

# Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association  
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## For Week Ending January 31, 2026

Data current as of February 9, 2026

U.S. sales of existing homes totaled 4.06 million in 2025, essentially unchanged from 2024, according to data from the National Association of REALTORS®.

Sales have declined year-over-year since 2022 and have hovered around 4 million annually since 2023, constrained by elevated mortgage rates and high home prices.

In the Catawba region, for the week ending January 31:

- New Listings decreased 43.1% to 58
- Pending Sales decreased 53.1% to 45
- Inventory increased 6.2% to 1,075

For the month of January:

- Median Sales Price increased 7.8% to \$315,000
- List to Close increased 5.7% to 112
- Percent of Original List Price Received decreased 0.2% to 93.5%
- Months Supply of Inventory remained flat at 2.9

## Quick Facts

- 43.1%	- 53.1%	+ 6.2%
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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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

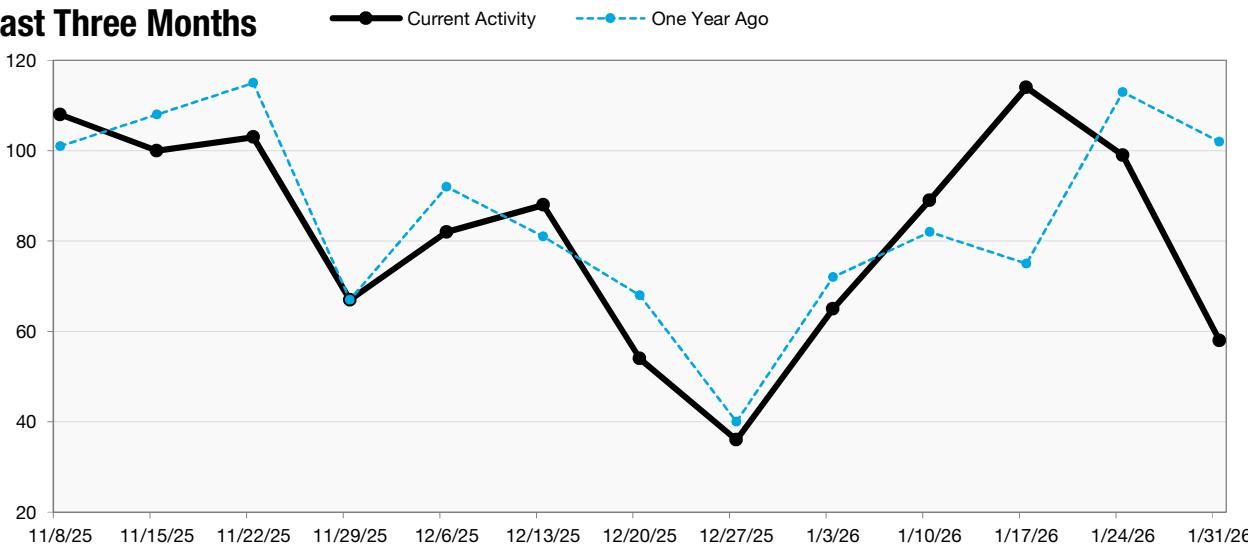


# New Listings

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

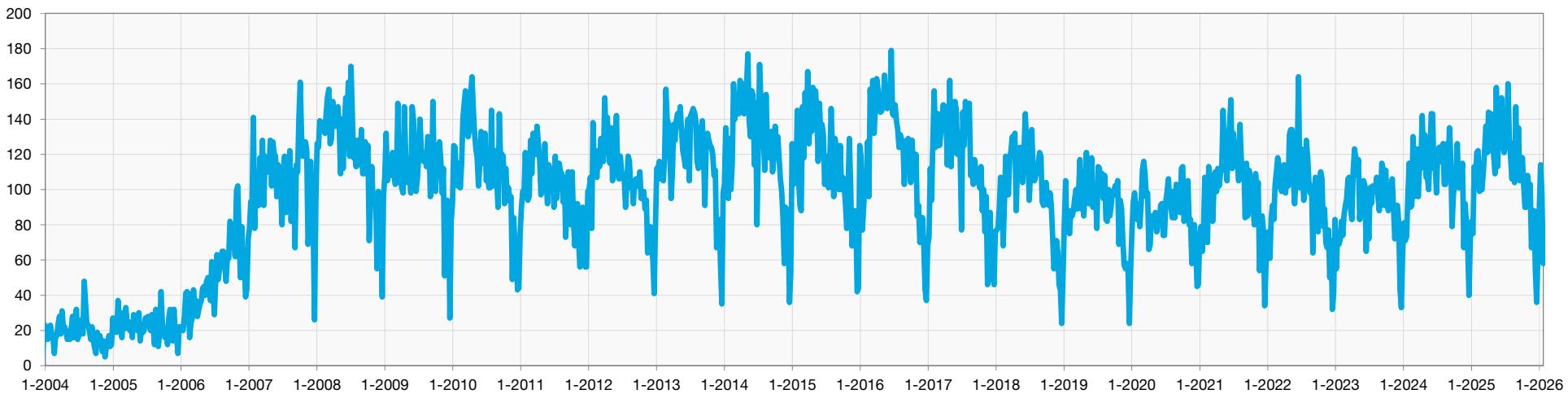


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/2025	108	101	+ 6.9%
11/15/2025	100	108	- 7.4%
11/22/2025	103	115	- 10.4%
11/29/2025	67	67	0.0%
12/6/2025	82	92	- 10.9%
12/13/2025	88	81	+ 8.6%
12/20/2025	54	68	- 20.6%
12/27/2025	36	40	- 10.0%
1/3/2026	65	72	- 9.7%
1/10/2026	89	82	+ 8.5%
1/17/2026	114	75	+ 52.0%
1/24/2026	99	113	- 12.4%
<b>1/31/2026</b>	<b>58</b>	<b>102</b>	<b>- 43.1%</b>
3-Month Total	1,063	1,116	- 4.7%

## Historical New Listing Activity



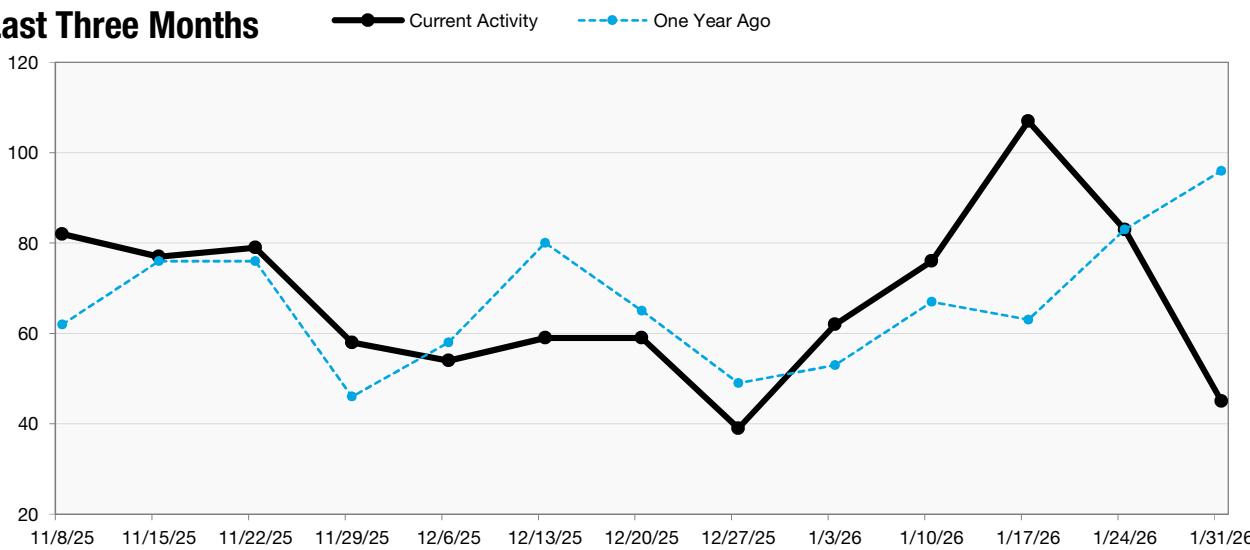
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# Pending Sales

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.

