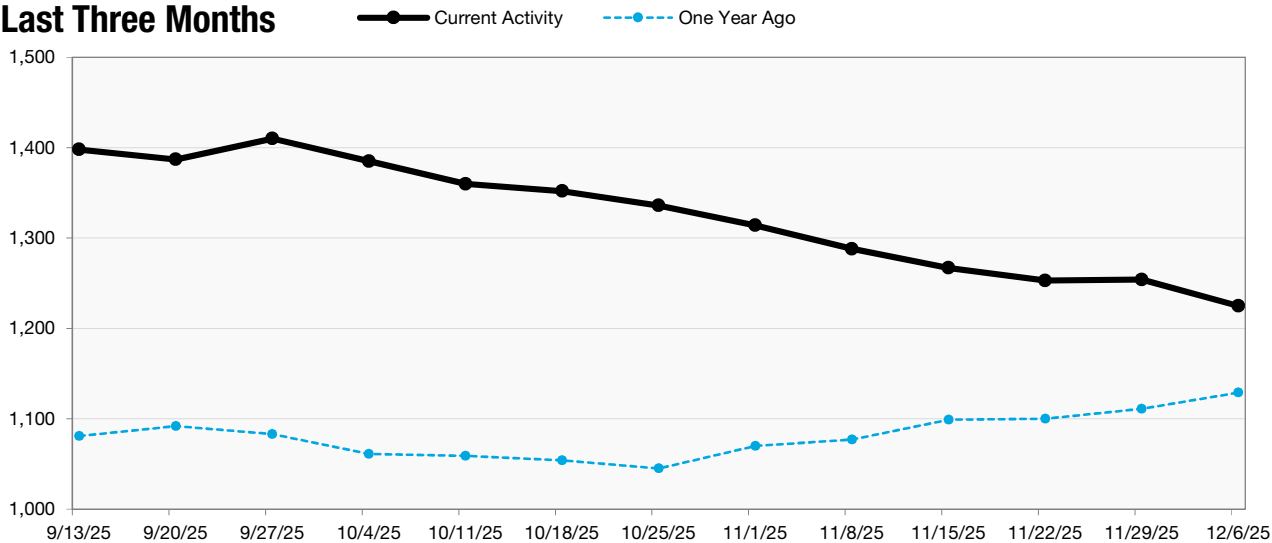
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes 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	+ / -
9/13/2025	1,398	1,081	+ 29.3%
9/20/2025	1,387	1,092	+ 27.0%
9/27/2025	1,410	1,083	+ 30.2%
10/4/2025	1,385	1,061	+ 30.5%
10/11/2025	1,360	1,059	+ 28.4%
10/18/2025	1,352	1,054	+ 28.3%
10/25/2025	1,336	1,045	+ 27.8%
11/1/2025	1,314	1,070	+ 22.8%
11/8/2025	1,288	1,077	+ 19.6%
11/15/2025	1,267	1,099	+ 15.3%
11/22/2025	1,253	1,100	+ 13.9%
11/29/2025	1,254	1,111	+ 12.9%
12/6/2025	1,225	1,129	+ 8.5%
3-Month Avg	1,325	1,082	+ 22.5%

## Historical Inventory Activity



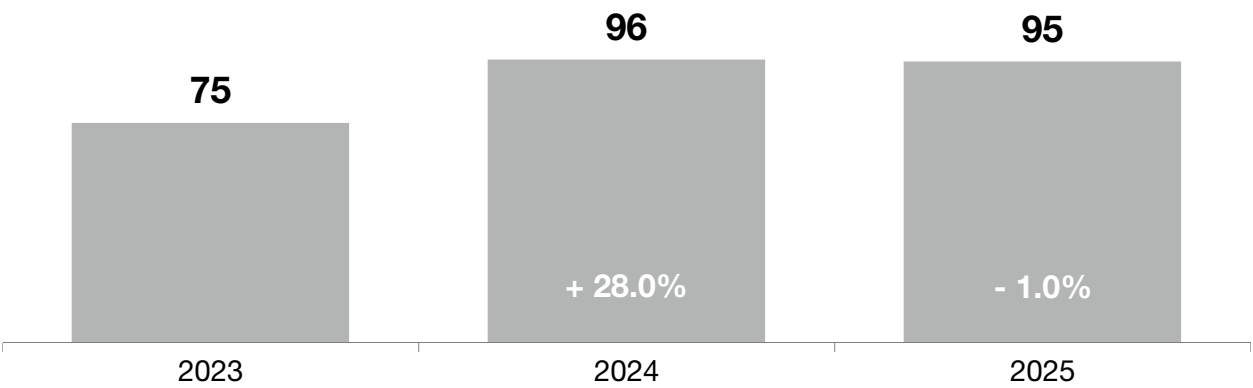
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# List to Close

