

# Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association  
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## For Week Ending January 3, 2026

Data current as of January 12, 2026

The National Association of REALTORS® (NAR) forecasts a 14% increase in existing-home sales in 2026, alongside a 5% rise in new-home sales. These gains are being fueled by steady job growth, softening mortgage rates, and improving overall market conditions. Home prices are projected to grow 4% this year, reflecting sustained demand and ongoing inventory constraints.

In the Catawba region, for the week ending January 3:

- New Listings decreased 11.1% to 64
- Pending Sales increased 17.0% to 62
- Inventory increased 10.4% to 1,159

For the month of December:

- Median Sales Price increased 11.9% to \$315,000
- List to Close increased 8.5% to 102
- Percent of Original List Price Received decreased 1.2% to 93.0%
- Months Supply of Inventory increased 3.3% to 3.1

## Quick Facts

<b>- 11.1%</b>	<b>+ 17.0%</b>	<b>+ 10.4%</b>
Change in <b>New Listings</b>	Change in <b>Pending Sales</b>	Change in <b>Inventory</b>

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

New Listings	<b>2</b>
Pending Sales	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

List to Close	<b>5</b>
Days on Market Until Sale	<b>6</b>
Cumulative Days on Market Until Sale	<b>7</b>
Median Sales Price	<b>8</b>
Average Sales Price	<b>9</b>
Percent of Original List Price Received	<b>10</b>
Housing Affordability Index	<b>11</b>
Months Supply of Homes for Sale	<b>12</b>

