Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending August 1, 2026

Data current as of August 10, 2026

Over the past four weeks, the U.S. real estate market entered a typical summer slowdown exacerbated by borrowing pressures as average 30-year fixed mortgage rates spiked to a high of 6.66%. Despite these elevated rates tightening buyer budgets, underlying demand held firm, with pending home sales marking an eighth consecutive month of year-over-year growth at the national level.

In the Catawba region, for the week ending August 1:

- New Listings increased 17.1% to 151
- Pending Sales decreased 2.0% to 100
- Inventory increased 4.7% to 1,425

For the month of July:

- Median Sales Price increased 4.4% to $301,750
- List to Close increased 2.2% to 91
- Percent of Original List Price Received increased 0.7% to 94.9%
- Months Supply of Inventory increased 5.1% to 4.1

Quick Facts

+ 17.1%	- 2.0%	+ 4.7%
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.

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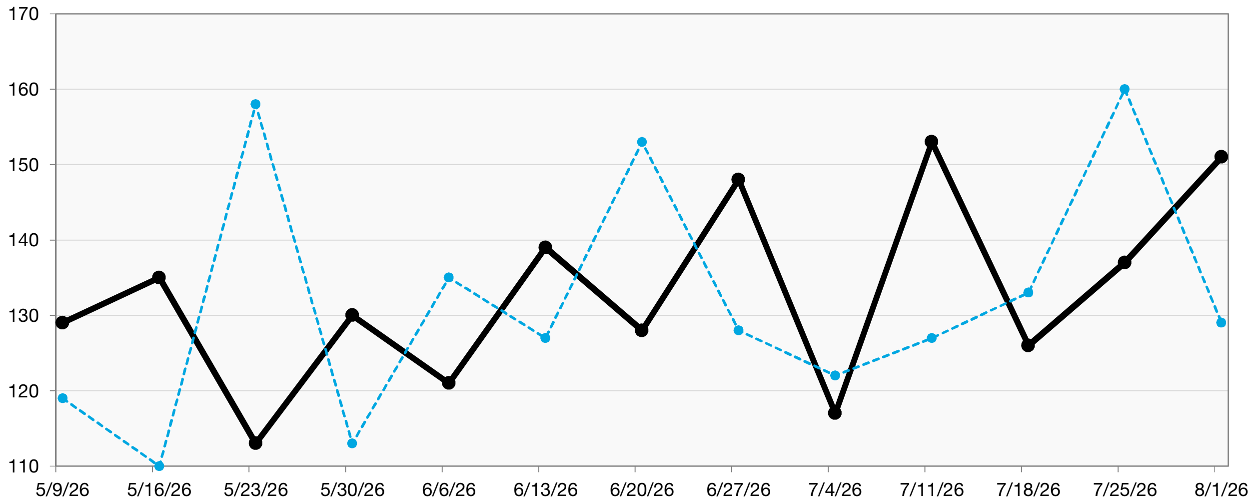
New Listings

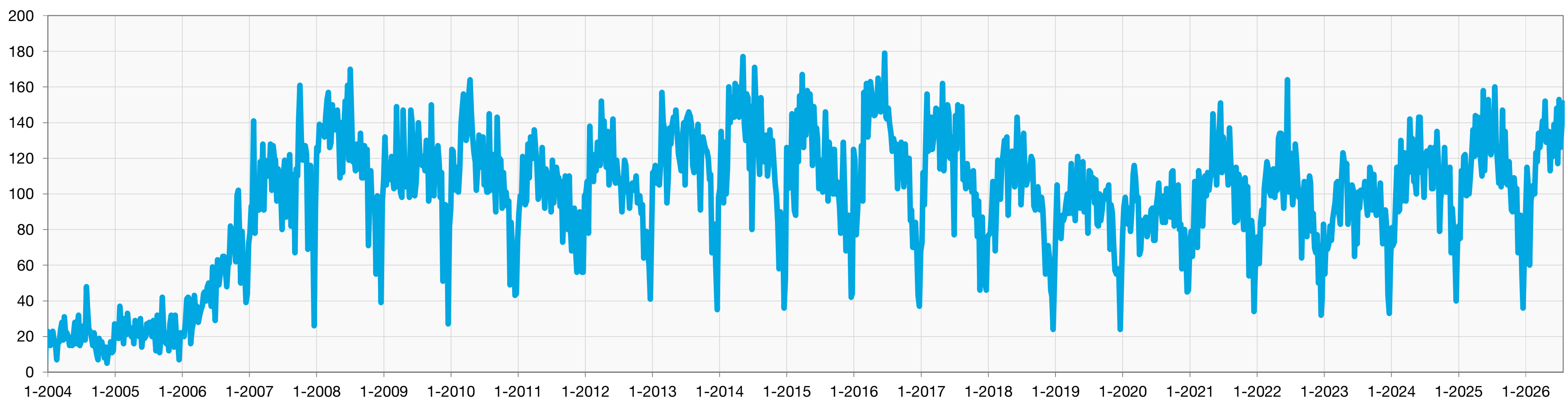
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
5/9/2026	129	119	+ 8.4%
5/16/2026	135	110	+ 22.7%
5/23/2026	113	158	- 28.5%
5/30/2026	130	113	+ 15.0%
6/6/2026	121	135	- 10.4%
6/13/2026	139	127	+ 9.4%
6/20/2026	128	153	- 16.3%
6/27/2026	148	128	+ 15.6%
7/4/2026	117	122	- 4.1%
7/11/2026	153	127	+ 20.5%
7/18/2026	126	133	- 5.3%
7/25/2026	137	160	- 14.4%
8/1/2026	**151**	**129**	**+ 17.1%**
3-Month Total	1,727	1,714	+ 0.8%