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

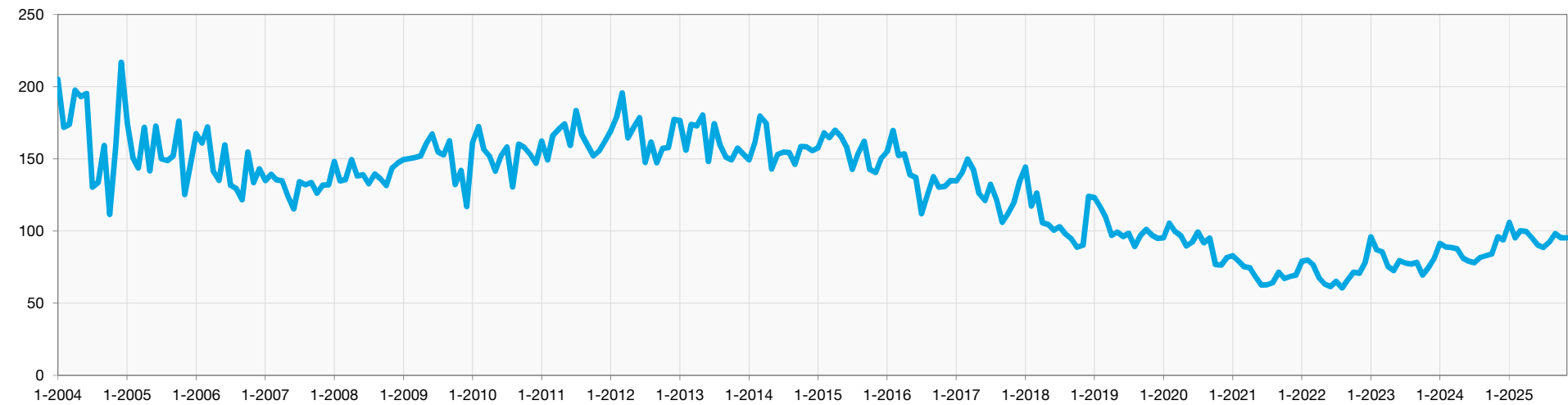


## November



Month	Current Activity	One Year Previous	+ / -
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%
October 2025	95	84	+ 13.1%
November 2025	95	96	- 1.0%
12-Month Avg	96	85	+ 12.9%

## Historical List to Close



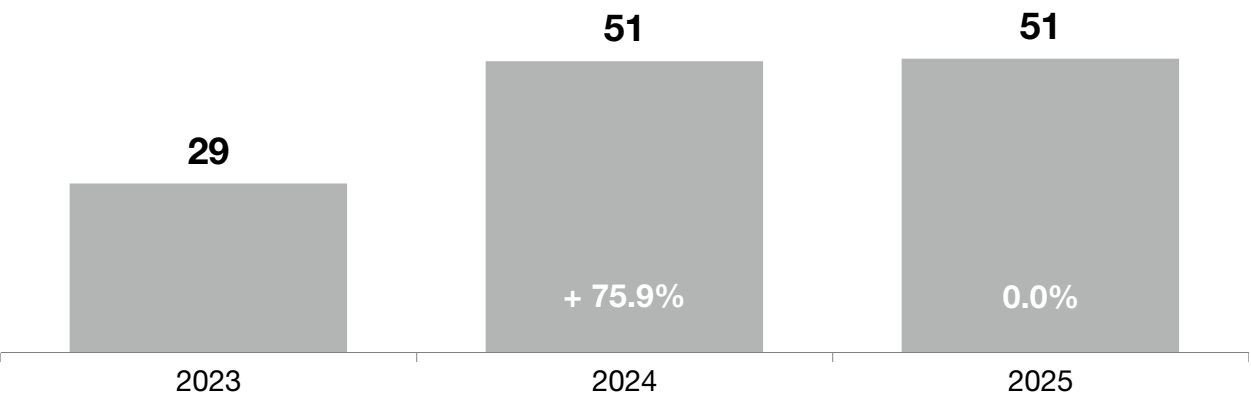
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# Days on Market

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.