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

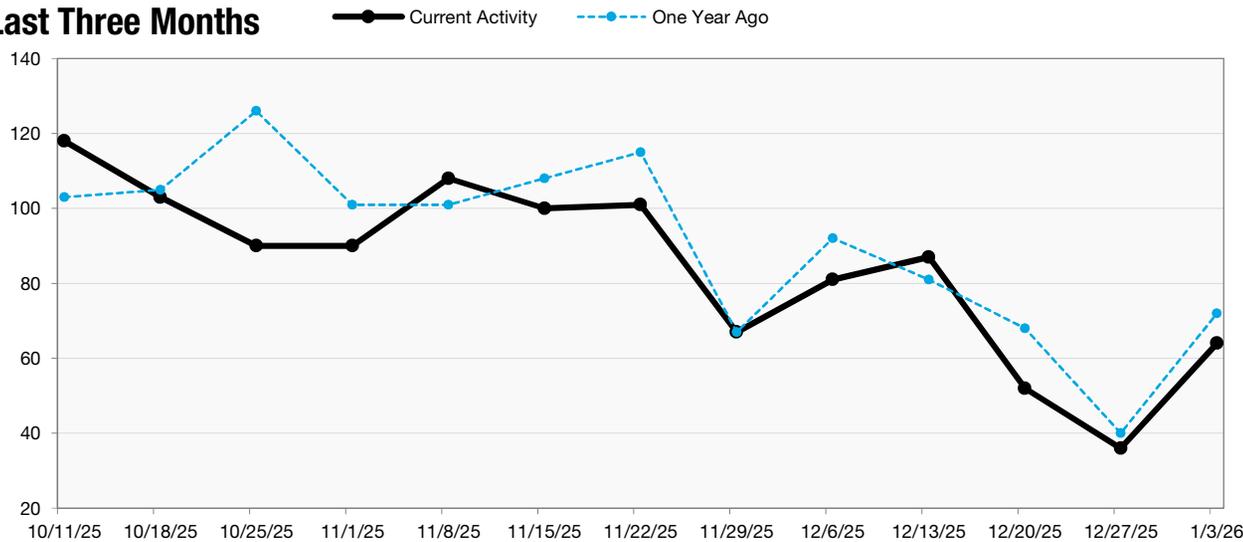


# New Listings

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

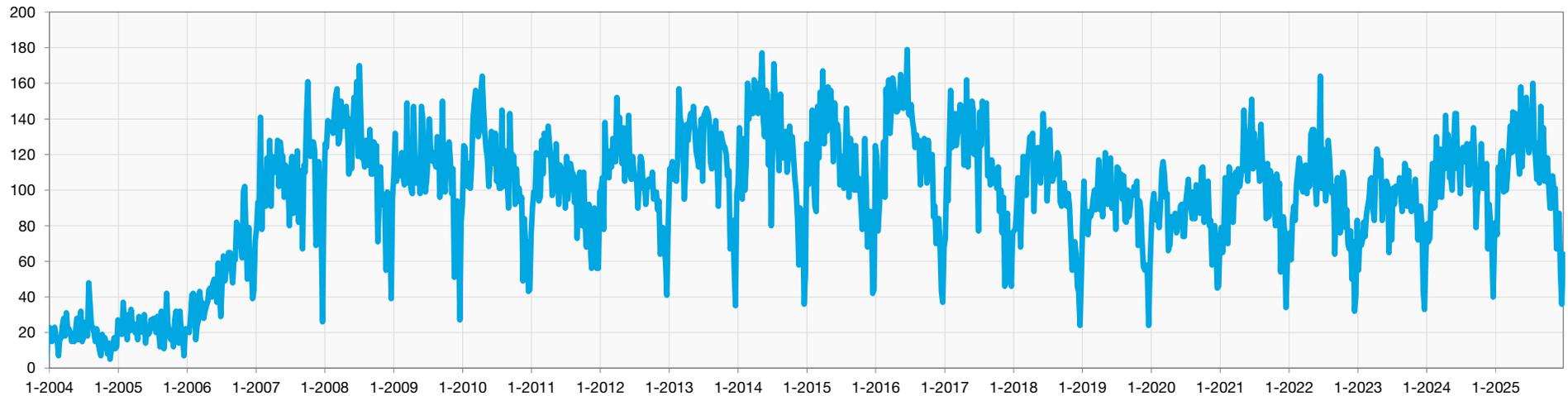


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/11/2025	118	103	+ 14.6%
10/18/2025	103	105	- 1.9%
10/25/2025	90	126	- 28.6%
11/1/2025	90	101	- 10.9%
11/8/2025	108	101	+ 6.9%
11/15/2025	100	108	- 7.4%
11/22/2025	101	115	- 12.2%
11/29/2025	67	67	0.0%
12/6/2025	81	92	- 12.0%
12/13/2025	87	81	+ 7.4%
12/20/2025	52	68	- 23.5%
12/27/2025	36	40	- 10.0%
<b>1/3/2026</b>	<b>64</b>	<b>72</b>	<b>- 11.1%</b>
3-Month Total	1,097	1,179	- 7.0%

## Historical New Listing Activity



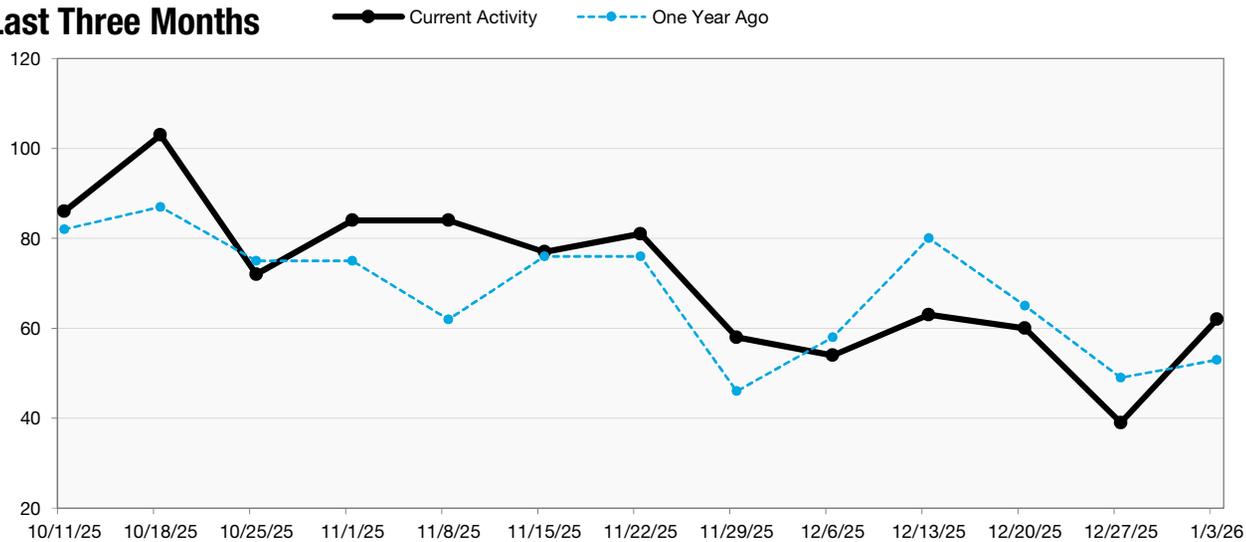
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# Pending Sales

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.

