

# Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association  
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## For Week Ending May 30, 2026

Data current as of June 8, 2026

U.S. housing starts fell 2.8% from the previous month to a seasonally adjusted annual rate of 1,465,000 units in April, the U.S. Census Bureau reported. Despite the monthly decline, starts were up 4.6% from one year earlier. Building permits rose 5.8% month-over-month to a seasonally adjusted annual rate of 1,442,000, while housing completions grew 4.8% to 1,449,000.

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

- New Listings increased 13.3% to 128
- Pending Sales increased 31.2% to 101
- Inventory decreased 1.4% to 1,231

For the month of May:

- Median Sales Price increased 12.5% to \$325,000
- List to Close decreased 3.2% to 92
- Percent of Original List Price Received decreased 0.3% to 94.7%
- Months Supply of Inventory decreased 8.1% to 3.4

## Quick Facts

<b>+ 13.3%</b>	<b>+ 31.2%</b>	<b>- 1.4%</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.

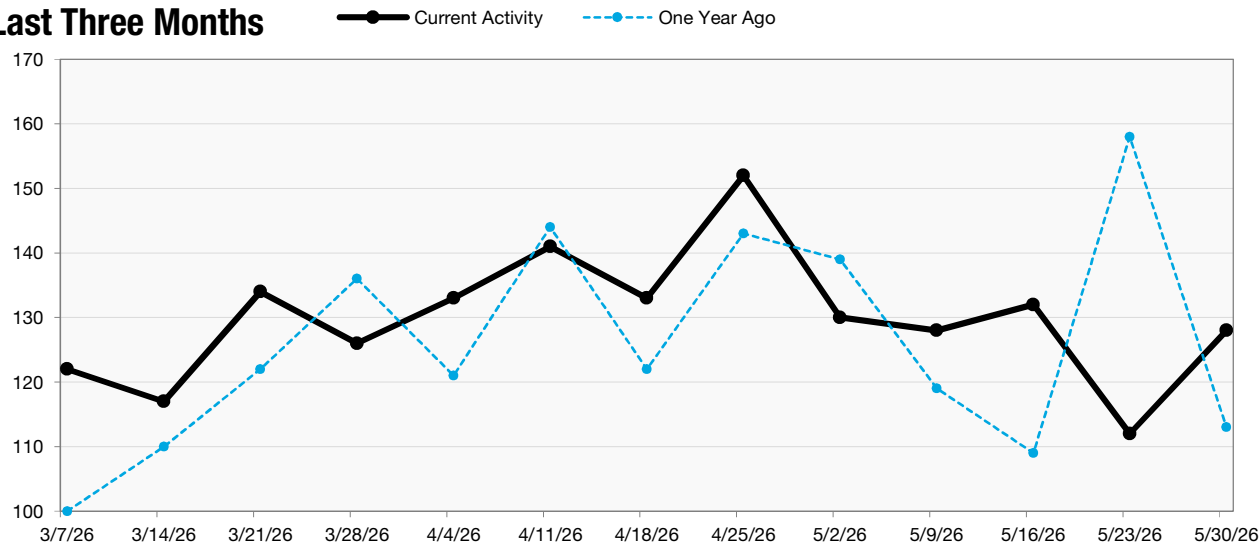


# New Listings

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

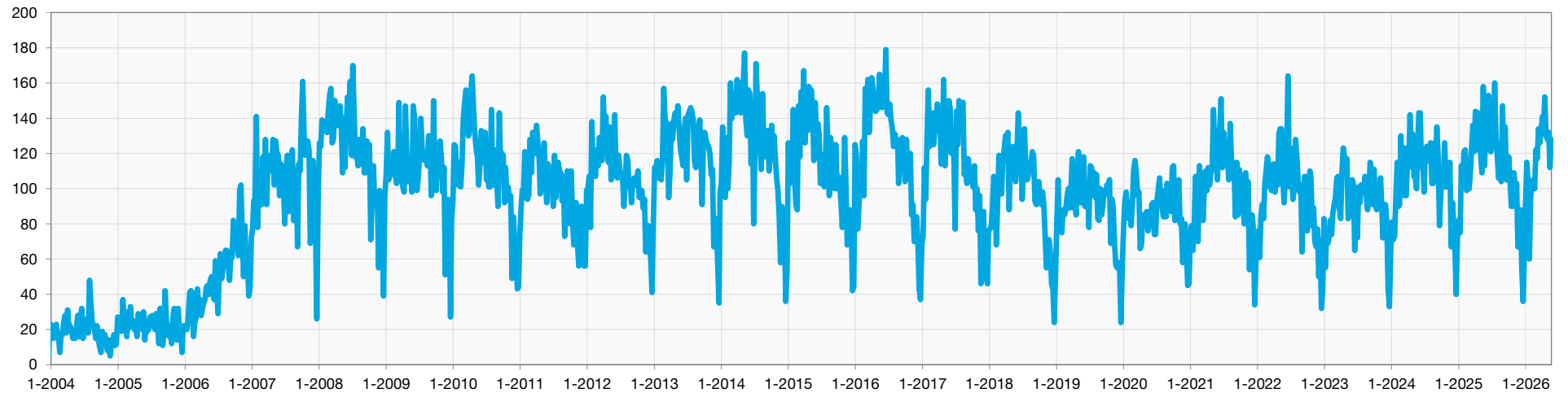


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/7/2026	122	100	+ 22.0%
3/14/2026	117	110	+ 6.4%
3/21/2026	134	122	+ 9.8%
3/28/2026	126	136	- 7.4%
4/4/2026	133	121	+ 9.9%
4/11/2026	141	144	- 2.1%
4/18/2026	133	122	+ 9.0%
4/25/2026	152	143	+ 6.3%
5/2/2026	130	139	- 6.5%
5/9/2026	128	119	+ 7.6%
5/16/2026	132	109	+ 21.1%
5/23/2026	112	158	- 29.1%
<b>5/30/2026</b>	<b>128</b>	<b>113</b>	<b>+ 13.3%</b>
3-Month Total	1,688	1,636	+ 3.2%