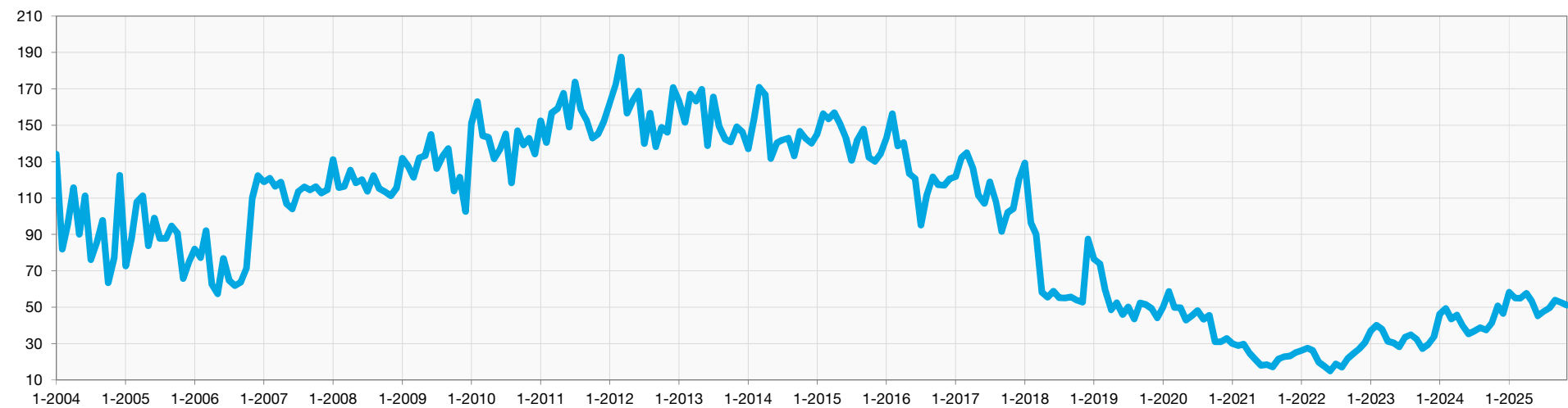


## November



Month	Current Activity	One Year Previous	+/-
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%
October 2025	53	41	+ 29.3%
November 2025	51	51	0.0%
12-Month Avg	52	41	+ 26.8%

## Historical Days on Market



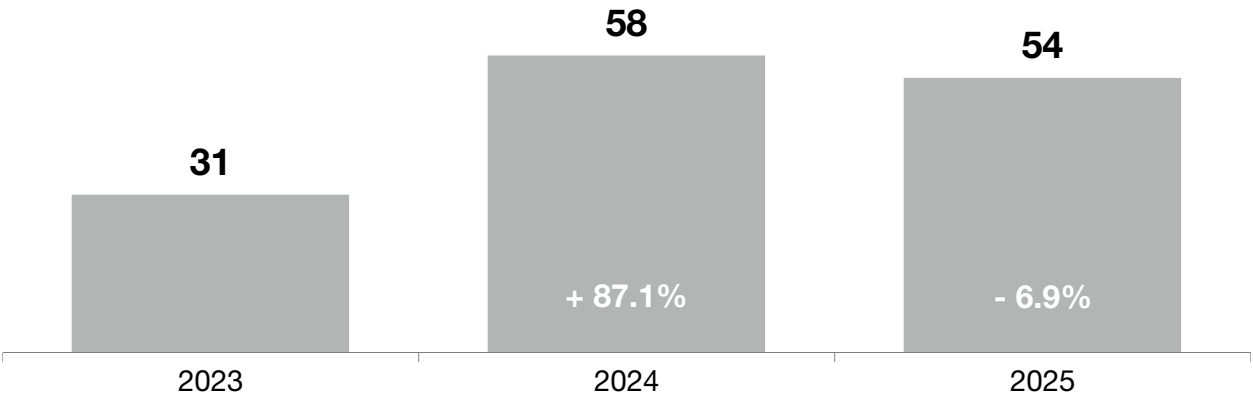
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# Cumulative Days on Market

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.