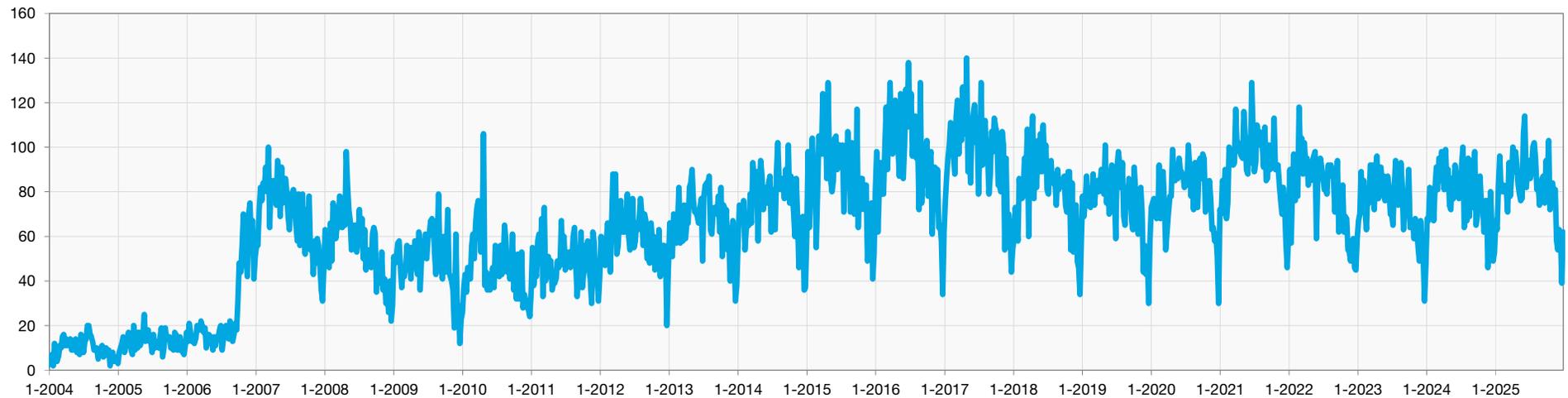


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/11/2025	86	82	+ 4.9%
10/18/2025	103	87	+ 18.4%
10/25/2025	72	75	- 4.0%
11/1/2025	84	75	+ 12.0%
11/8/2025	84	62	+ 35.5%
11/15/2025	77	76	+ 1.3%
11/22/2025	81	76	+ 6.6%
11/29/2025	58	46	+ 26.1%
12/6/2025	54	58	- 6.9%
12/13/2025	63	80	- 21.3%
12/20/2025	60	65	- 7.7%
12/27/2025	39	49	- 20.4%
<b>1/3/2026</b>	<b>62</b>	<b>53</b>	<b>+ 17.0%</b>
3-Month Total	923	884	+ 4.4%

## Historical Pending Sales Activity



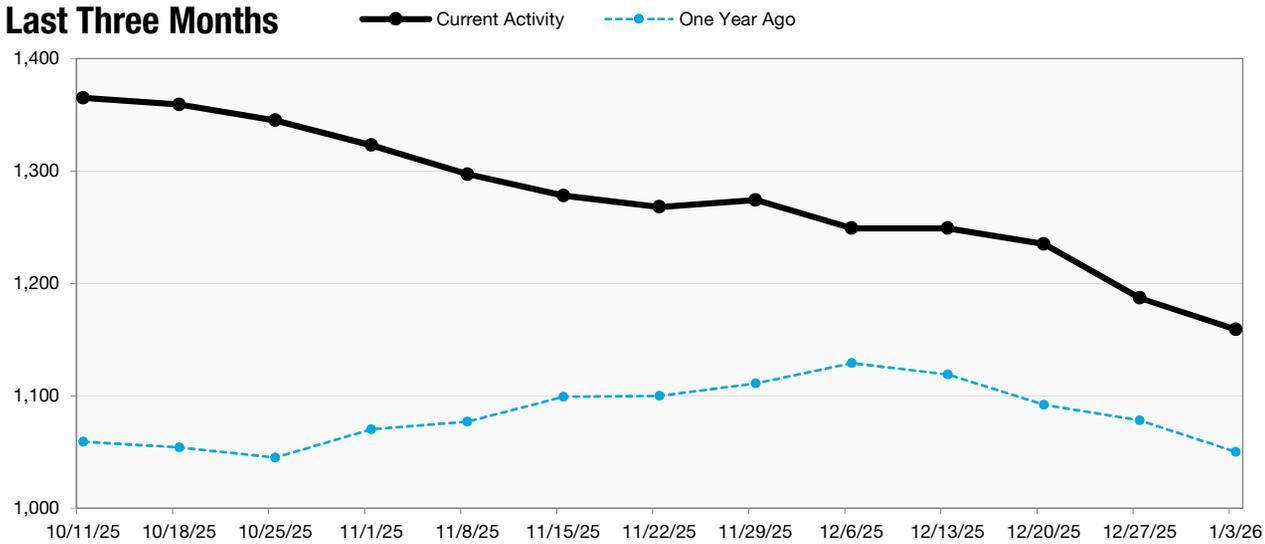
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes 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	+ / -
10/11/2025	1,365	1,059	+ 28.9%
10/18/2025	1,359	1,054	+ 28.9%
10/25/2025	1,345	1,045	+ 28.7%
11/1/2025	1,323	1,070	+ 23.6%
11/8/2025	1,297	1,077	+ 20.4%
11/15/2025	1,278	1,099	+ 16.3%
11/22/2025	1,268	1,100	+ 15.3%
11/29/2025	1,274	1,111	+ 14.7%
12/6/2025	1,249	1,129	+ 10.6%
12/13/2025	1,249	1,119	+ 11.6%
12/20/2025	1,235	1,092	+ 13.1%
12/27/2025	1,187	1,078	+ 10.1%
<b>1/3/2026</b>	<b>1,159</b>	<b>1,050</b>	<b>+ 10.4%</b>
3-Month Avg	1,276	1,083	+ 17.8%