## Historical New Listing Activity



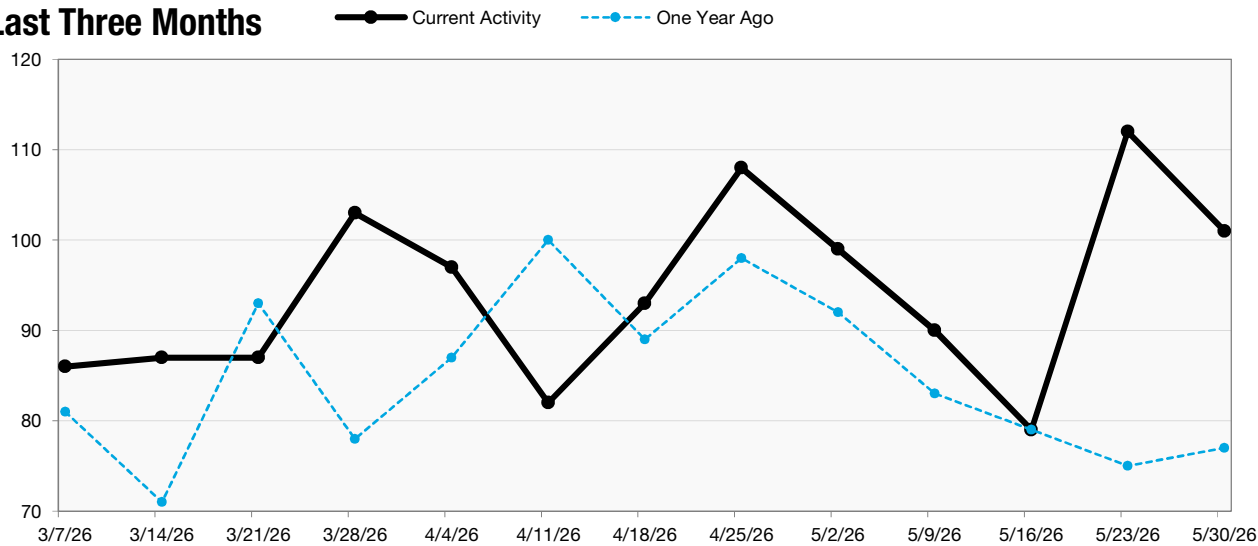
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# Pending Sales

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.

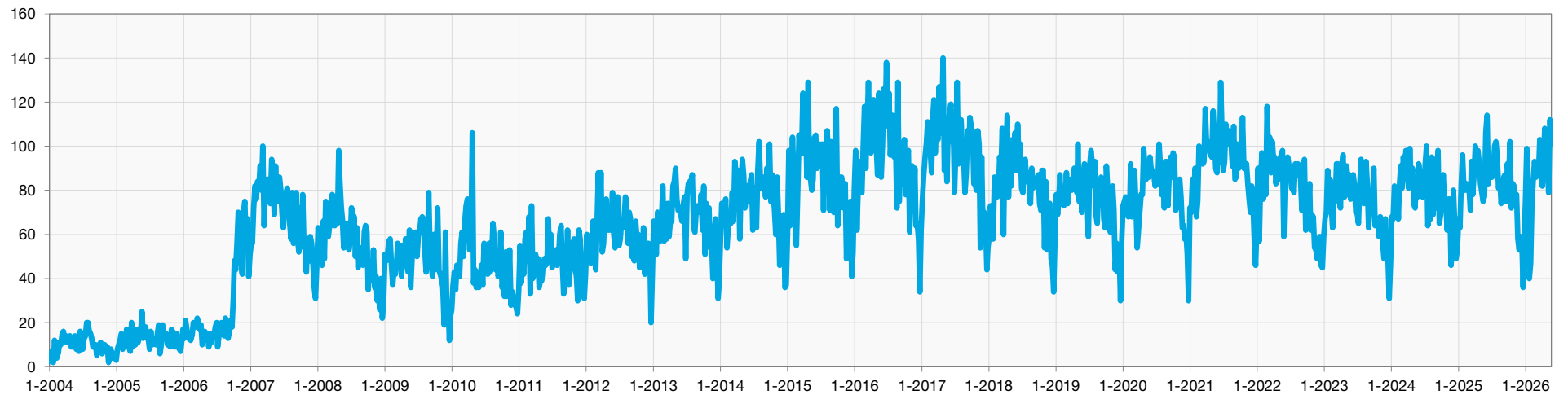


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/7/2026	86	81	+ 6.2%
3/14/2026	87	71	+ 22.5%
3/21/2026	87	93	- 6.5%
3/28/2026	103	78	+ 32.1%
4/4/2026	97	87	+ 11.5%
4/11/2026	82	100	- 18.0%
4/18/2026	93	89	+ 4.5%
4/25/2026	108	98	+ 10.2%
5/2/2026	99	92	+ 7.6%
5/9/2026	90	83	+ 8.4%
5/16/2026	79	79	0.0%
5/23/2026	112	75	+ 49.3%
<b>5/30/2026</b>	<b>101</b>	<b>77</b>	<b>+ 31.2%</b>
3-Month Total	1,224	1,103	+ 11.0%