Historical New Listing Activity



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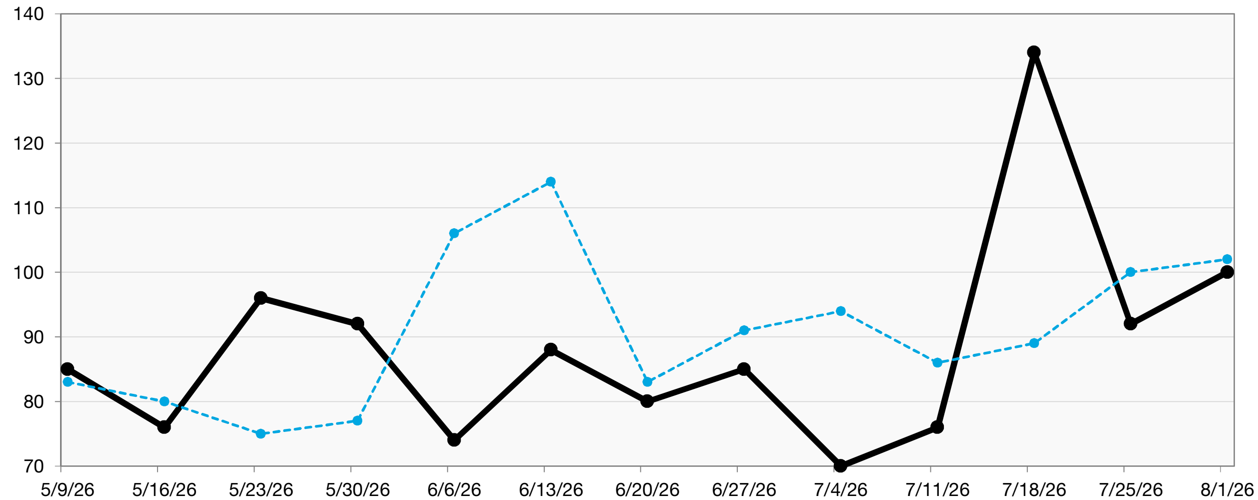
Pending Sales

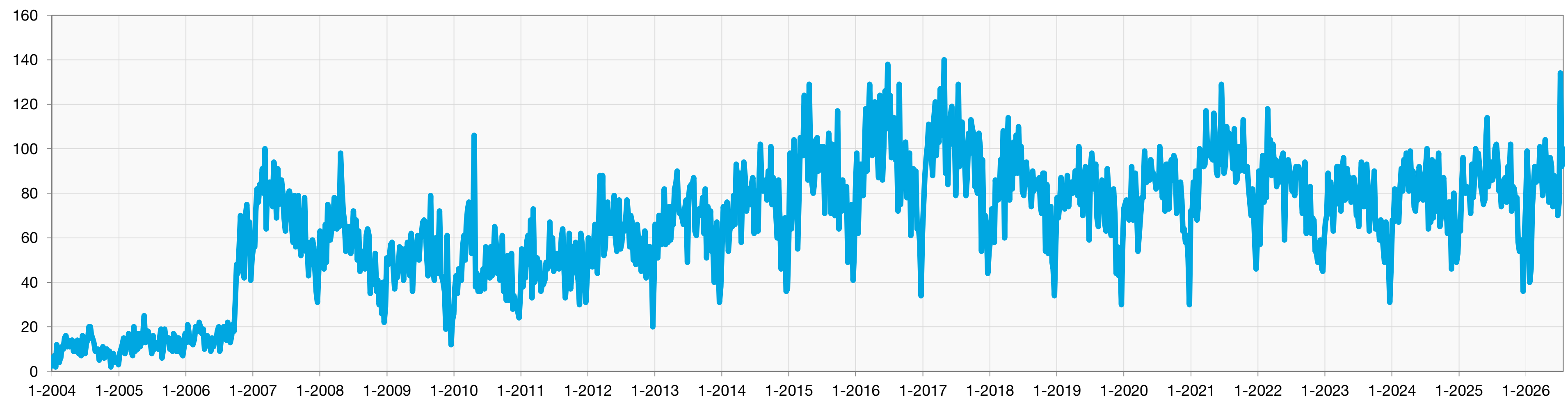
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
5/9/2026	85	83	+ 2.4%
5/16/2026	76	80	- 5.0%
5/23/2026	96	75	+ 28.0%
5/30/2026	92	77	+ 19.5%
6/6/2026	74	106	- 30.2%
6/13/2026	88	114	- 22.8%
6/20/2026	80	83	- 3.6%
6/27/2026	85	91	- 6.6%
7/4/2026	70	94	- 25.5%
7/11/2026	76	86	- 11.6%
7/18/2026	134	89	+ 50.6%
7/25/2026	92	100	- 8.0%
8/1/2026	**100**	**102**	**- 2.0%**
3-Month Total	1,148	1,180	- 2.7%