## Historical Inventory Activity



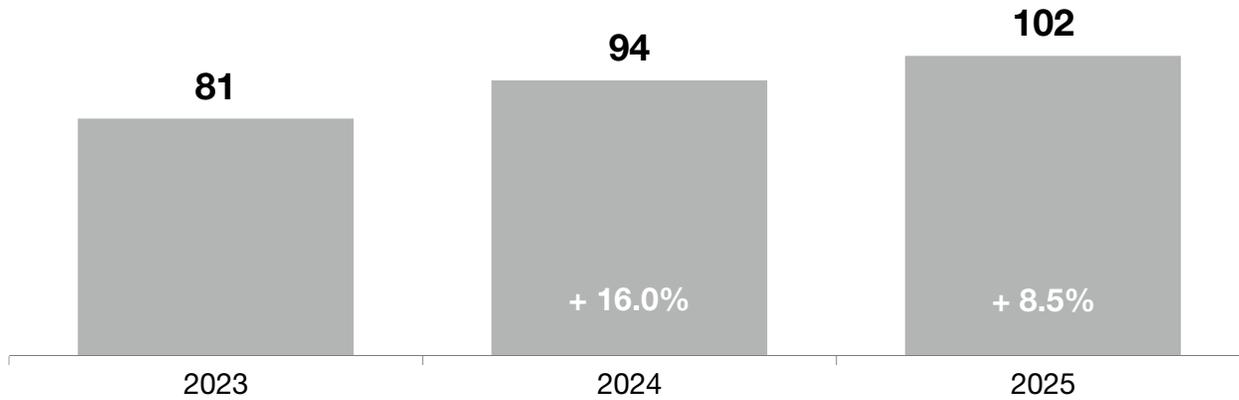
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# List to Close

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



## December



Month	Current Activity	One Year Previous	+ / -
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	96	96	0.0%
<b>December 2025</b>	<b>102</b>	<b>94</b>	<b>+ 8.5%</b>
12-Month Avg	96	86	+ 11.6%

## Historical List to Close



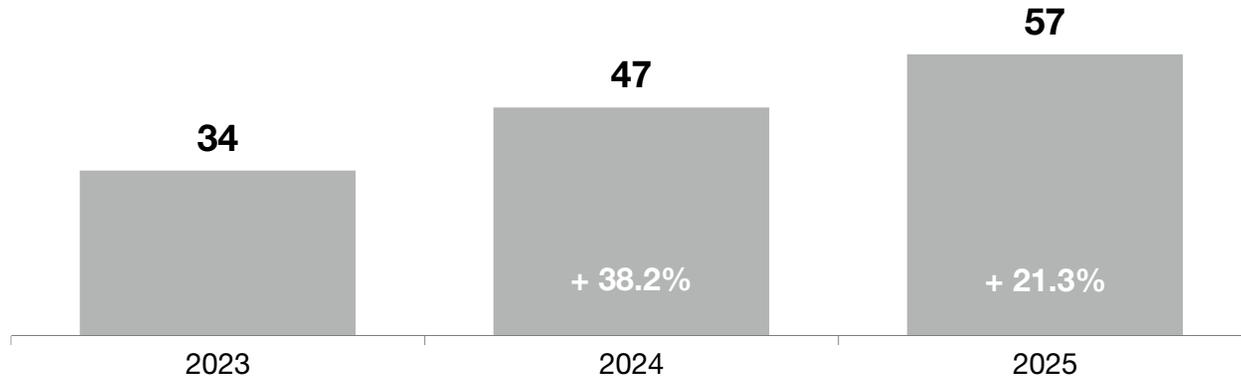
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# Days on Market



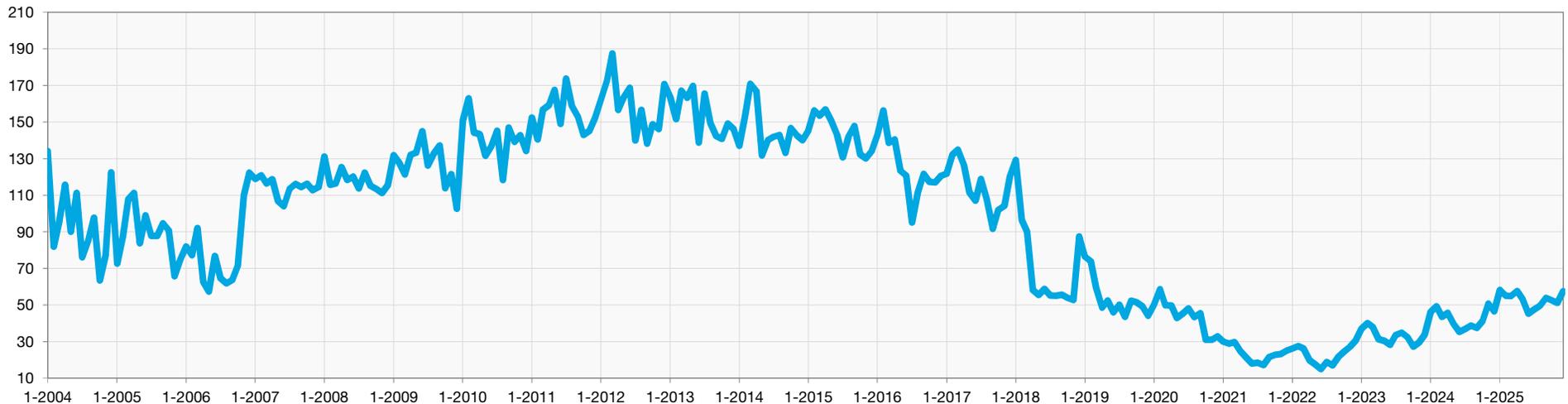
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