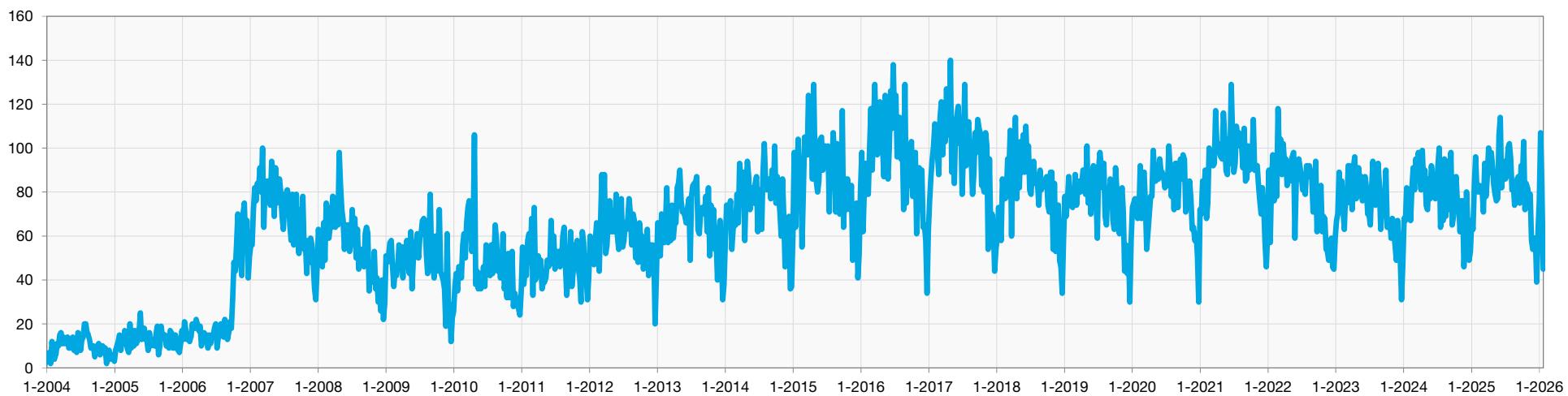


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/25	82	62	+ 32.3%
11/15/25	77	76	+ 1.3%
11/22/25	79	76	+ 3.9%
11/29/25	58	46	+ 26.1%
12/6/25	54	58	- 6.9%
12/13/25	59	80	- 26.3%
12/20/25	59	65	- 9.2%
12/27/25	39	49	- 20.4%
1/3/26	62	53	+ 17.0%
1/10/26	76	67	+ 13.4%
1/17/26	107	63	+ 69.8%
1/24/26	83	83	0.0%
<b>1/31/26</b>	<b>45</b>	<b>96</b>	<b>- 53.1%</b>
3-Month Total	880	874	+ 0.7%

## Historical Pending Sales Activity



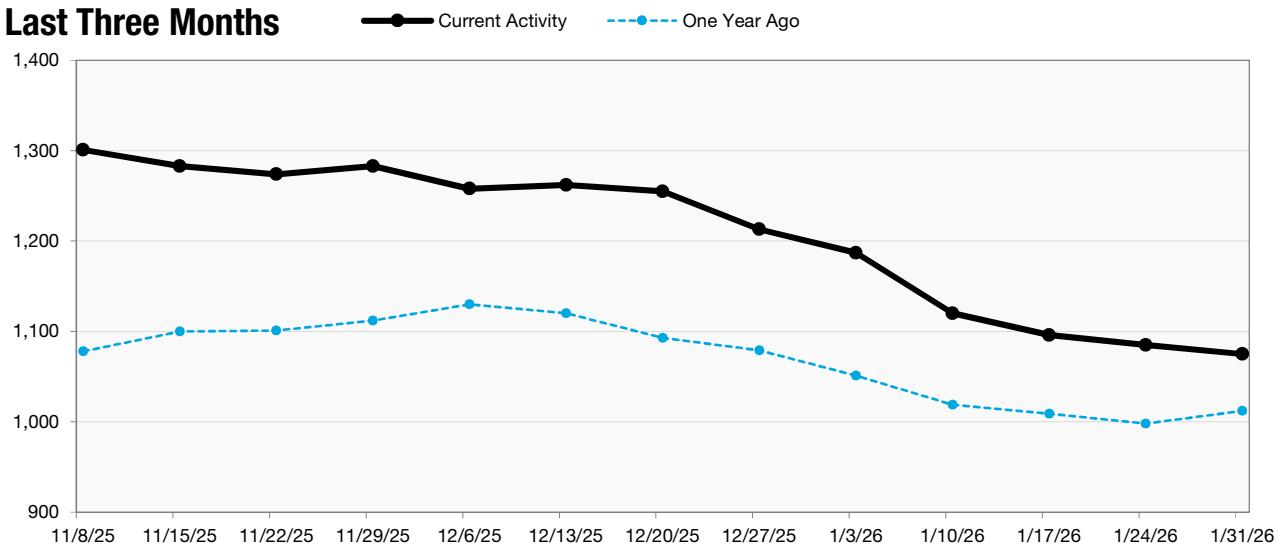
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes 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	+ / -
11/8/2025	1,301	1,078	+ 20.7%
11/15/2025	1,283	1,100	+ 16.6%
11/22/2025	1,274	1,101	+ 15.7%
11/29/2025	1,283	1,112	+ 15.4%
12/6/2025	1,258	1,130	+ 11.3%
12/13/2025	1,262	1,120	+ 12.7%
12/20/2025	1,255	1,093	+ 14.8%
12/27/2025	1,213	1,079	+ 12.4%
1/3/2026	1,187	1,051	+ 12.9%
1/10/2026	1,120	1,019	+ 9.9%
1/17/2026	1,096	1,009	+ 8.6%
1/24/2026	1,085	998	+ 8.7%
<b>1/31/2026</b>	<b>1,075</b>	<b>1,012</b>	<b>+ 6.2%</b>
3-Month Avg	1,207	1,069	+ 12.9%