Historical Pending Sales Activity

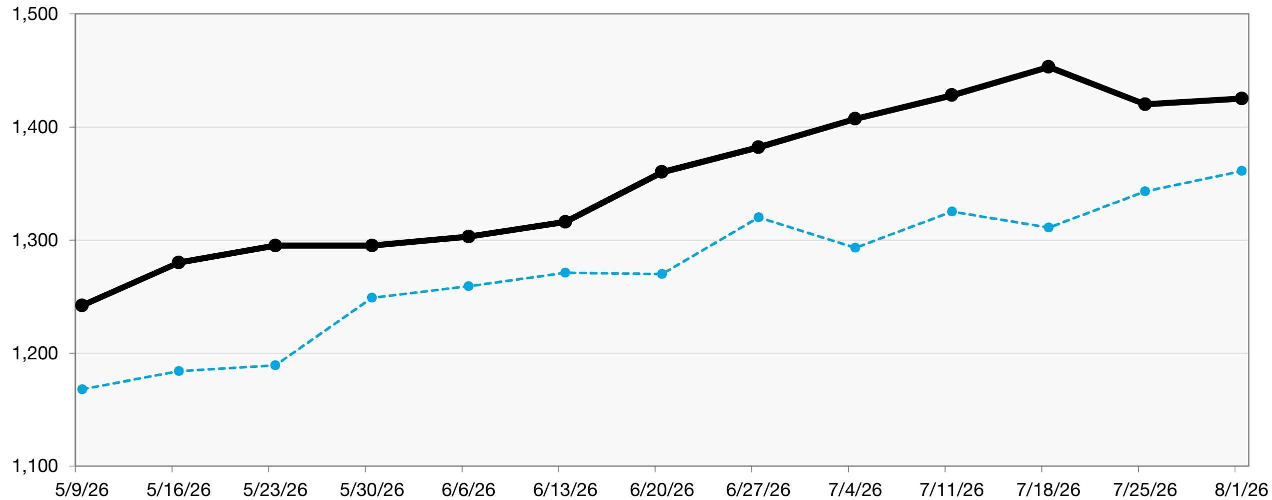


CanopyMLS, Inc. did not include ''showable'' under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly 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	+ / –
5/9/2026	1,242	1,168	+ 6.3%
5/16/2026	1,280	1,184	+ 8.1%
5/23/2026	1,295	1,189	+ 8.9%
5/30/2026	1,295	1,249	+ 3.7%
6/6/2026	1,303	1,259	+ 3.5%
6/13/2026	1,316	1,271	+ 3.5%
6/20/2026	1,360	1,270	+ 7.1%
6/27/2026	1,382	1,320	+ 4.7%
7/4/2026	1,407	1,293	+ 8.8%
7/11/2026	1,428	1,325	+ 7.8%
7/18/2026	1,453	1,311	+ 10.8%
7/25/2026	1,420	1,343	+ 5.7%
8/1/2026	**1,425**	**1,361**	**+ 4.7%**
3-Month Avg	1,354	1,273	+ 6.4%

Historical Inventory Activity

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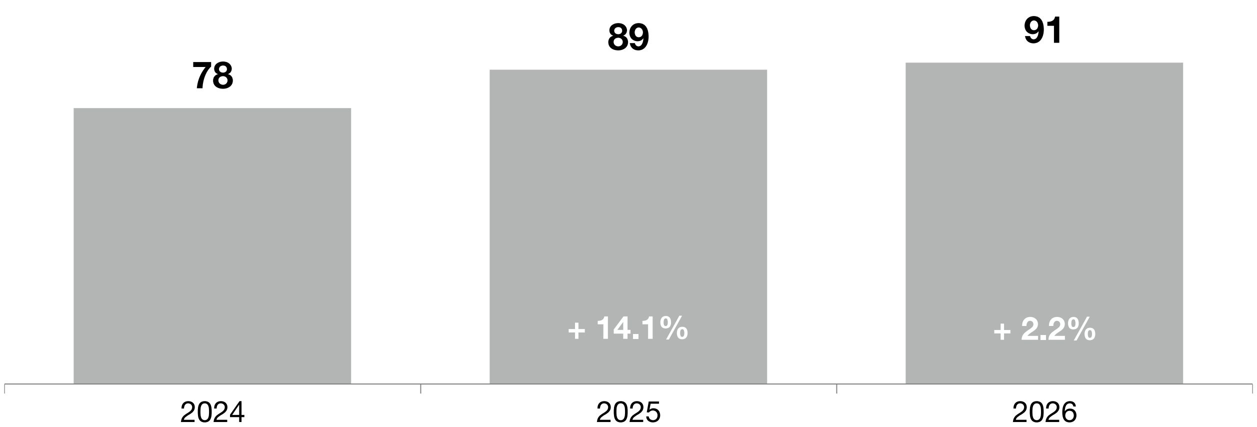
List to Close

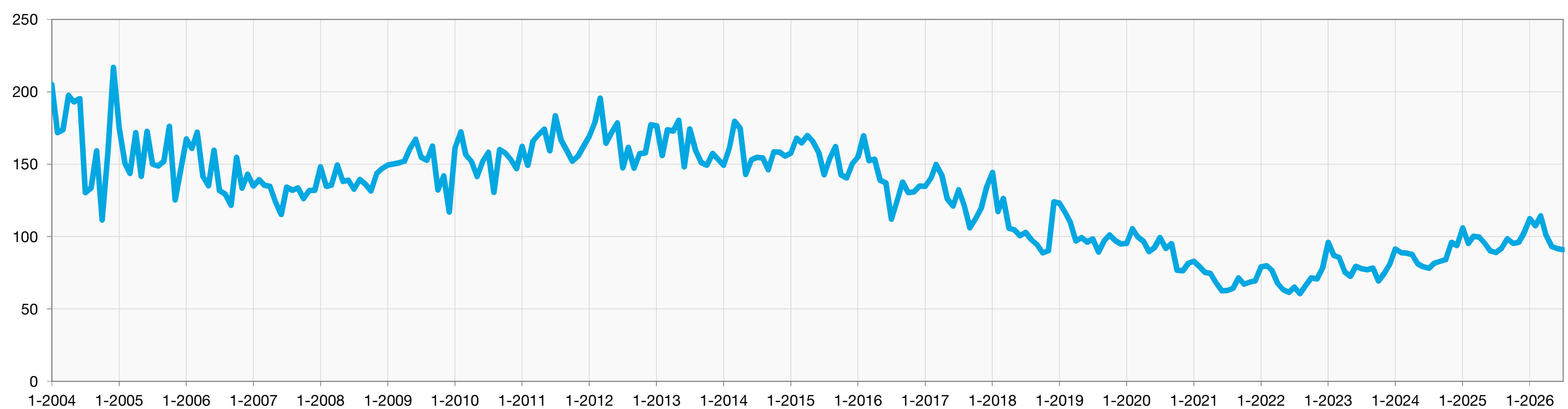
“List to Close” provides the total number of days specific to the MLS number from “Listing Date” to “Sold Date.”