## December



Month	Current Activity	One Year Previous	+/-
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%
<b>December 2025</b>	<b>57</b>	<b>47</b>	<b>+ 21.3%</b>
12-Month Avg	53	42	+ 26.2%

## Historical Days on Market



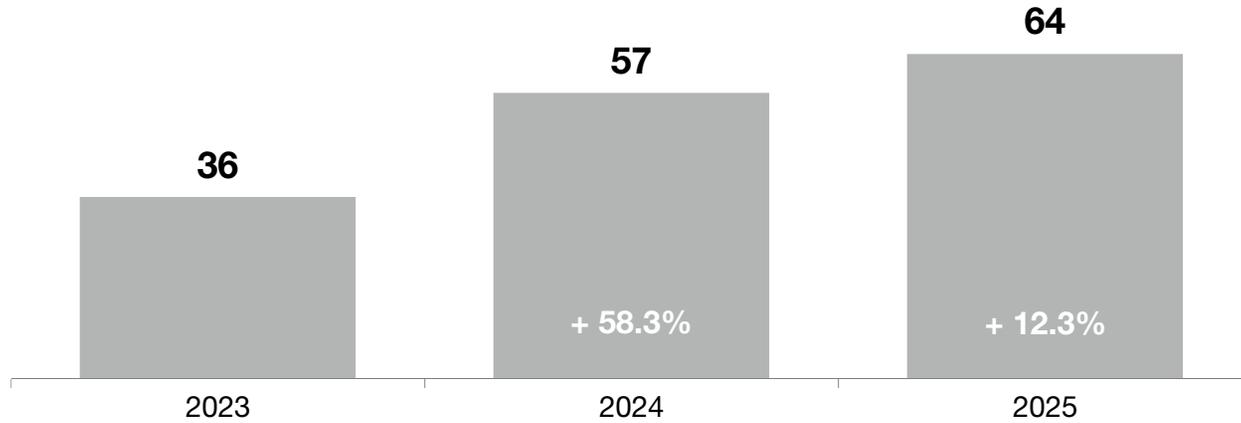
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# Cumulative Days on Market



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.

## December



Month	Current Activity	One Year Previous	+/-
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	57	39	+ 46.2%
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%
<b>December 2025</b>	<b>64</b>	<b>57</b>	<b>+ 12.3%</b>
12-Month Avg	62	48	+ 29.2%

## Historical Cumulative Days on Market



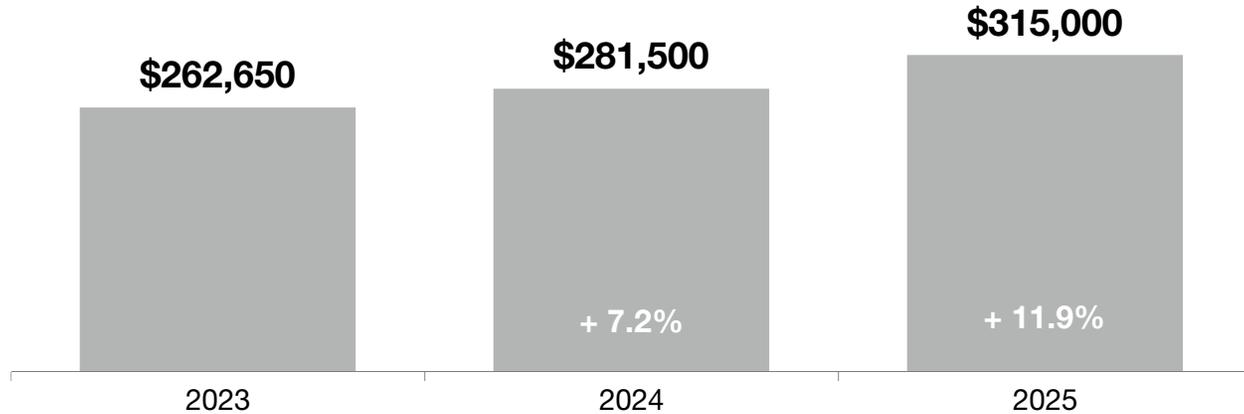
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# Median Sales Price