## Historical Pending Sales Activity



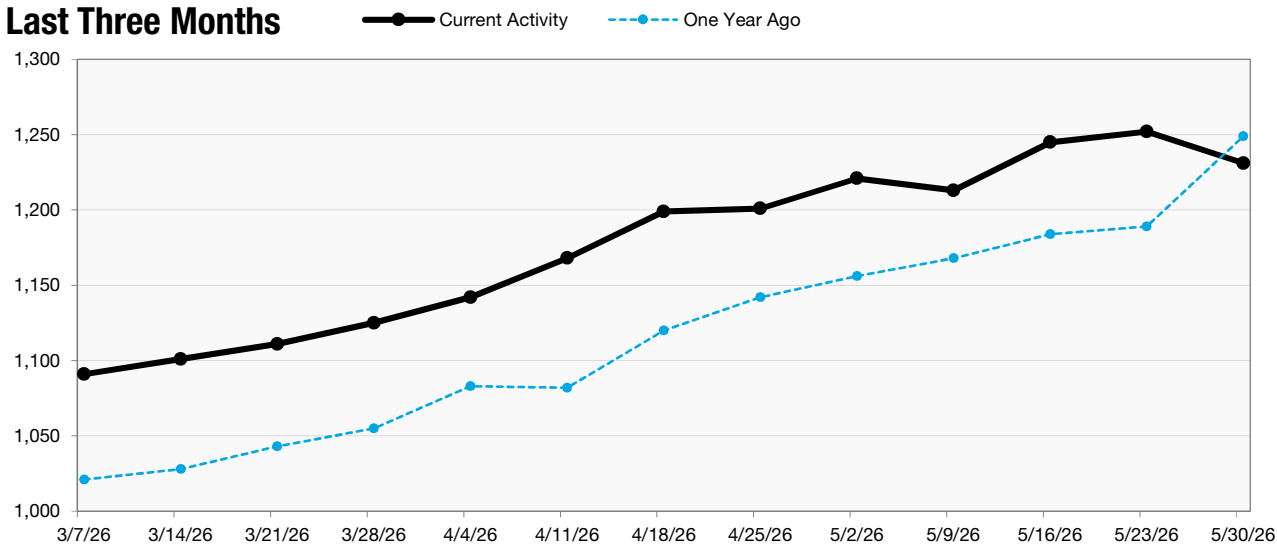
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes 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	+ / -
3/7/2026	1,091	1,021	+ 6.9%
3/14/2026	1,101	1,028	+ 7.1%
3/21/2026	1,111	1,043	+ 6.5%
3/28/2026	1,125	1,055	+ 6.6%
4/4/2026	1,142	1,083	+ 5.4%
4/11/2026	1,168	1,082	+ 7.9%
4/18/2026	1,199	1,120	+ 7.1%
4/25/2026	1,201	1,142	+ 5.2%
5/2/2026	1,221	1,156	+ 5.6%
5/9/2026	1,213	1,168	+ 3.9%
5/16/2026	1,245	1,184	+ 5.2%
5/23/2026	1,252	1,189	+ 5.3%
<b>5/30/2026</b>	<b>1,231</b>	<b>1,249</b>	<b>- 1.4%</b>
3-Month Avg	1,177	1,117	+ 5.4%

## Historical Inventory Activity



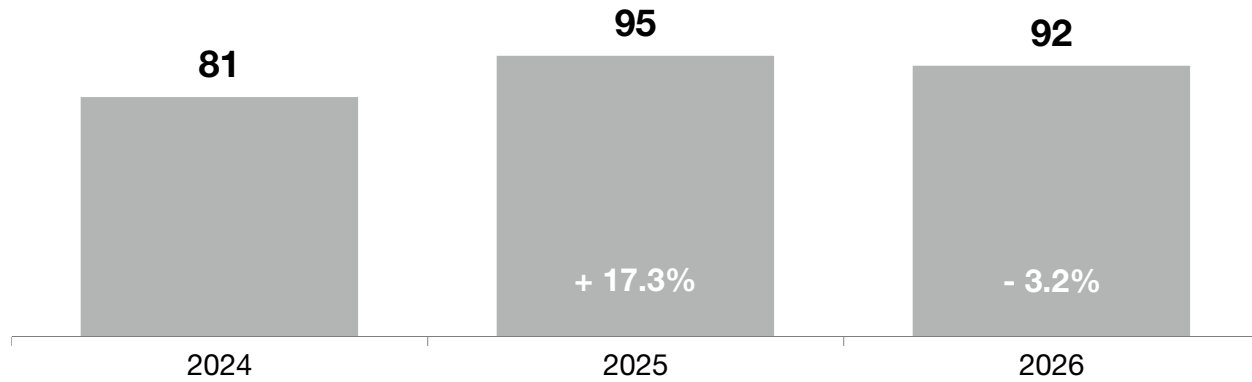
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# List to Close

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

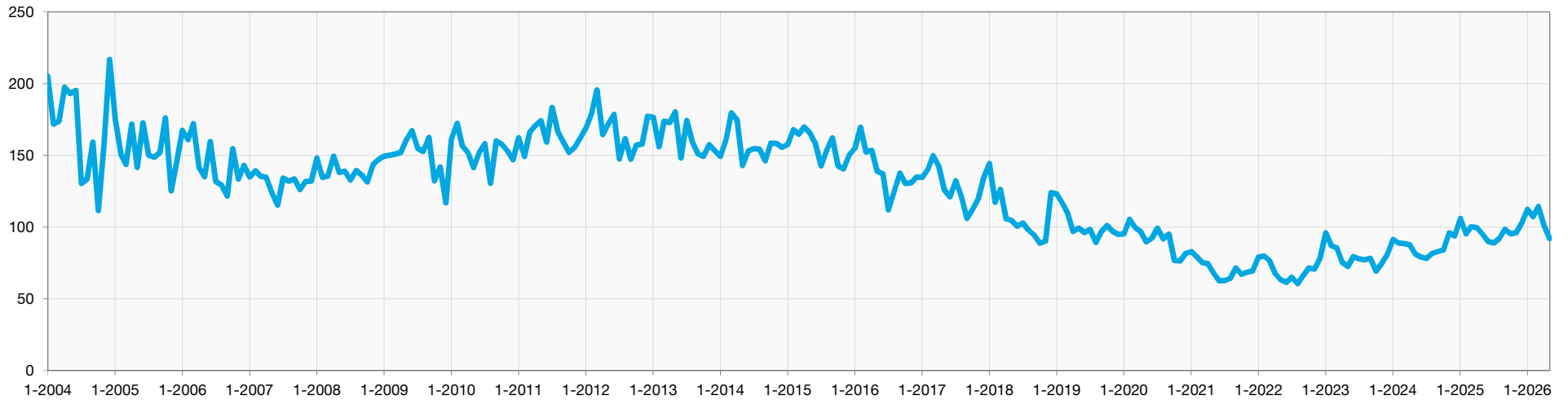


## May



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	112	106	+ 5.7%
February 2026	107	95	+ 12.6%
March 2026	114	100	+ 14.0%
April 2026	101	100	+ 1.0%
<b>May 2026</b>	<b>92</b>	<b>95</b>	<b>- 3.2%</b>
12-Month Avg	98	91	+ 7.7%