July



Month	Current Activity	One Year Previous	+ / –
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	103	94	+ 9.6%
January 2026	112	106	+ 5.7%
February 2026	108	95	+ 13.7%
March 2026	114	100	+ 14.0%
April 2026	101	100	+ 1.0%
May 2026	93	95	- 2.1%
June 2026	92	90	+ 2.2%
July 2026	**91**	**89**	**+ 2.2%**
12-Month Avg	99	92	+ 7.6%

Historical List to Close



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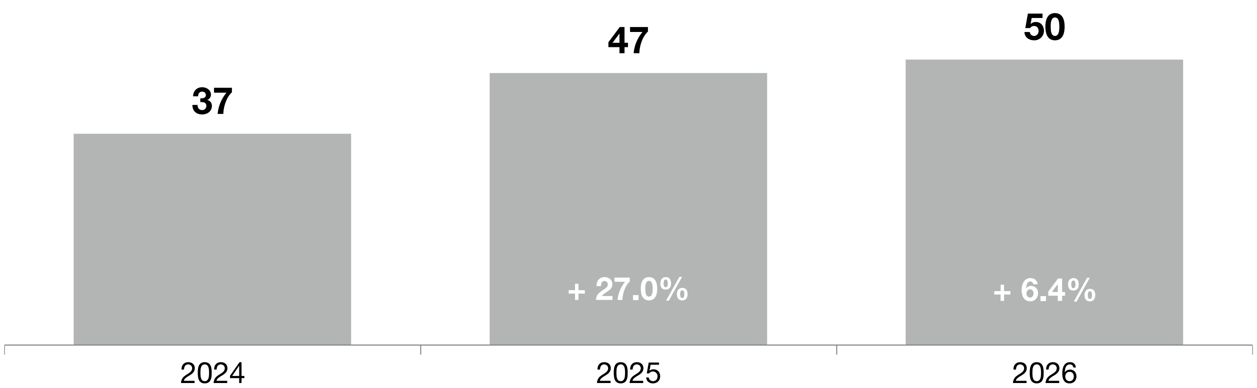
Days on Market

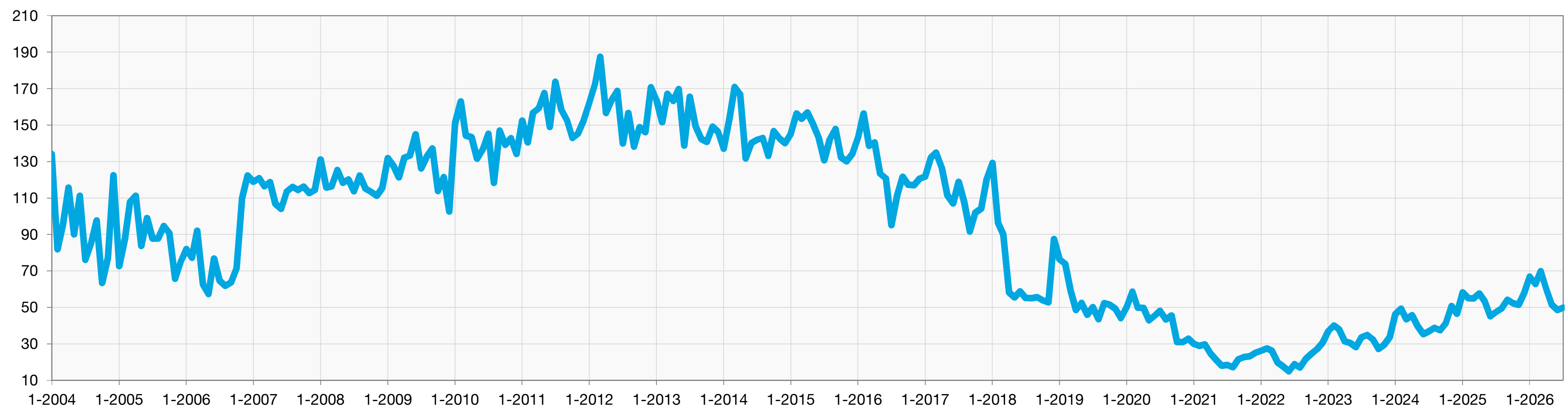
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

July



Month	Current Activity	One Year Previous	+/-
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%
May 2026	51	53	- 3.8%
June 2026	49	45	+ 8.9%
July 2026	**50**	**47**	**+ 6.4%**
12-Month Avg	55	49	+ 12.2%