## Historical Inventory Activity



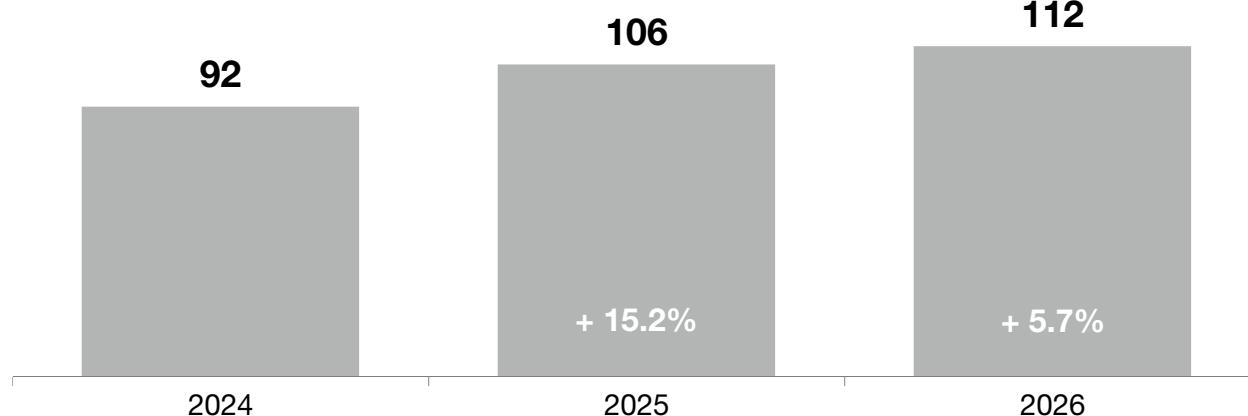
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# List to Close

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

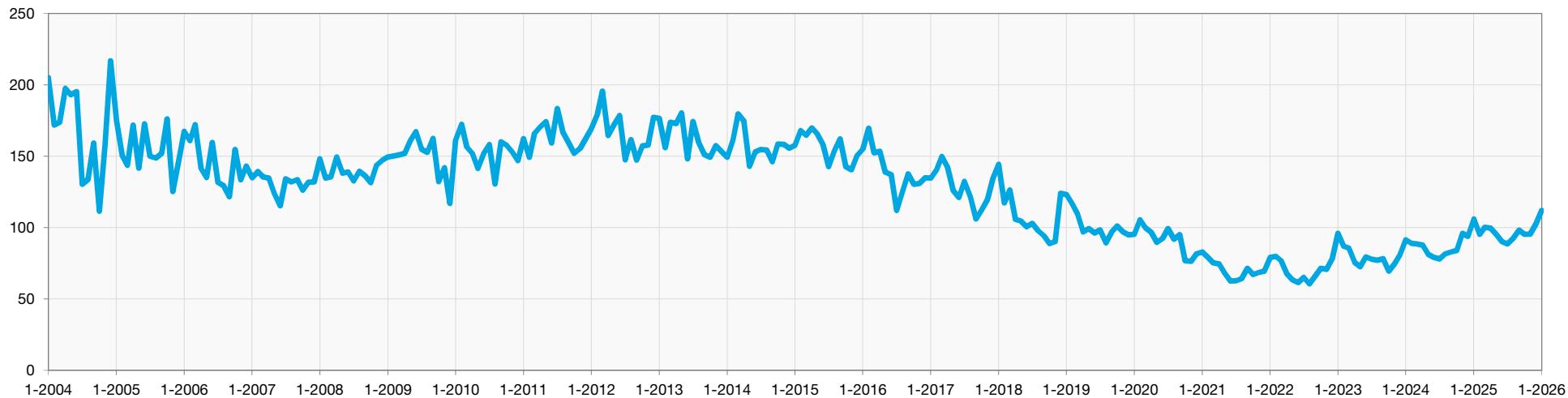


## January



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	102	94	+ 8.5%
<b>January 2026</b>	<b>112</b>	<b>106</b>	<b>+ 5.7%</b>
12-Month Avg	96	87	+ 10.3%