## Historical List to Close



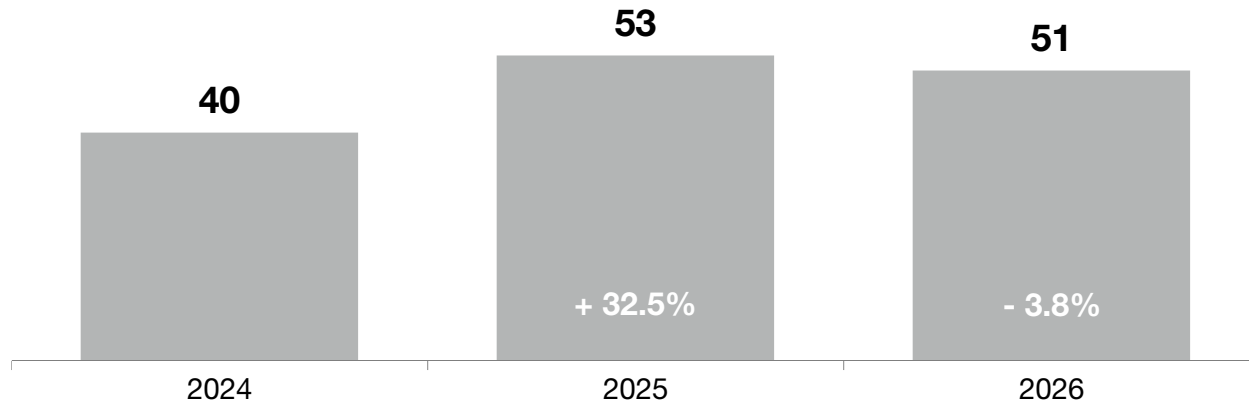
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# Days on Market



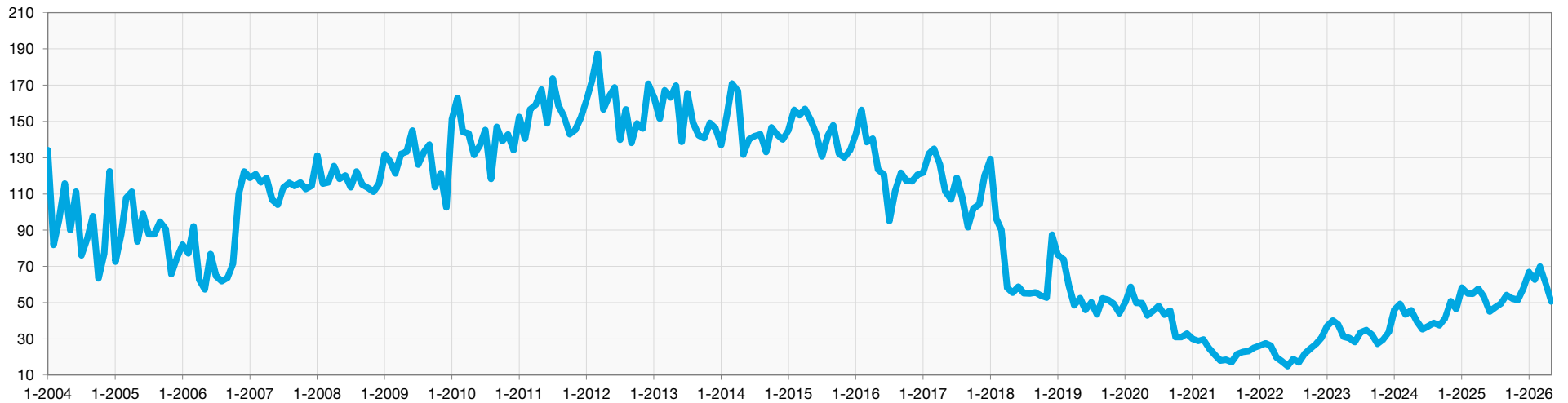
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

## May



Month	Current Activity	One Year Previous	+/-
June 2025	45	35	+ 28.6%
July 2025	47	37	+ 27.0%
August 2025	49	39	+ 25.6%
September 2025	54	37	+ 45.9%
October 2025	52	41	+ 26.8%
November 2025	51	51	0.0%
December 2025	58	47	+ 23.4%
January 2026	67	58	+ 15.5%
February 2026	63	55	+ 14.5%
March 2026	70	55	+ 27.3%
April 2026	60	58	+ 3.4%
<b>May 2026</b>	<b>51</b>	<b>53</b>	<b>- 3.8%</b>
12-Month Avg	55	47	+ 17.0%

## Historical Days on Market



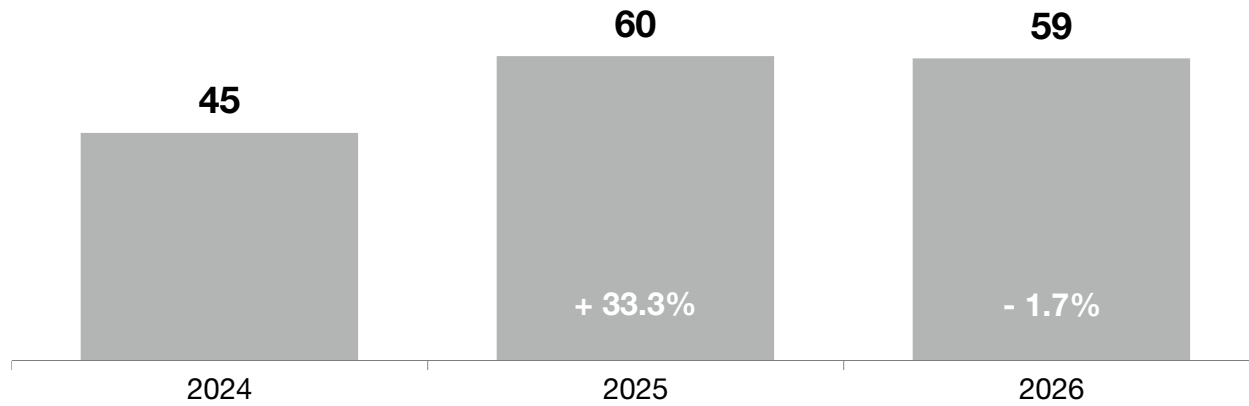
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# Cumulative Days on Market