Historical Days on Market



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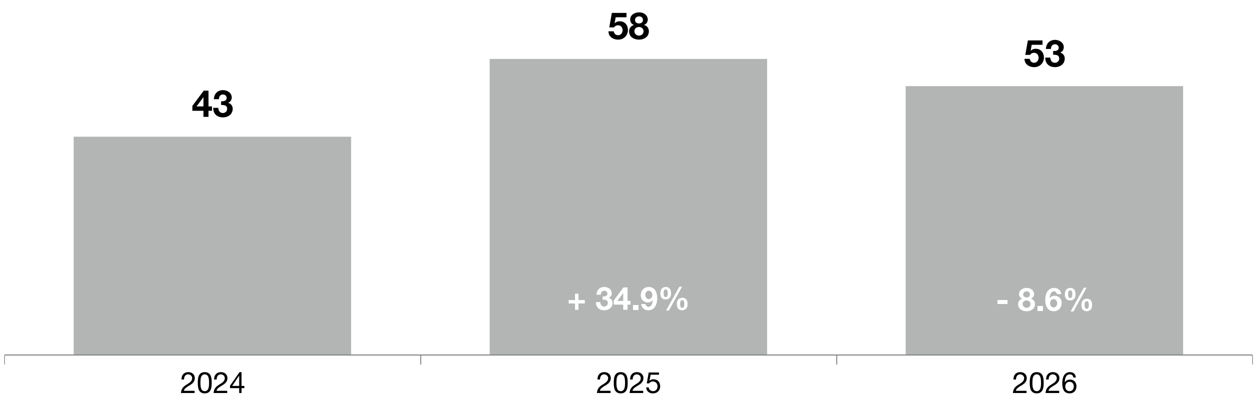
Cumulative Days on Market

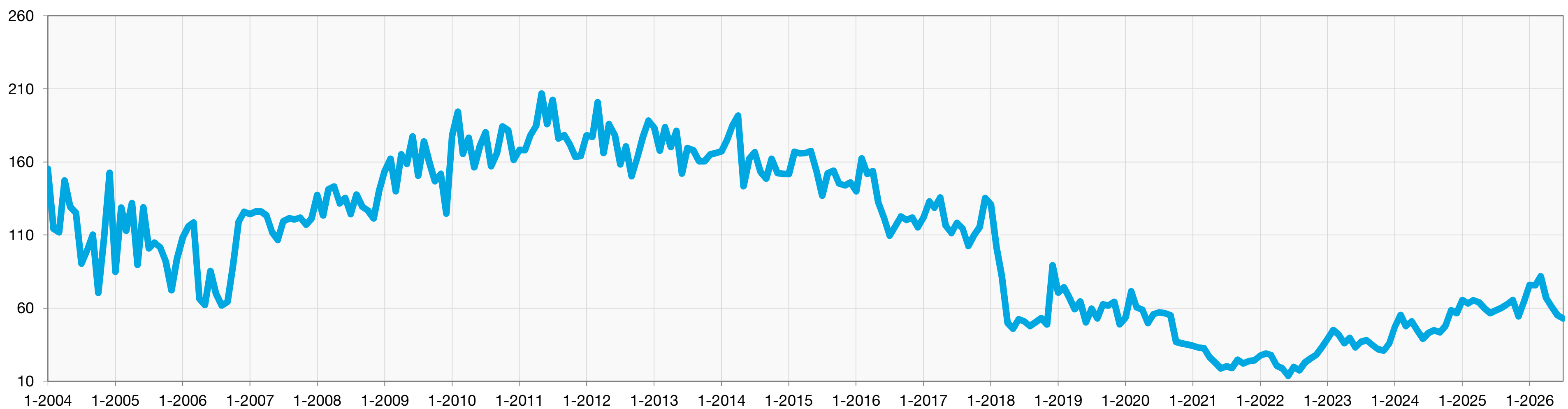
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

July



Month	Current Activity	One Year Previous	+/-
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	65	57	+ 14.0%
January 2026	76	66	+ 15.2%
February 2026	76	63	+ 20.6%
March 2026	82	65	+ 26.2%
April 2026	67	64	+ 4.7%
May 2026	61	60	+ 1.7%
June 2026	55	57	- 3.5%
July 2026	**53**	**58**	**- 8.6%**
12-Month Avg	64	57	+ 12.3%

Historical Cumulative Days on Market



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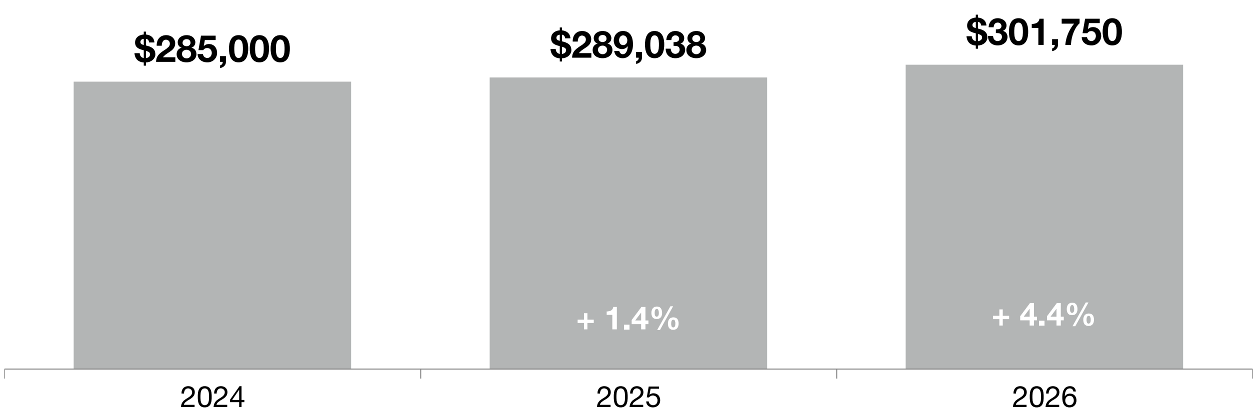
Median Sales Price