## Historical List to Close



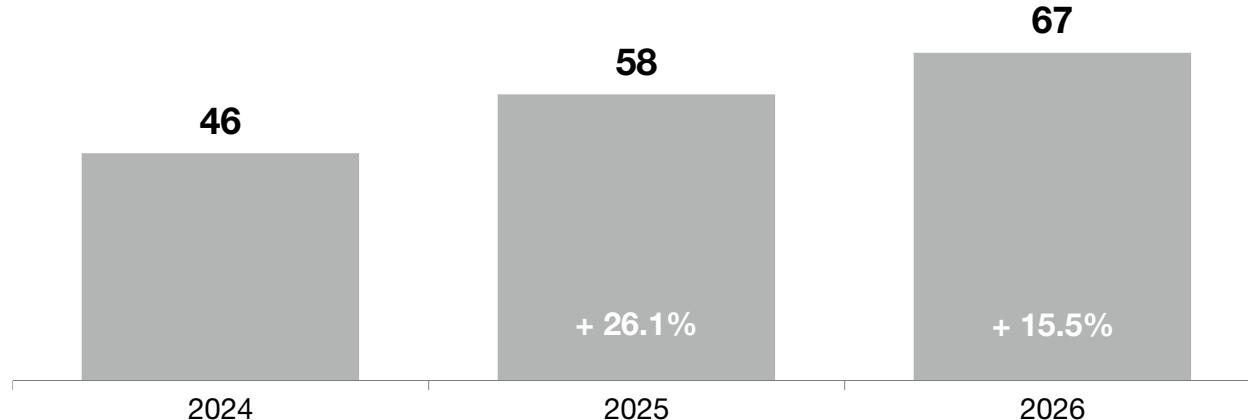
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# Days on Market

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.



## January



Month	Current Activity	One Year Previous	+/-
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	52	41	+ 26.8%
November 2025	51	51	0.0%
December 2025	58	47	+ 23.4%
<b>January 2026</b>	<b>67</b>	<b>58</b>	<b>+ 15.5%</b>
12-Month Avg	53	43	+ 23.3%

## Historical Days on Market



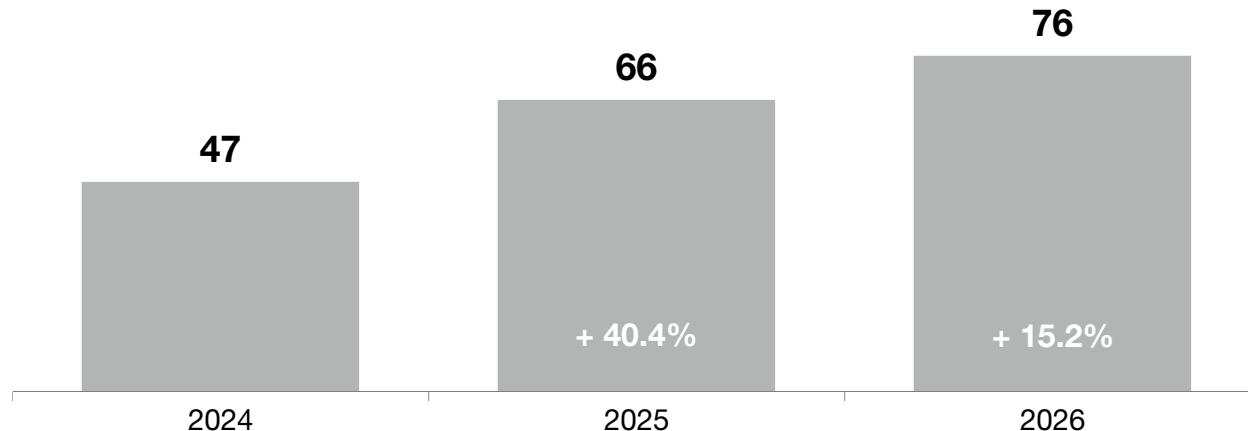
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# Cumulative Days on Market

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.