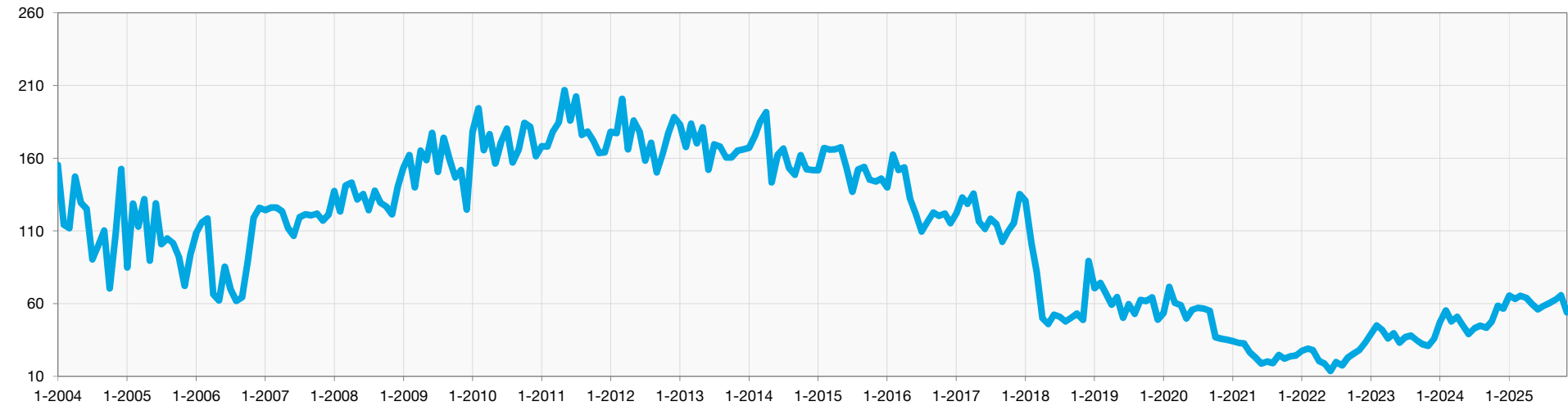


## November



Month	Current Activity	One Year Previous	+/-
December 2024	57	36	+ 58.3%
January 2025	66	47	+ 40.4%
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	58	43	+ 34.9%
August 2025	60	45	+ 33.3%
September 2025	62	43	+ 44.2%
October 2025	66	48	+ 37.5%
November 2025	54	58	- 6.9%
12-Month Avg	61	46	+ 32.6%

## Historical Cumulative Days on Market



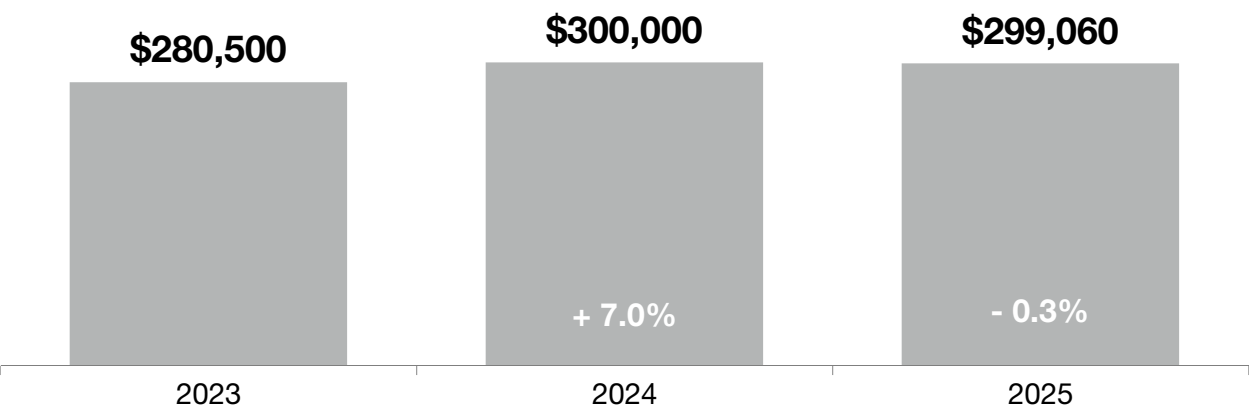
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# Median Sales Price