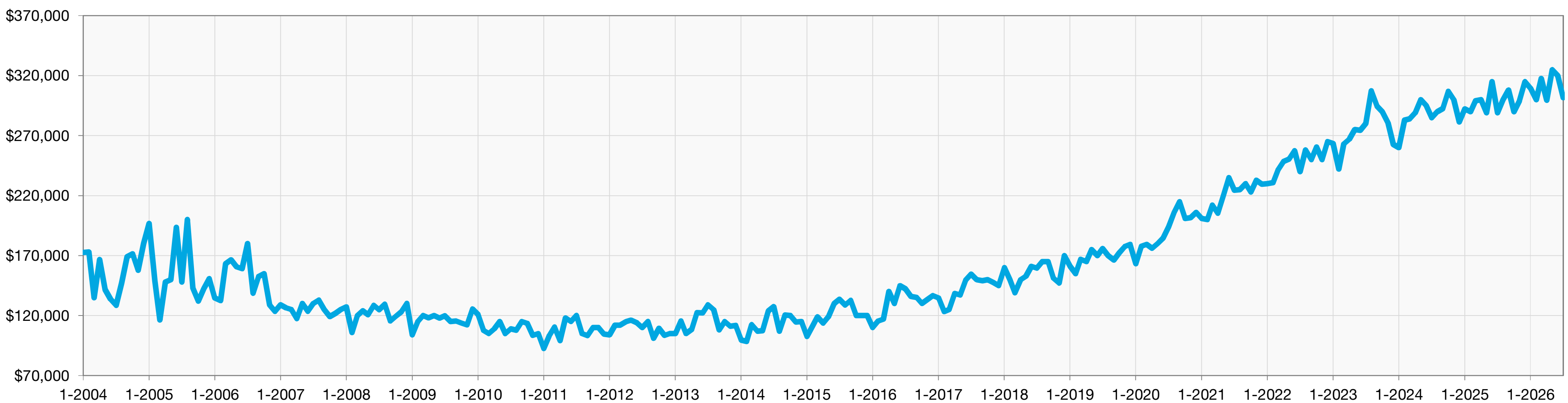
Median price point for all closed sales, not accounting for seller concessions, in a given month.

July



Month	Current Activity	One Year Previous	+ / –
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	$315,000	$281,500	+ 11.9%
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%
May 2026	$325,000	$289,000	+ 12.5%
June 2026	$320,000	$315,000	+ 1.6%
July 2026	**$301,750**	**$289,038**	**+ 4.4%**
12-Month Avg	$305,488	$298,200	+ 2.4%

Historical Median Sales Price



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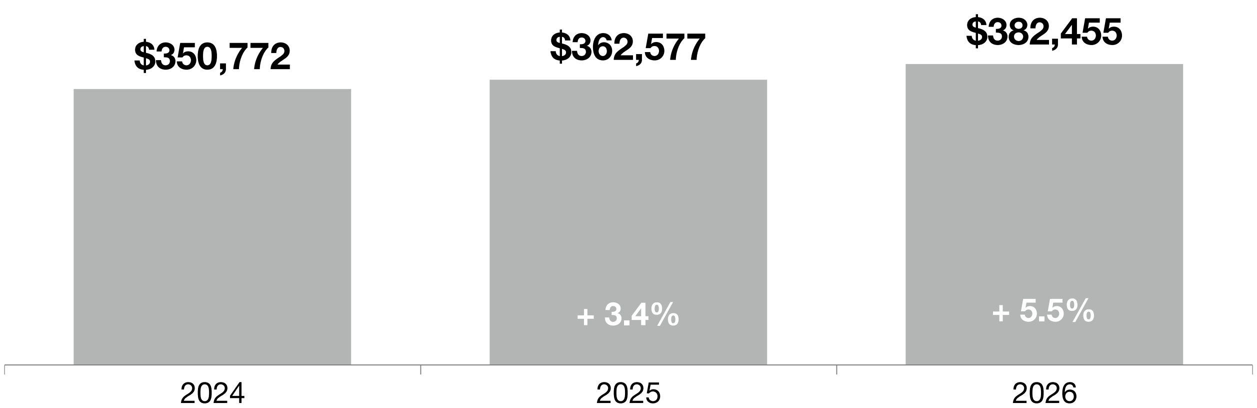
Average Sales Price

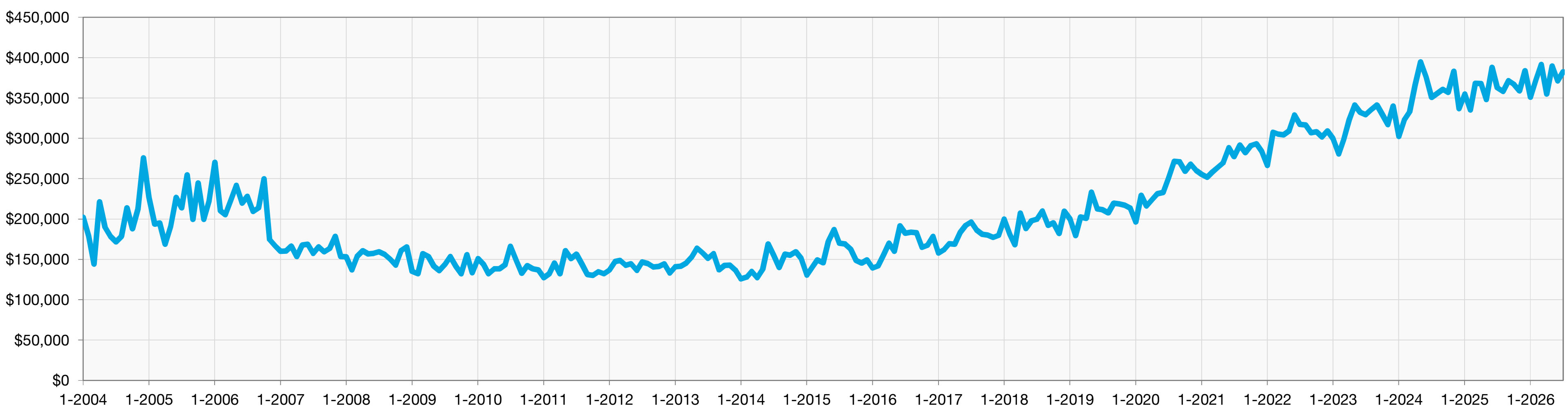
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