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



## December



Month	Current Activity	One Year Previous	+ / -
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%
<b>December 2025</b>	<b>\$315,000</b>	<b>\$281,500</b>	<b>+ 11.9%</b>
12-Month Avg	\$299,990	\$290,000	+ 3.4%

## Historical Median Sales Price



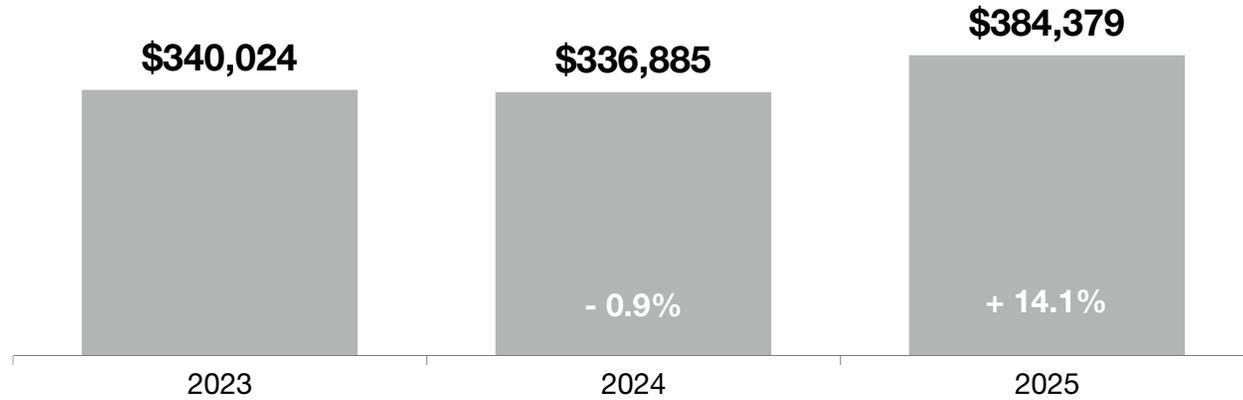
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# Average Sales Price

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

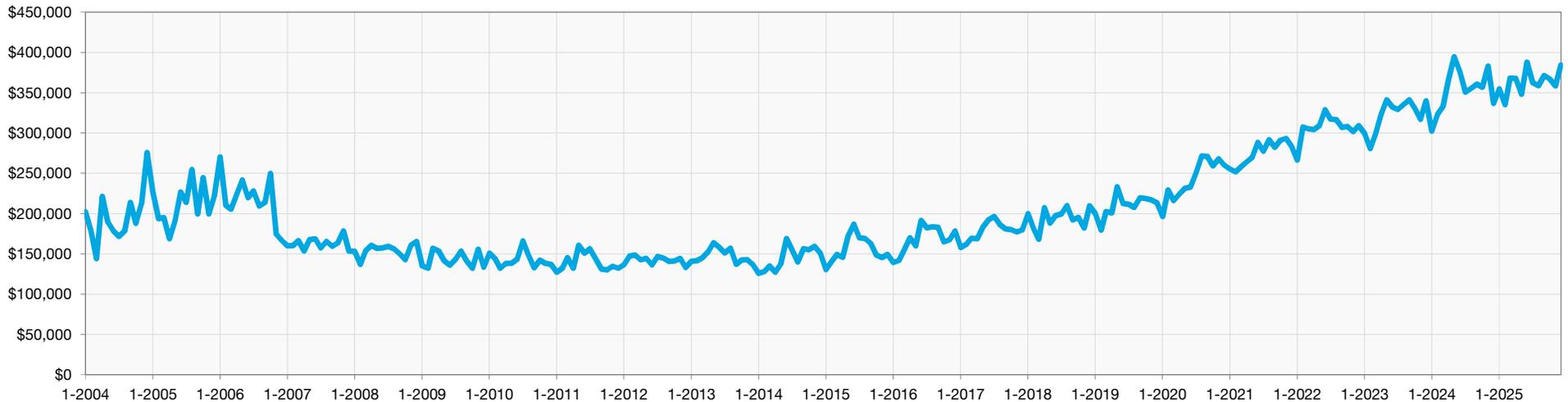


## December



Month	Current Activity	One Year Previous	+ / -
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	\$387,831	\$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	\$358,479	\$382,952	- 6.4%
<b>December 2025</b>	<b>\$384,379</b>	<b>\$336,885</b>	<b>+ 14.1%</b>
12-Month Avg	\$364,264	\$356,019	+ 2.3%