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

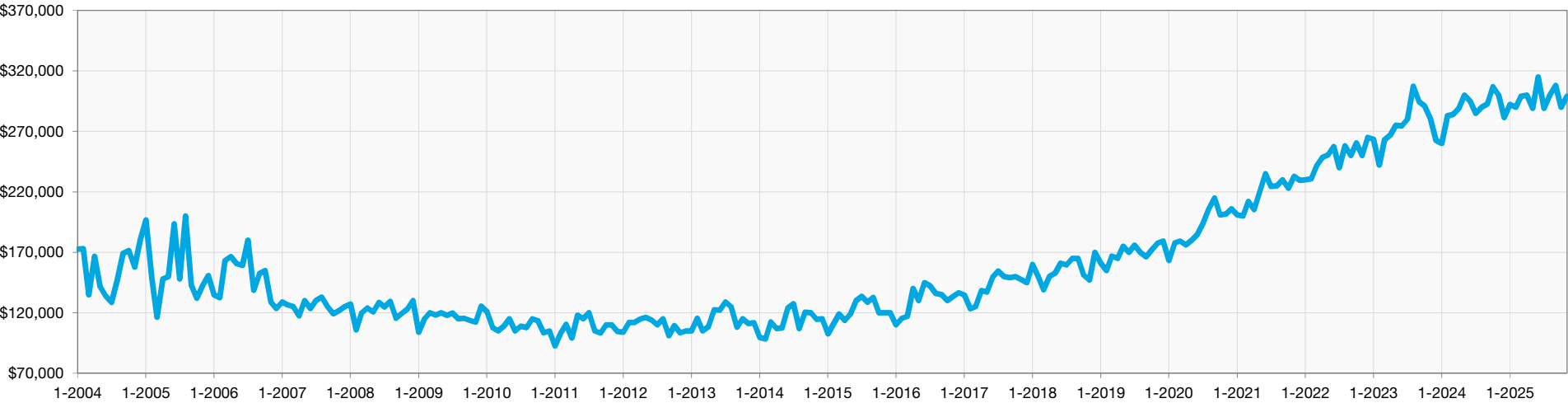


## November



Month	Current Activity	One Year Previous	+ / -
December 2024	\$281,500	\$262,650	+ 7.2%
January 2025	\$292,250	\$260,000	+ 12.4%
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	\$289,000	\$285,000	+ 1.4%
August 2025	\$300,000	\$290,000	+ 3.4%
September 2025	\$308,000	\$292,500	+ 5.3%
October 2025	\$290,000	\$307,013	- 5.5%
November 2025	\$299,060	\$300,000	- 0.3%
12-Month Avg	\$299,000	\$288,000	+ 3.8%

## Historical Median Sales Price



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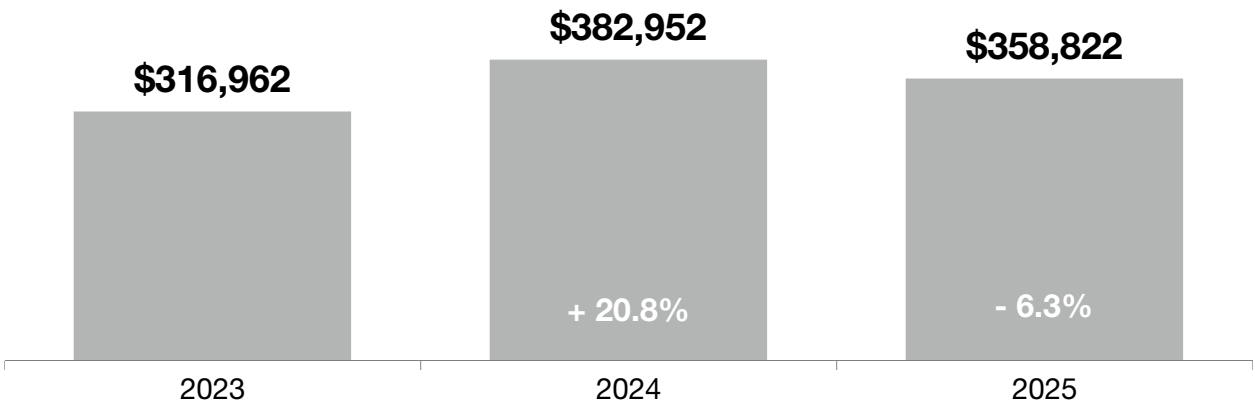