July



Month	Current Activity	One Year Previous	+ / –
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	$383,601	$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	$354,974	$367,865	- 3.5%
May 2026	$389,704	$348,235	+ 11.9%
June 2026	$371,261	$387,835	- 4.3%
July 2026	**$382,455**	**$362,577**	**+ 5.5%**
12-Month Avg	$371,515	$360,233	+ 3.1%

Historical Average Sales Price



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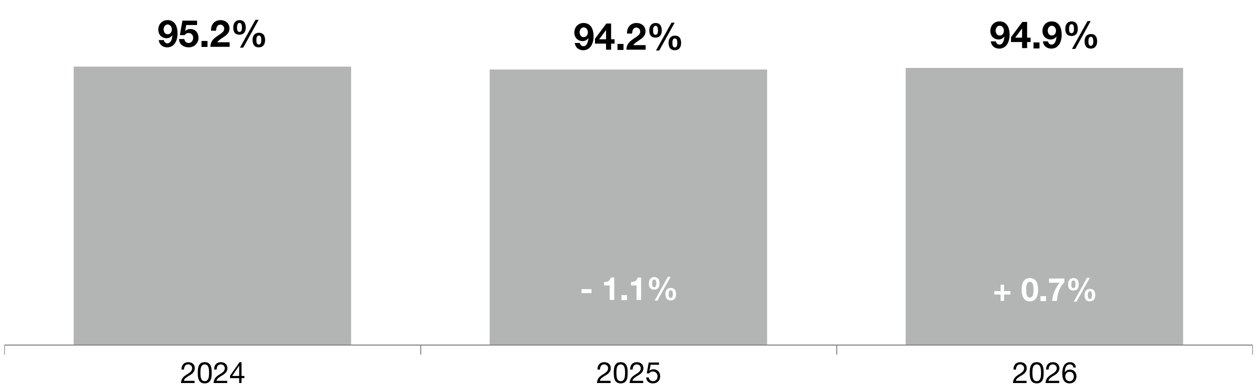
Percent of Original List Price Received

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.

July



Month	Current Activity	One Year Previous	+ / –
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%
May 2026	94.6%	95.0%	- 0.4%
June 2026	95.9%	95.5%	+ 0.4%
July 2026	**94.9%**	**94.2%**	**+ 0.7%**
12-Month Avg	94.2%	94.7%	- 0.5%

Historical Percent of Original List Price Received

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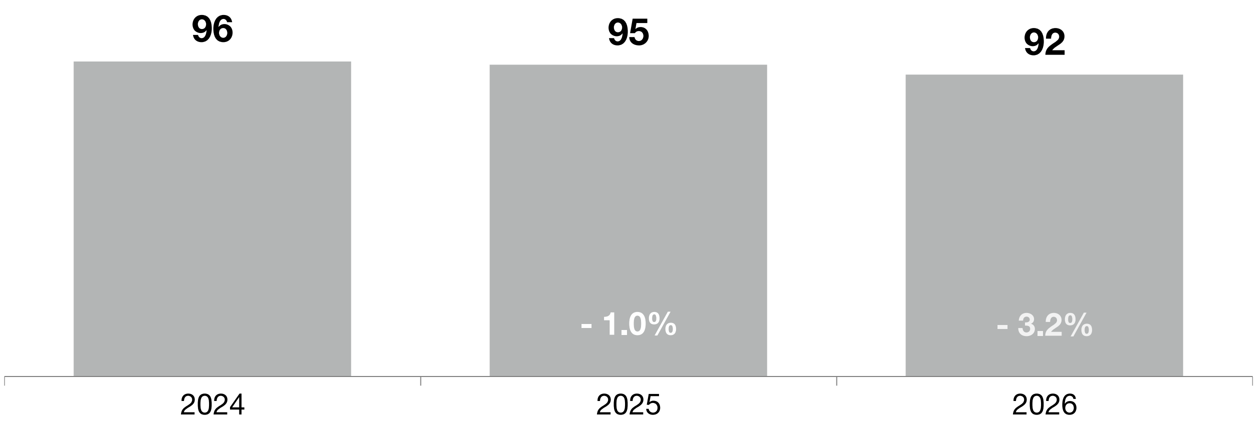
Housing Affordability Index