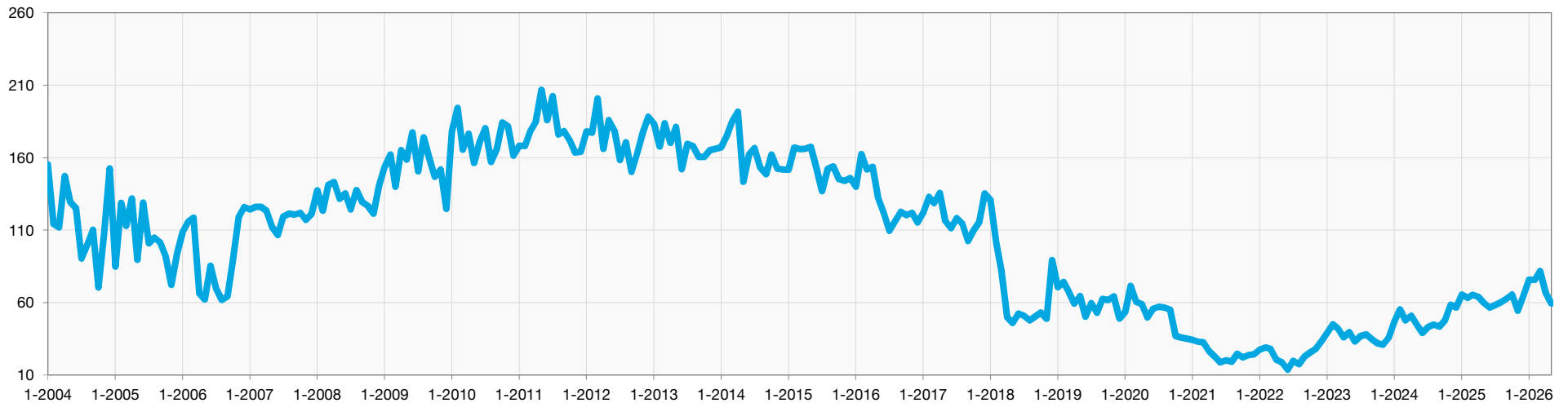
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

## May



Month	Current Activity	One Year Previous	+/-
June 2025	57	39	+ 46.2%
July 2025	58	43	+ 34.9%
August 2025	60	45	+ 33.3%
September 2025	63	43	+ 46.5%
October 2025	65	48	+ 35.4%
November 2025	54	58	- 6.9%
December 2025	64	57	+ 12.3%
January 2026	76	66	+ 15.2%
February 2026	76	63	+ 20.6%
March 2026	82	65	+ 26.2%
April 2026	67	64	+ 4.7%
<b>May 2026</b>	<b>59</b>	<b>60</b>	<b>- 1.7%</b>
12-Month Avg	64	54	+ 18.5%

## Historical Cumulative Days on Market



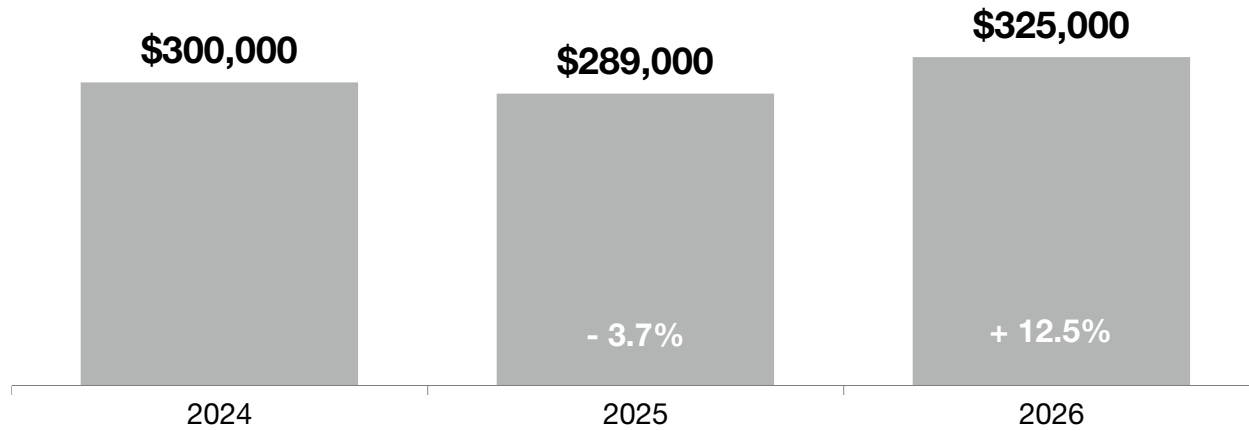
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# Median Sales Price

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



## May



Month	Current Activity	One Year Previous	+ / -
June 2025	\$315,000	\$294,999	+ 6.8%
July 2025	\$289,038	\$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%
December 2025	\$312,500	\$281,500	+ 11.0%
January 2026	\$309,500	\$292,250	+ 5.9%
February 2026	\$299,900	\$290,000	+ 3.4%
March 2026	\$317,500	\$299,000	+ 6.2%
April 2026	\$299,500	\$300,000	- 0.2%
<b>May 2026</b>	<b>\$325,000</b>	<b>\$289,000</b>	<b>+ 12.5%</b>
12-Month Avg	\$305,000	\$294,950	+ 3.4%