# Average Sales Price

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

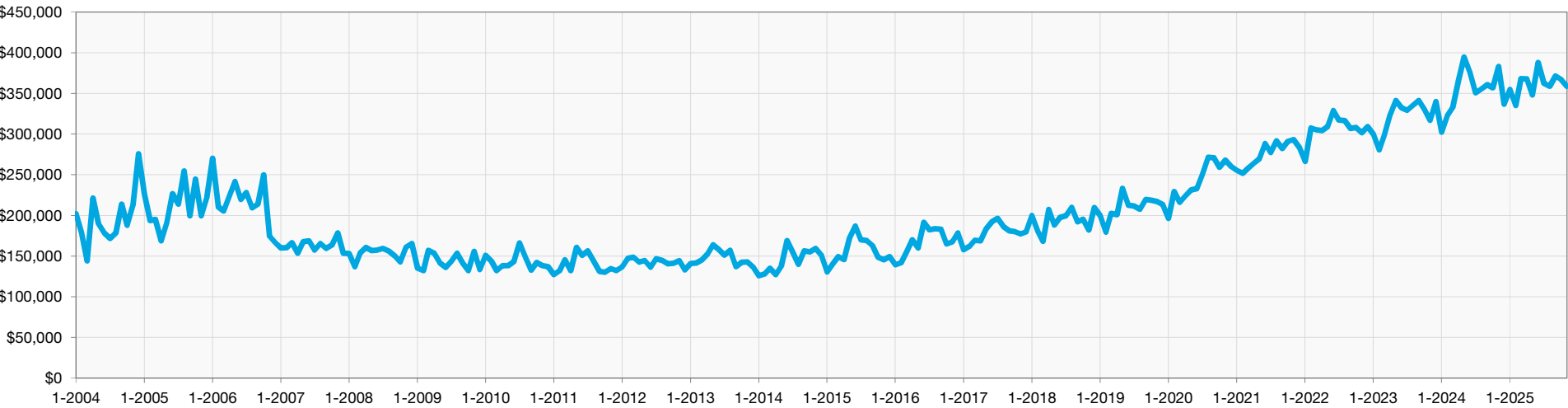


## November



Month	Current Activity	One Year Previous	+ / -
December 2024	\$336,885	\$340,024	- 0.9%
January 2025	\$354,899	\$302,500	+ 17.3%
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	\$362,425	\$350,772	+ 3.3%
August 2025	\$358,810	\$355,489	+ 0.9%
September 2025	\$371,281	\$360,595	+ 3.0%
October 2025	\$367,085	\$356,846	+ 2.9%
November 2025	\$358,822	\$382,952	- 6.3%
12-Month Avg	\$360,474	\$356,363	+ 1.2%

## Historical Average Sales Price



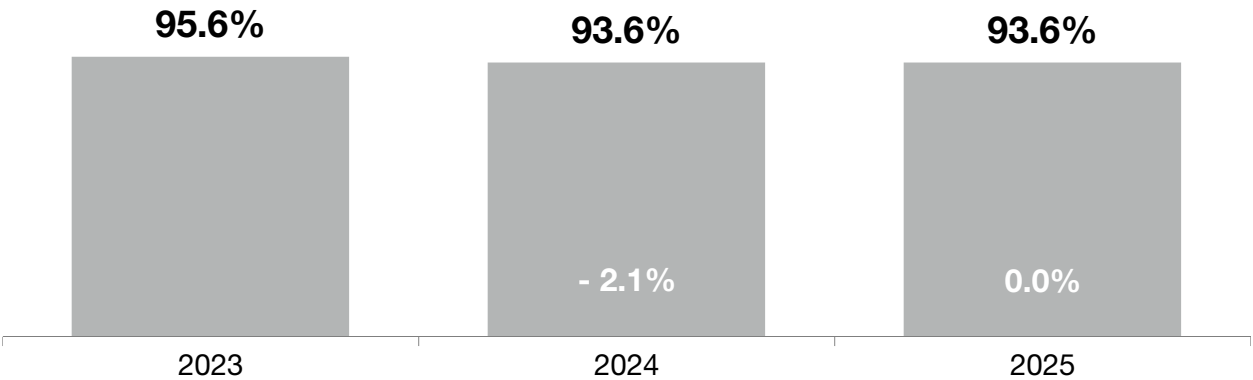
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# Percent of Original List Price Received

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.