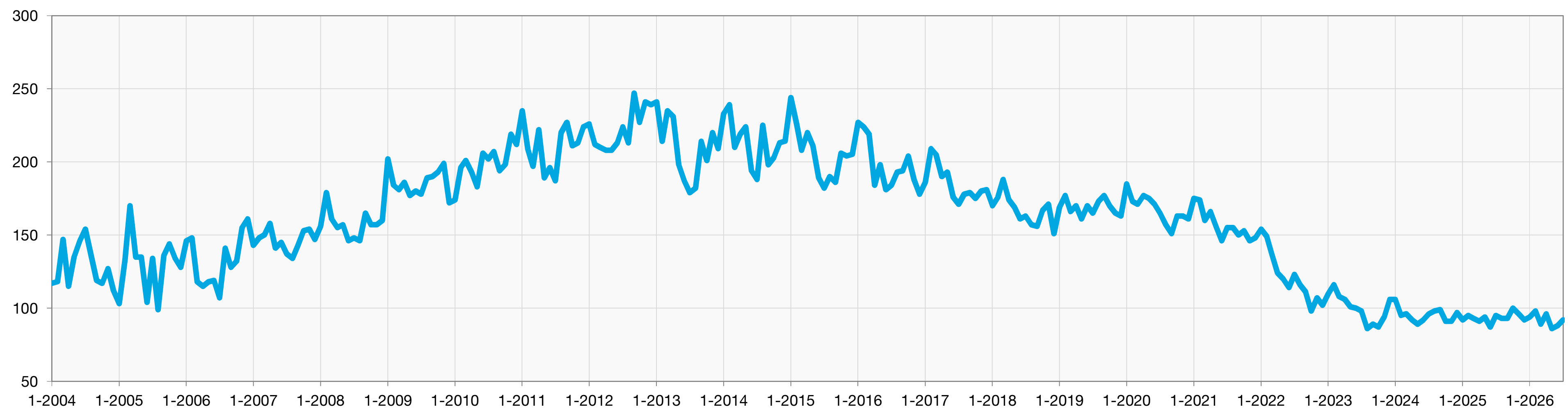
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

July



Month	Current Activity	One Year Previous	+ / –
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%
May 2026	86	94	- 8.5%
June 2026	88	87	+ 1.1%
July 2026	**92**	**95**	**- 3.2%**
12-Month Avg	93	94	- 1.1%

Historical Housing Affordability Index



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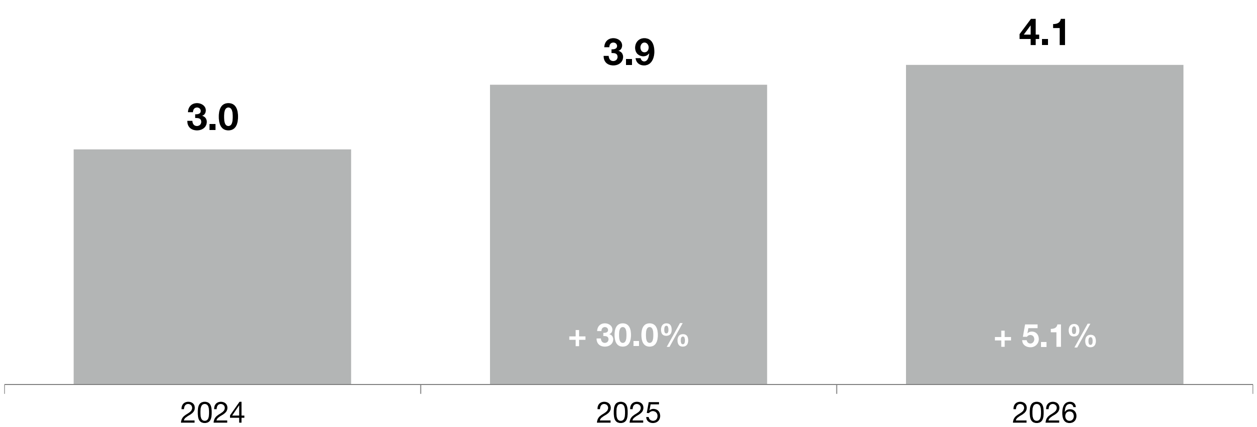
Months Supply of Homes for Sale

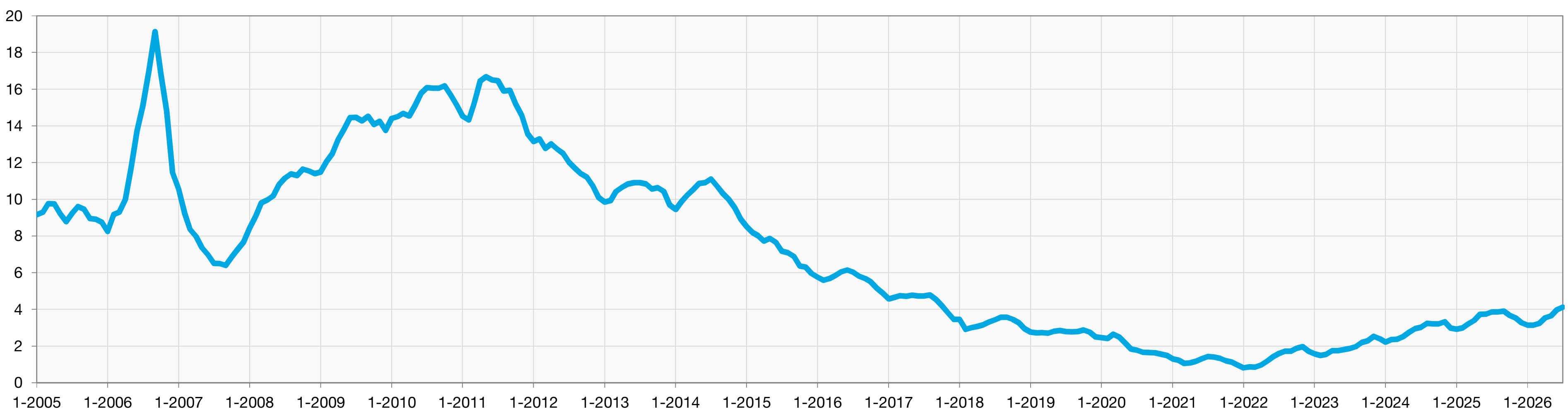
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

July



Month	Current Activity	One Year Previous	+ / –
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%
May 2026	3.6	3.7	- 2.7%
June 2026	4.0	3.7	+ 8.1%
July 2026	**4.1**	**3.9**	**+ 5.1%**
12-Month Avg	3.6	3.3	+ 9.1%

Historical Months Supply of Inventory



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