## January



Month	Current Activity	One Year Previous	+/-
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%
December 2025	64	57	+ 12.3%
<b>January 2026</b>	<b>76</b>	<b>66</b>	<b>+ 15.2%</b>
12-Month Avg	62	49	+ 26.5%

## Historical Cumulative Days on Market



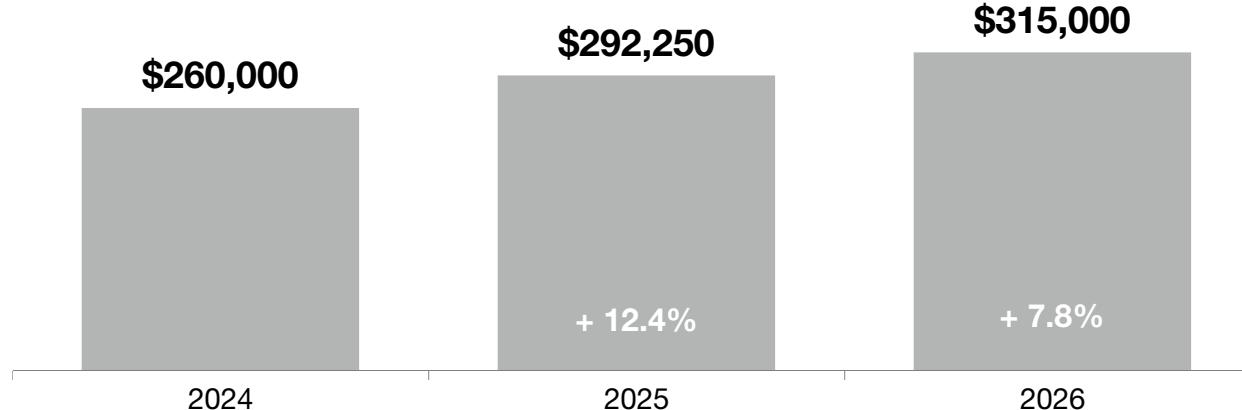
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# Median Sales Price

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



## January



Month	Current Activity	One Year Previous	+ / -
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	\$299,999	\$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%
December 2025	\$312,500	\$281,500	+ 11.0%
<b>January 2026</b>	<b>\$315,000</b>	<b>\$292,250</b>	<b>+ 7.8%</b>
12-Month Avg	\$300,000	\$291,900	+ 2.8%

## Historical Median Sales Price



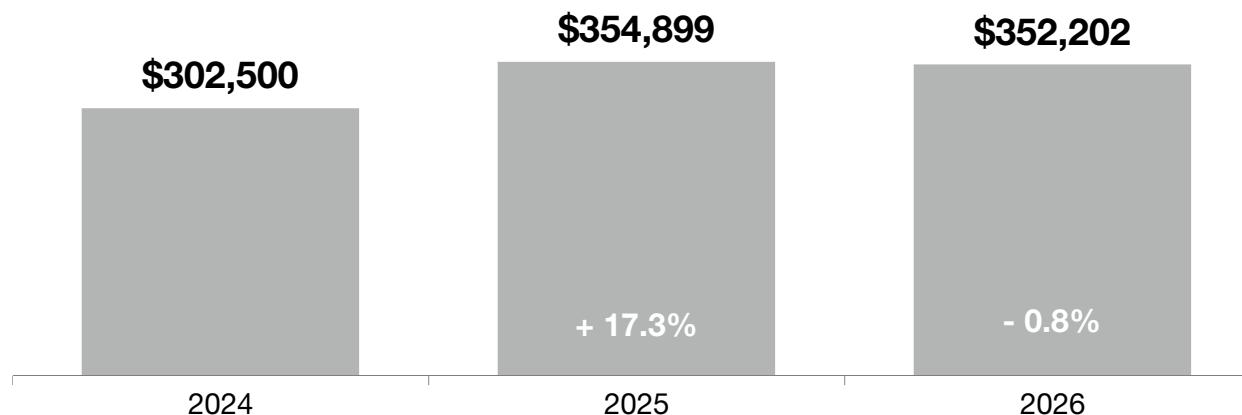
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# Average Sales Price