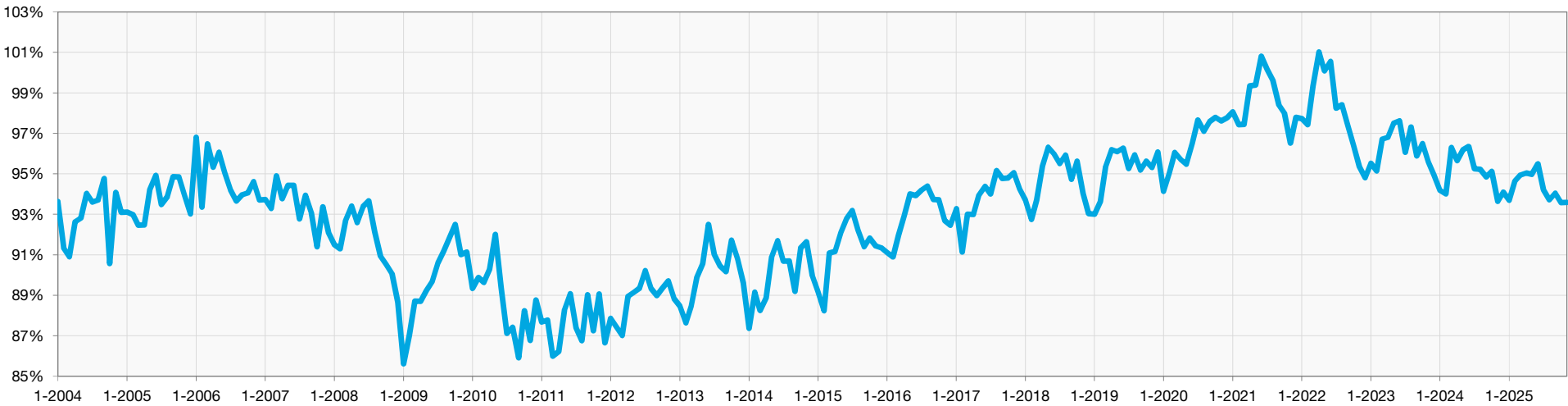


## November



Month	Current Activity	One Year Previous	+ / -
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%
October 2025	93.6%	95.1%	- 1.6%
November 2025	93.6%	93.6%	0.0%
12-Month Avg	94.3%	95.2%	- 0.9%

## Historical Percent of Original List Price Received



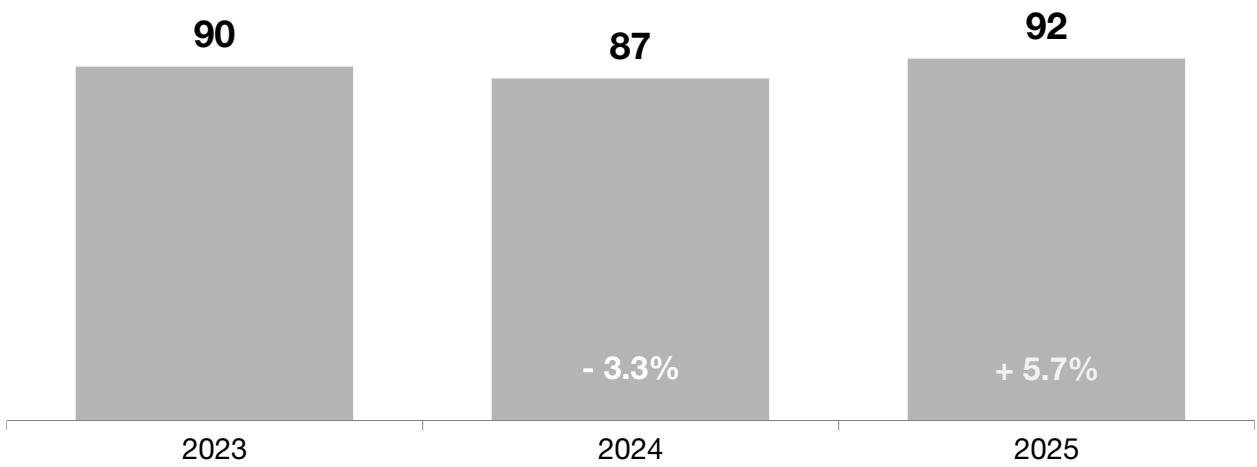
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# Housing Affordability Index

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.**

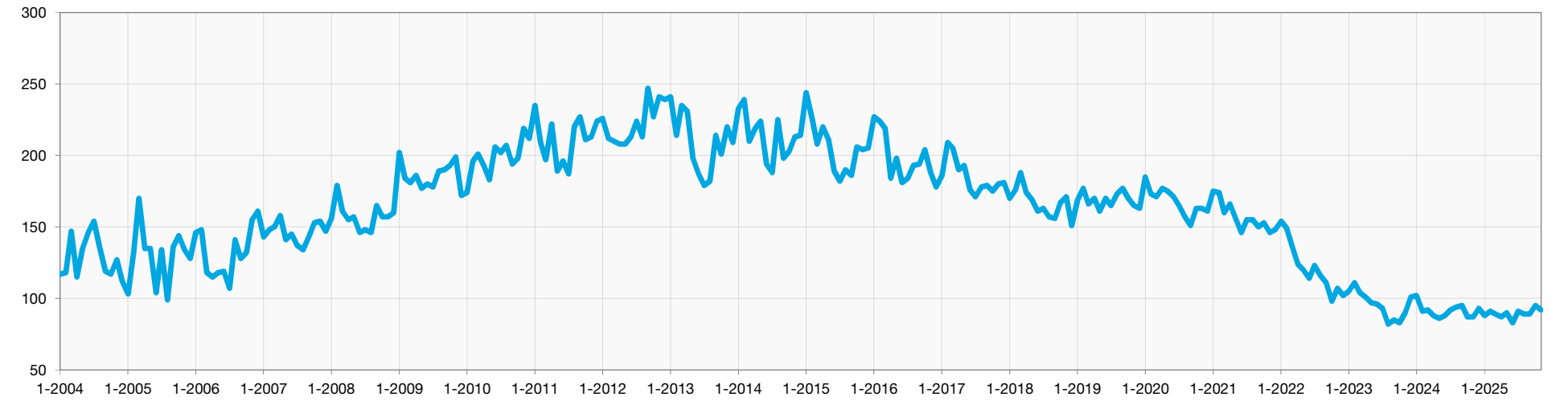


## November



Month	Current Activity	One Year Previous	+ / -
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%
October 2025	95	87	+ 9.2%
November 2025	92	87	+ 5.7%
12-Month Avg	90	92	- 2.2%