## Historical Median Sales Price



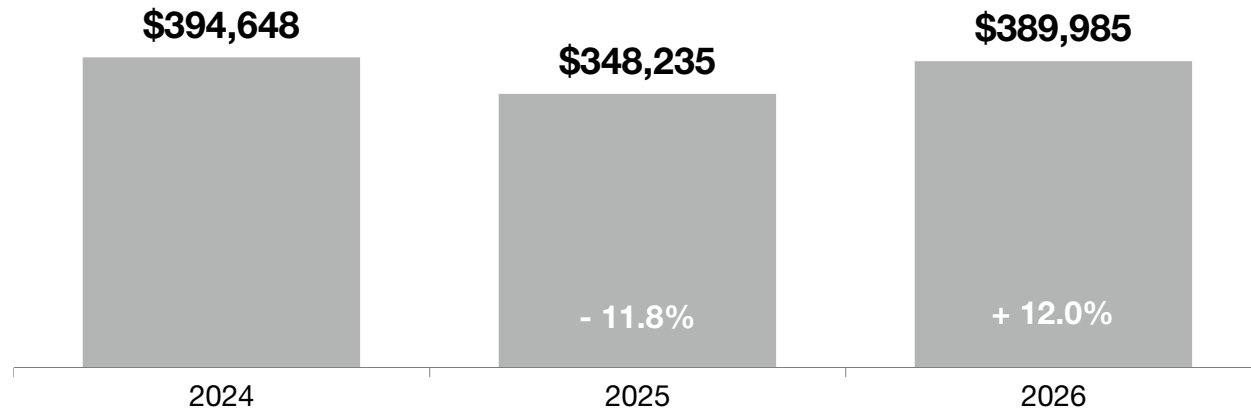
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# Average Sales Price

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

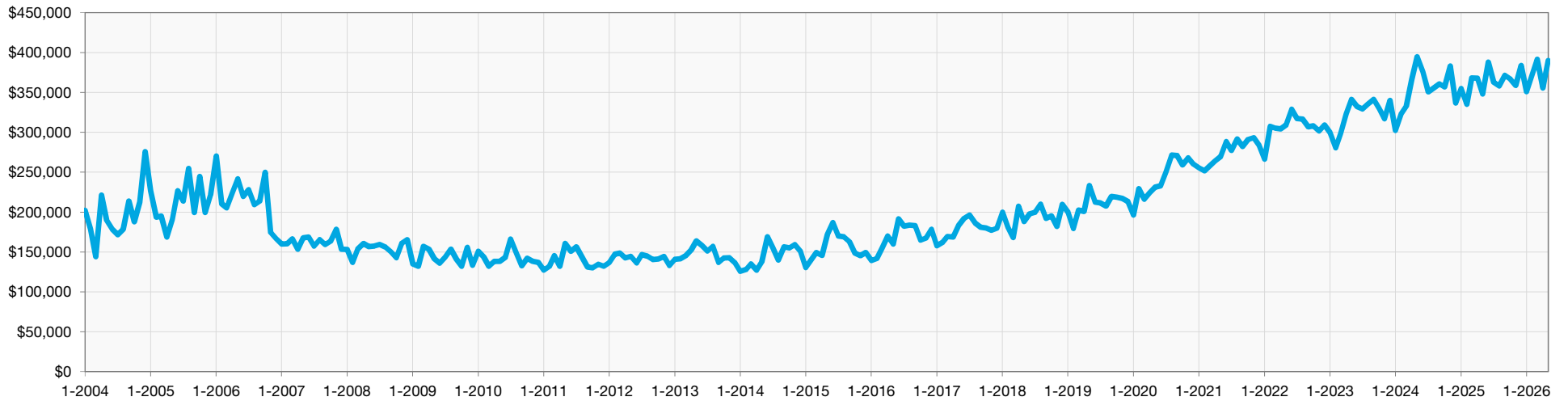


## May



Month	Current Activity	One Year Previous	+ / -
June 2025	\$387,835	\$375,883	+ 3.2%
July 2025	\$362,577	\$350,772	+ 3.4%
August 2025	\$358,056	\$355,489	+ 0.7%
September 2025	\$371,380	\$360,595	+ 3.0%
October 2025	\$366,787	\$356,846	+ 2.8%
November 2025	\$358,648	\$382,952	- 6.3%
December 2025	\$383,625	\$336,885	+ 13.9%
January 2026	\$350,901	\$354,899	- 1.1%
February 2026	\$372,601	\$335,189	+ 11.2%
March 2026	\$391,533	\$368,088	+ 6.4%
April 2026	\$355,481	\$367,865	- 3.4%
<b>May 2026</b>	<b>\$389,985</b>	<b>\$348,235</b>	<b>+ 12.0%</b>
12-Month Avg	\$371,197	\$357,852	+ 3.7%

## Historical Average Sales Price



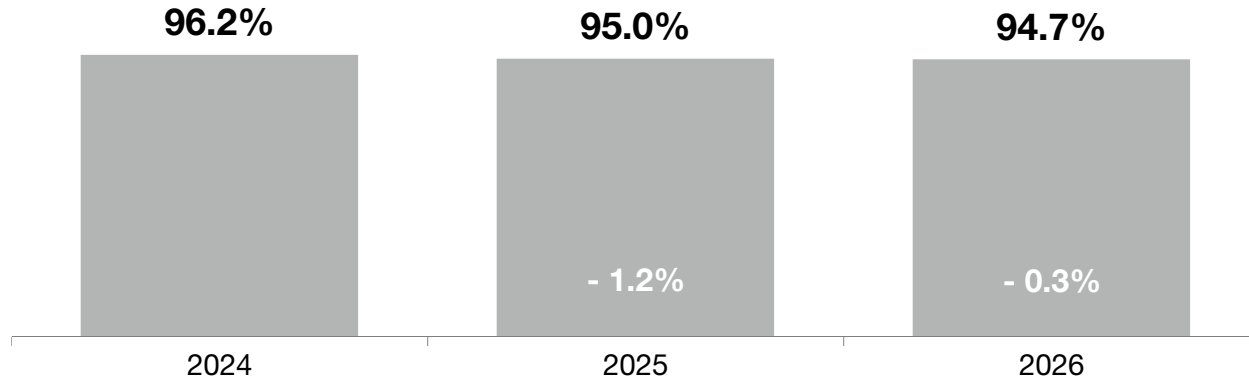
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# Percent of Original List Price Received