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

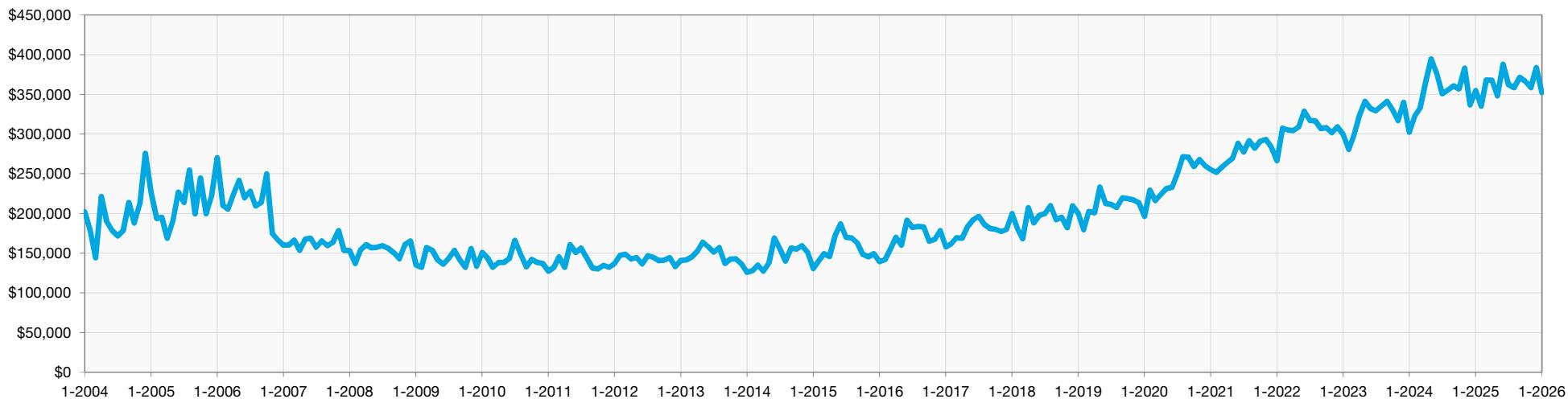


## January



Month	Current Activity	One Year Previous	+ / -
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	\$387,821	\$375,883	+ 3.2%
July 2025	\$362,425	\$350,772	+ 3.3%
August 2025	\$358,562	\$355,489	+ 0.9%
September 2025	\$371,281	\$360,595	+ 3.0%
October 2025	\$366,706	\$356,846	+ 2.8%
November 2025	\$358,539	\$382,952	- 6.4%
December 2025	\$383,625	\$336,885	+ 13.9%
<b>January 2026</b>	<b>\$352,202</b>	<b>\$354,899</b>	<b>- 0.8%</b>
12-Month Avg	\$364,200	\$359,080	+ 1.4%

## Historical Average Sales Price



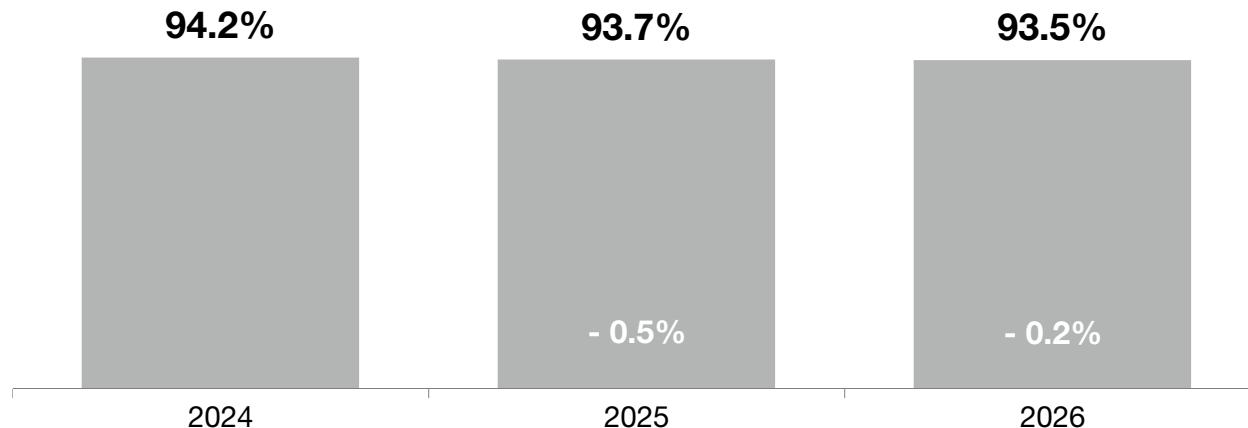
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# Percent of Original List Price Received

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.