## Historical Average Sales Price



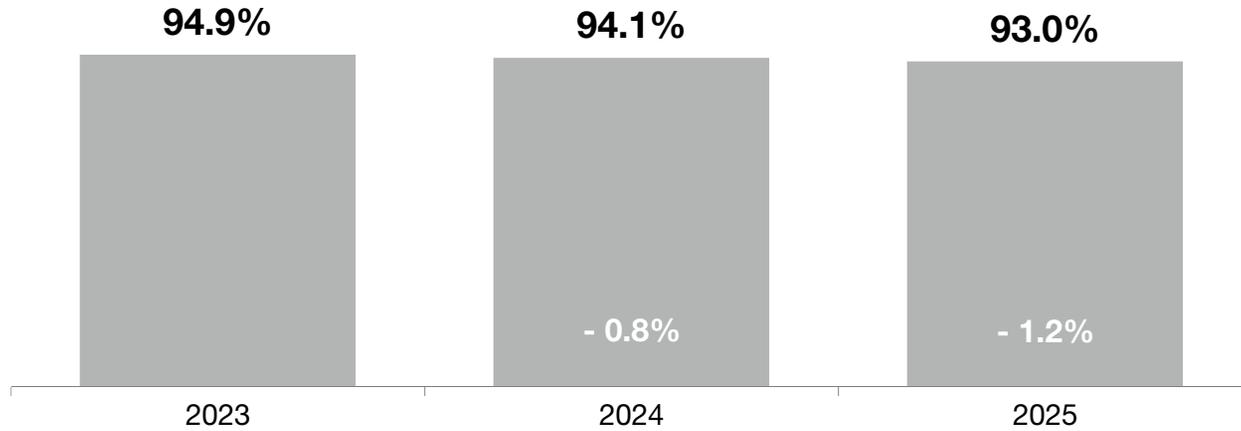
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# Percent of Original List Price Received

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.

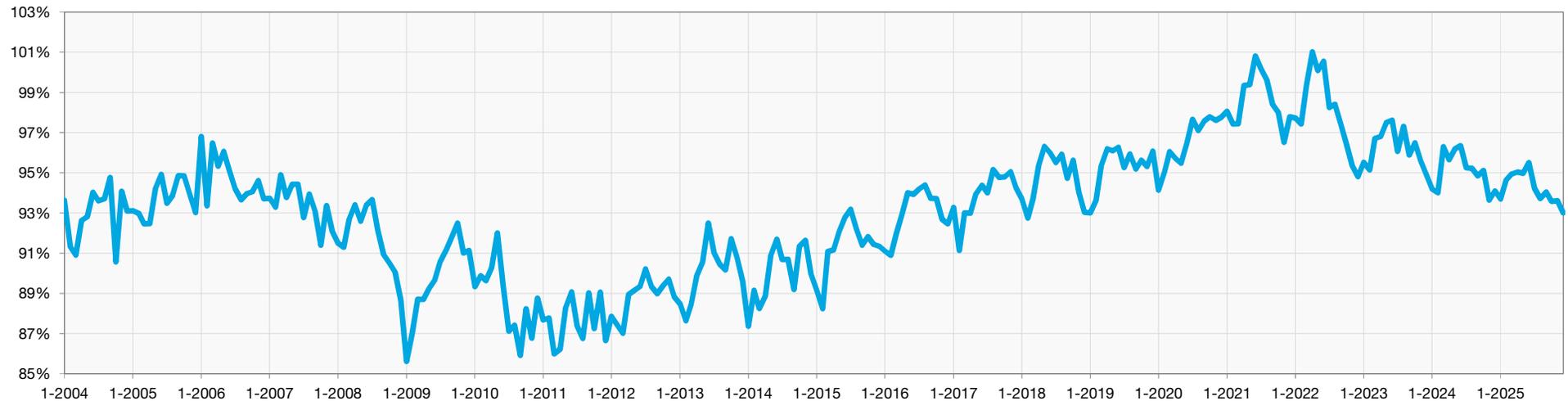


## December



Month	Current Activity	One Year Previous	+ / -
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%
<b>December 2025</b>	<b>93.0%</b>	<b>94.1%</b>	<b>- 1.2%</b>
12-Month Avg	94.2%	95.1%	- 0.9%

## Historical Percent of Original List Price Received



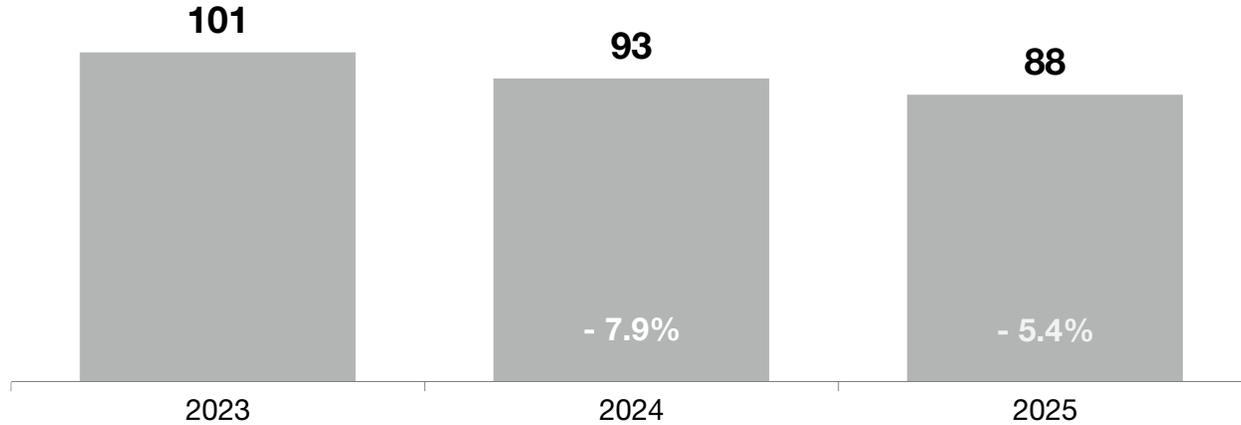
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# Housing Affordability Index