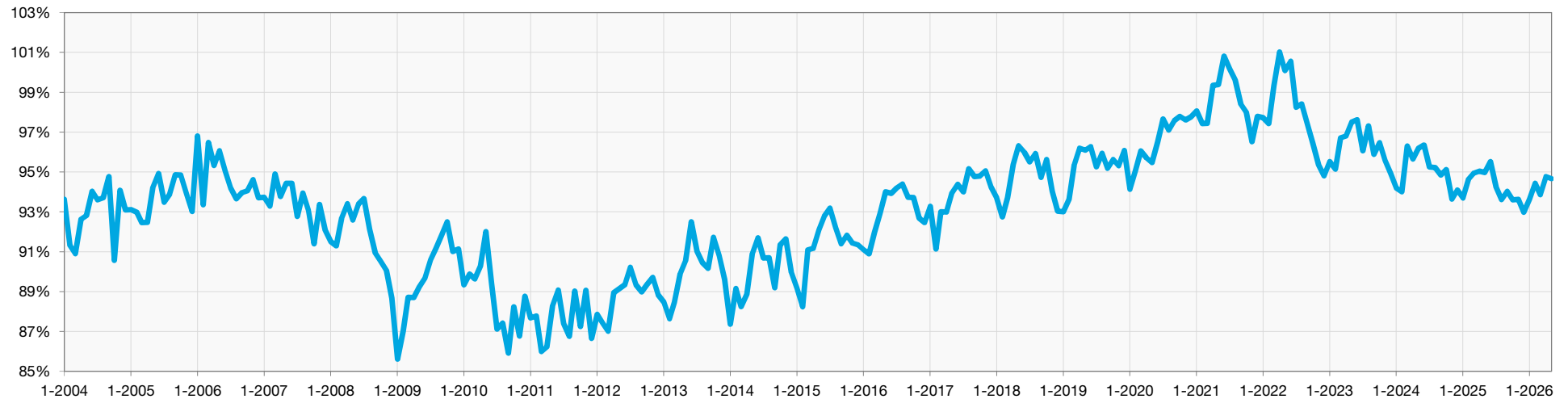
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## May



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	93.6%	93.7%	- 0.1%
February 2026	94.4%	94.6%	- 0.2%
March 2026	93.9%	94.9%	- 1.1%
April 2026	94.8%	95.0%	- 0.2%
<b>May 2026</b>	<b>94.7%</b>	<b>95.0%</b>	<b>- 0.3%</b>
12-Month Avg	94.1%	94.9%	- 0.8%

## Historical Percent of Original List Price Received



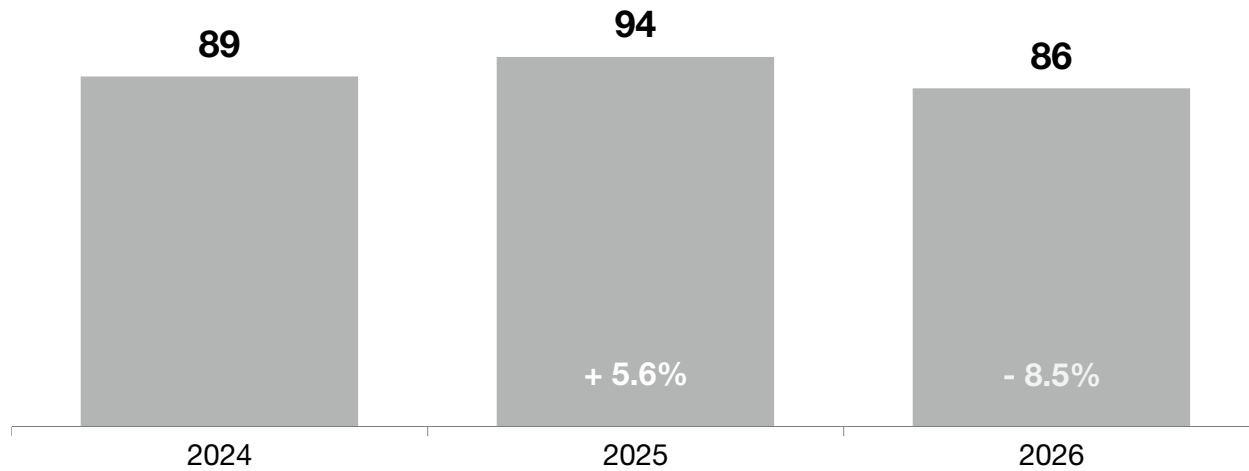
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# Housing Affordability Index



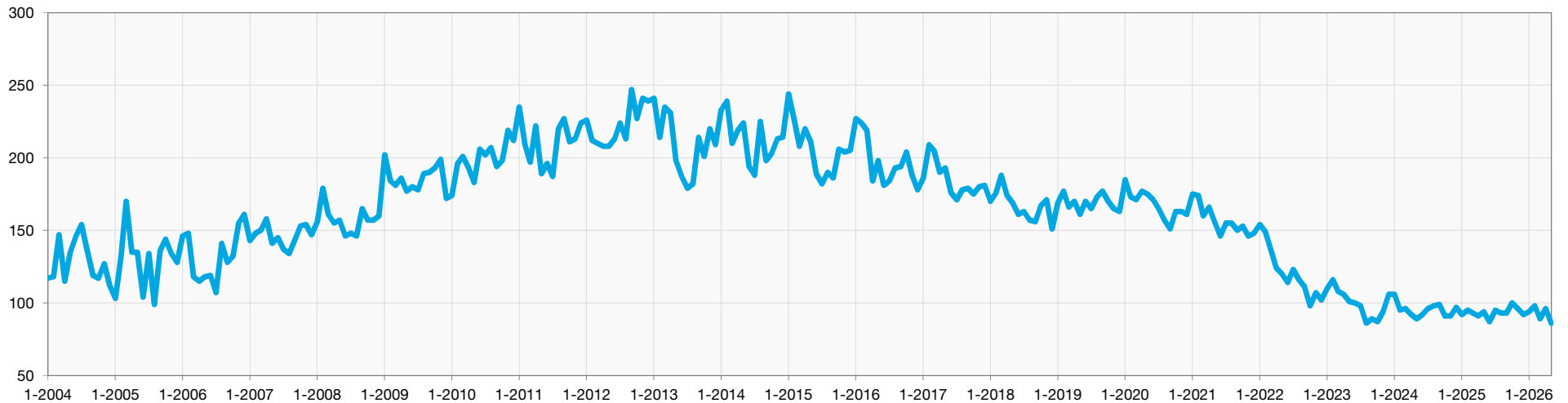
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