## Historical Housing Affordability Index



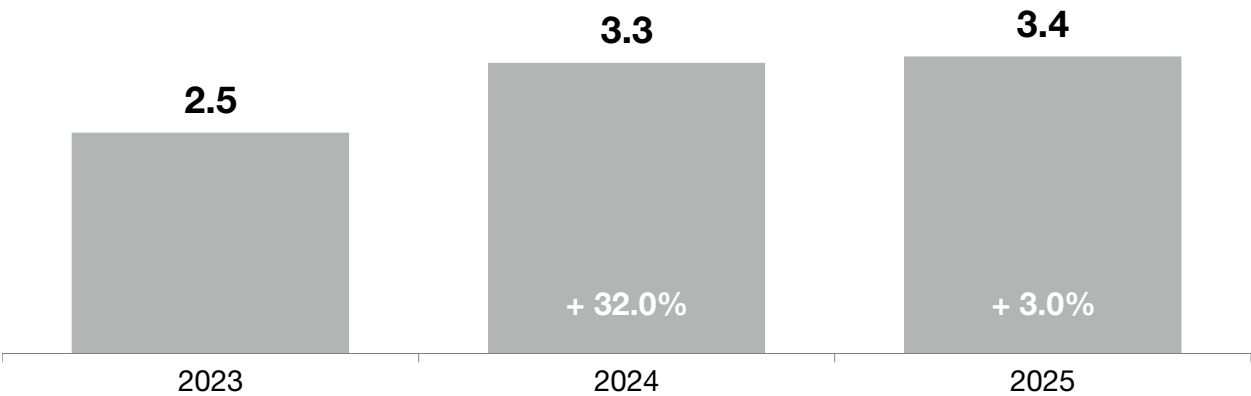
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# Months Supply of Homes for Sale

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.

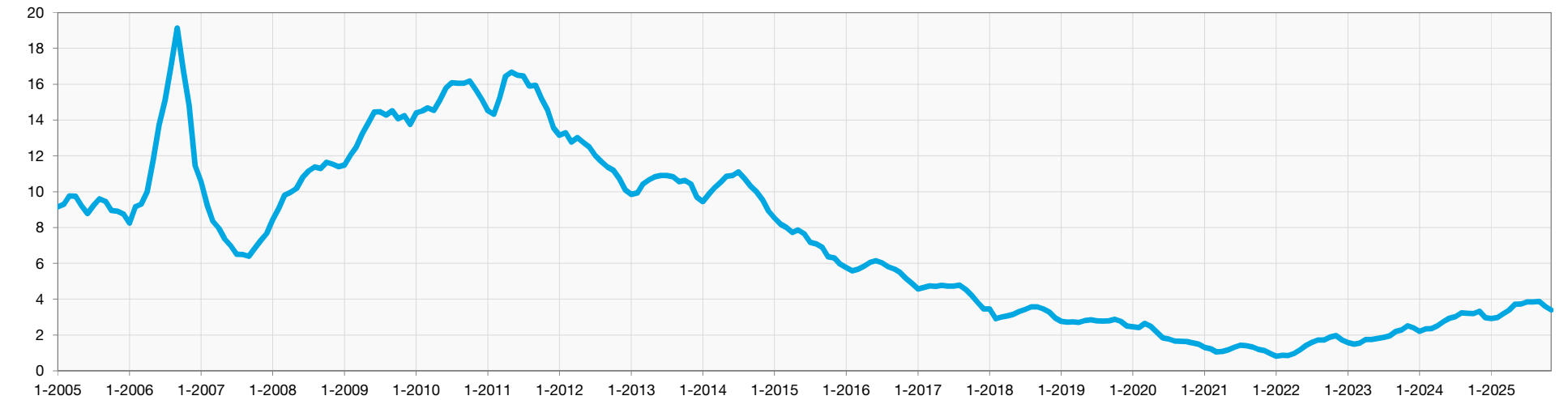


## November



Month	Current Activity	One Year Previous	+ / -
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	3.9	3.2	+ 21.9%
October 2025	3.6	3.2	+ 12.5%
November 2025	3.4	3.3	+ 3.0%
12-Month Avg	3.5	2.8	+ 25.0%

## 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.