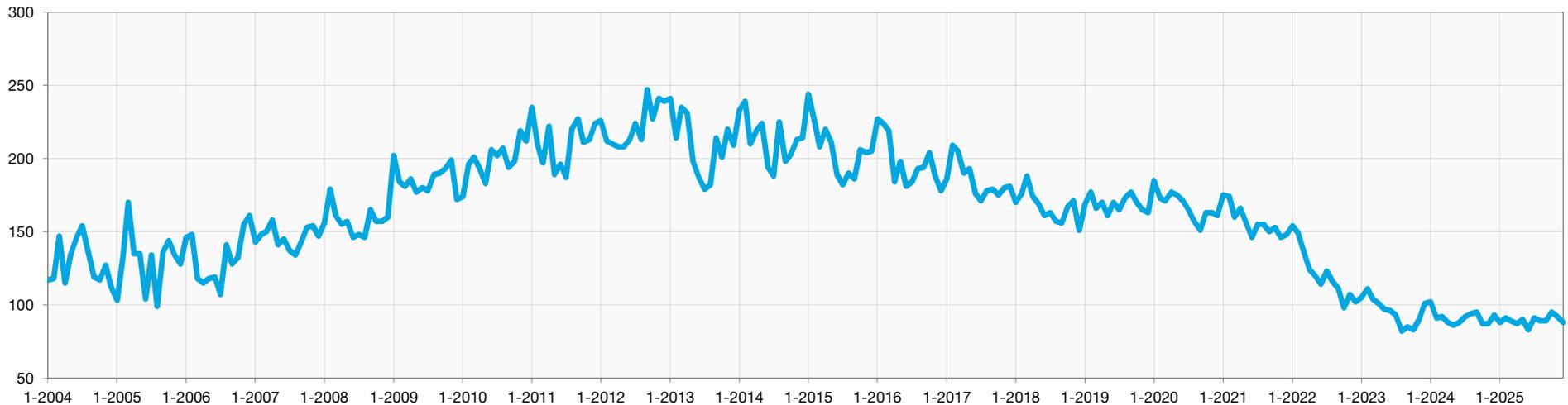
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## December



Month	Current Activity	One Year Previous	+ / -
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%
<b>December 2025</b>	<b>88</b>	<b>93</b>	<b>- 5.4%</b>
12-Month Avg	89	91	- 2.2%

## Historical Housing Affordability Index



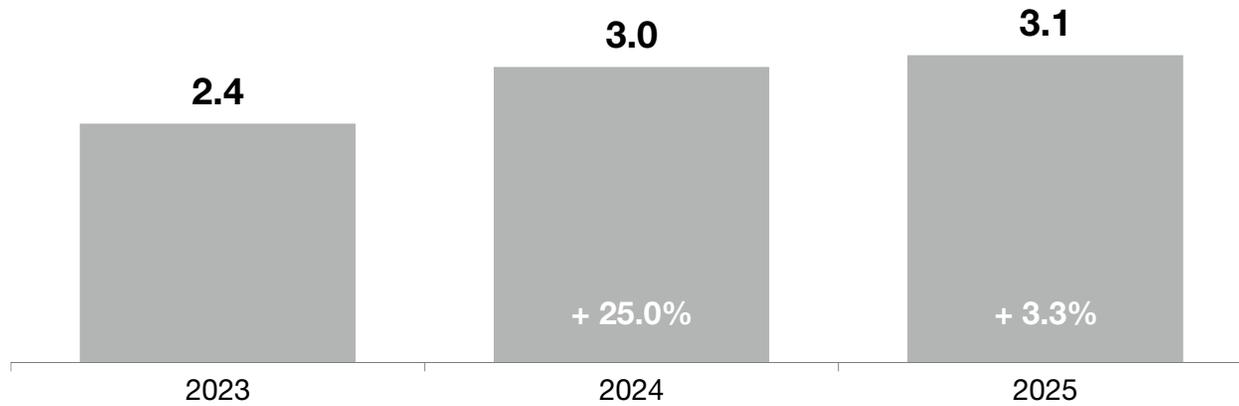
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# Months Supply of Homes for Sale

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.



## December



Month	Current Activity	One Year Previous	+ / -
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	3.5	3.3	+ 6.1%
<b>December 2025</b>	<b>3.1</b>	<b>3.0</b>	<b>+ 3.3%</b>
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.