May



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	94	92	+ 2.2%
February 2026	98	95	+ 3.2%
March 2026	89	93	- 4.3%
April 2026	96	91	+ 5.5%
<b>May 2026</b>	<b>86</b>	<b>94</b>	<b>- 8.5%</b>
12-Month Avg	93	94	- 1.1%

## Historical Housing Affordability Index



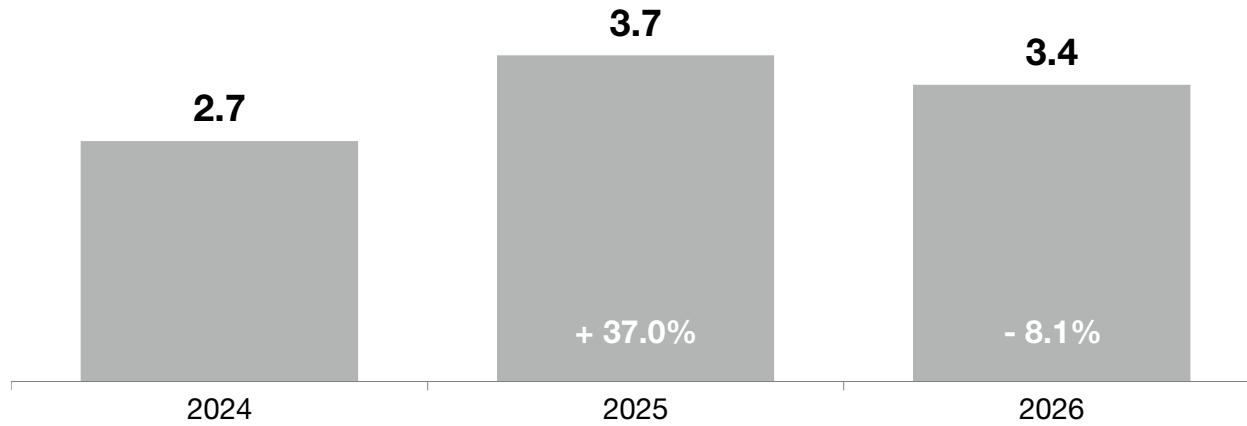
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# Months Supply of Homes for Sale

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.

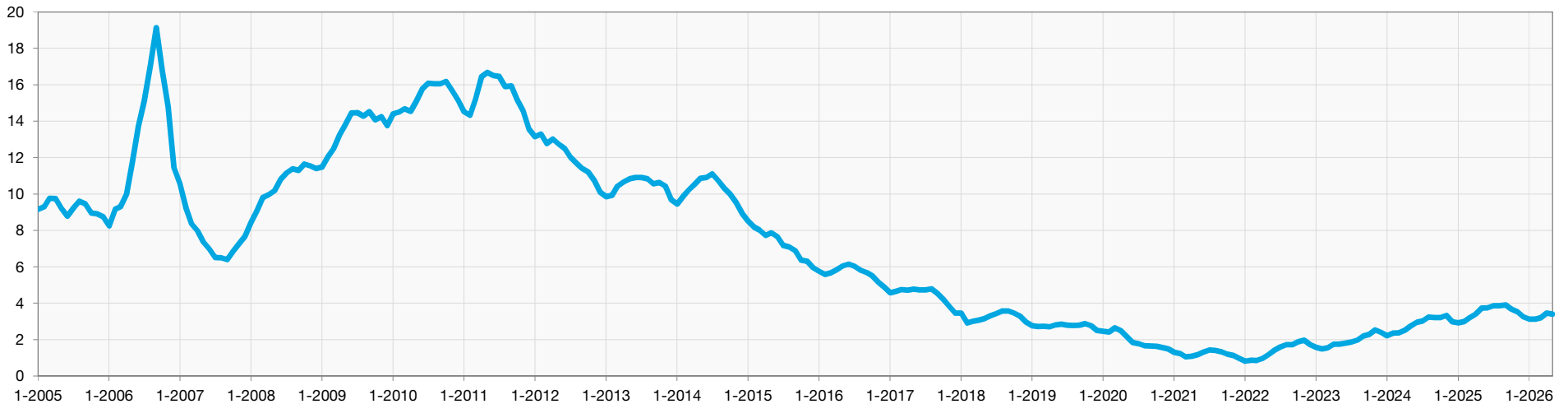


## May



Month	Current Activity	One Year Previous	+ / -
June 2025	3.7	2.9	+ 27.6%
July 2025	3.9	3.0	+ 30.0%
August 2025	3.9	3.2	+ 21.9%
September 2025	3.9	3.2	+ 21.9%
October 2025	3.7	3.2	+ 15.6%
November 2025	3.5	3.3	+ 6.1%
December 2025	3.3	3.0	+ 10.0%
January 2026	3.1	2.9	+ 6.9%
February 2026	3.1	3.0	+ 3.3%
March 2026	3.2	3.2	0.0%
April 2026	3.5	3.4	+ 2.9%
<b>May 2026</b>	<b>3.4</b>	<b>3.7</b>	<b>- 8.1%</b>
12-Month Avg	3.5	3.2	+ 9.4%

## 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.