## January



Month	Current Activity	One Year Previous	+ / -
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	93.6%	95.2%	- 1.7%
September 2025	94.0%	94.8%	- 0.8%
October 2025	93.6%	95.1%	- 1.6%
November 2025	93.6%	93.6%	0.0%
December 2025	93.0%	94.1%	- 1.2%
<b>January 2026</b>	<b>93.5%</b>	<b>93.7%</b>	<b>- 0.2%</b>
12-Month Avg	94.2%	95.1%	- 0.9%

## Historical Percent of Original List Price Received



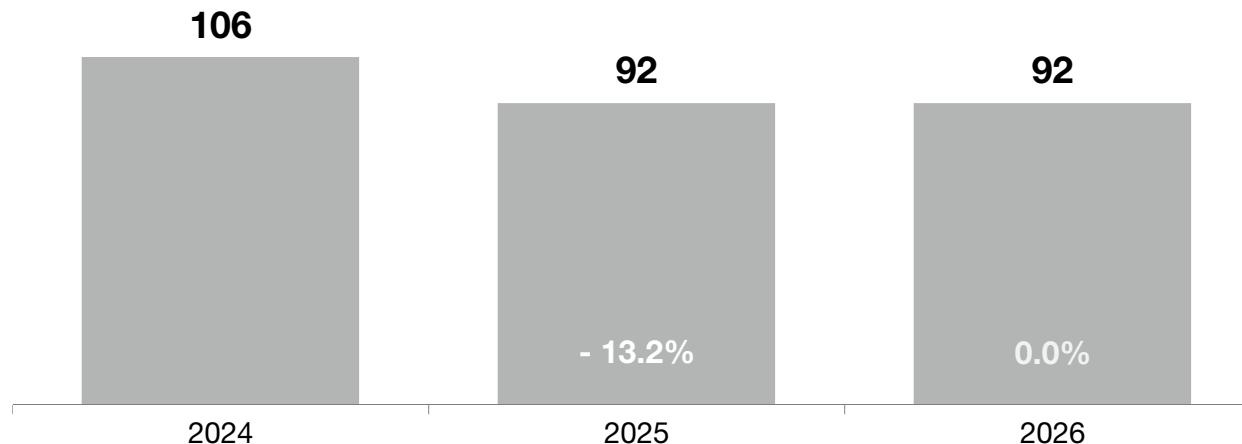
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# Housing Affordability Index

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.**



## January



Month	Current Activity	One Year Previous	+ / -
February 2025	95	95	0.0%
March 2025	93	96	-3.1%
April 2025	91	92	-1.1%
May 2025	94	89	+5.6%
June 2025	87	92	-5.4%
July 2025	95	96	-1.0%
August 2025	93	98	-5.1%
September 2025	93	99	-6.1%
October 2025	100	91	+9.9%
November 2025	96	91	+5.5%
December 2025	92	97	-5.2%
<b>January 2026</b>	<b>92</b>	<b>92</b>	<b>0.0%</b>
12-Month Avg	93	94	-1.1%

## Historical Housing Affordability Index



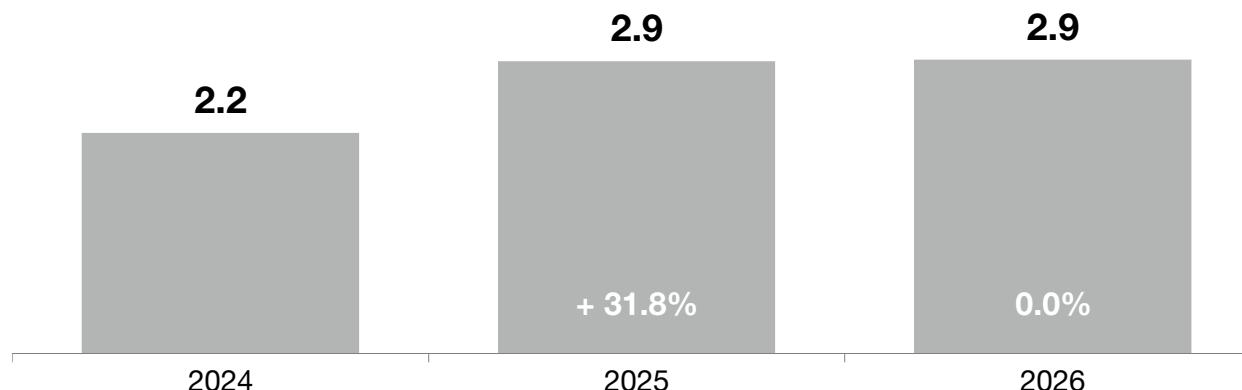
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# Months Supply of Homes for Sale

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.



## January



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	3.2	3.0	+ 6.7%
<b>January 2026</b>	<b>2.9</b>	<b>2.9</b>	<b>0.0%</b>
12-Month Avg	3.5	2.9	+ 20.7%

## 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.