

Catawba Valley Region Weekly Market Activity Report

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

Data current as of October 12, 2026

Newly pending sales fell 8.5% from a year earlier in September and 11.2% from August, according to Zillow's September Market Report. Zillow's count of closed sales was 319,346, down 2.5% from a year earlier and 5.6% from August. The typical U.S. home value was \$366,913, up 1% from a year ago, while a typical mortgage payment of \$1,922 was 6.7% higher than last year, assuming a 20% down payment and excluding taxes and insurance. With 1.39 million homes for sale, 2.5% more than a year ago, and price cuts on 27.4% of listings, buyers still in the market have more room to negotiate.

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

- New Listings increased 36.2% to 143
- Pending Sales remained flat at 92
- Inventory increased 11.6% to 1,560

For the month of September:

- Median Sales Price decreased 2.9% to \$299,095
- List to Close decreased 5.1% to 93
- Percent of Original List Price Received increased 0.3% to 94.3%
- Months Supply of Inventory increased 12.8% to 4.4

Quick Facts

+ 36.2%	0.0%	+ 11.6%
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.

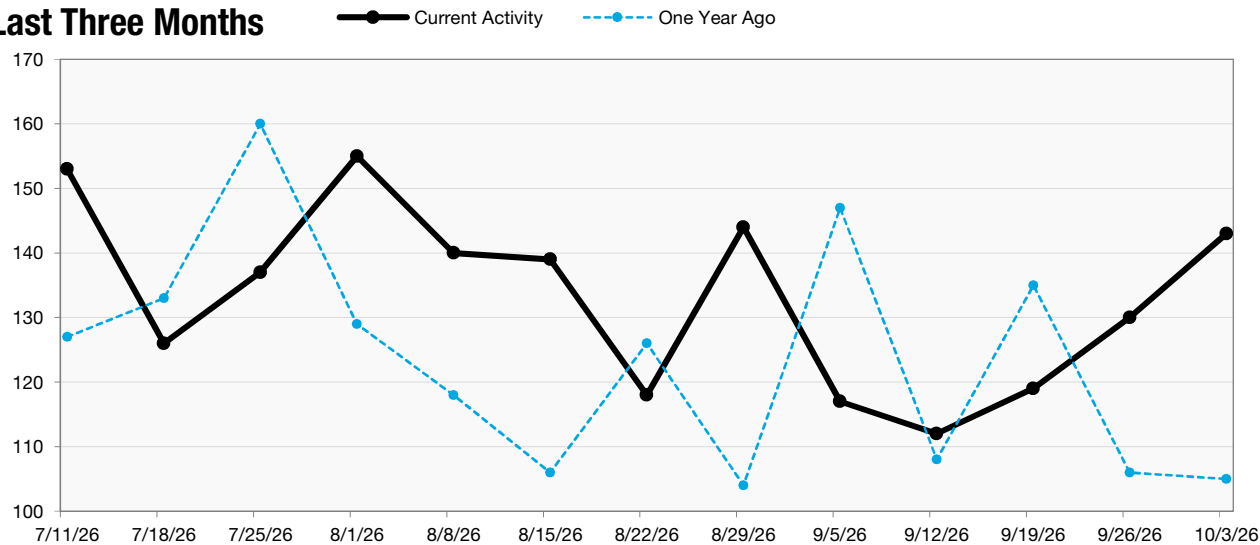


New Listings

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

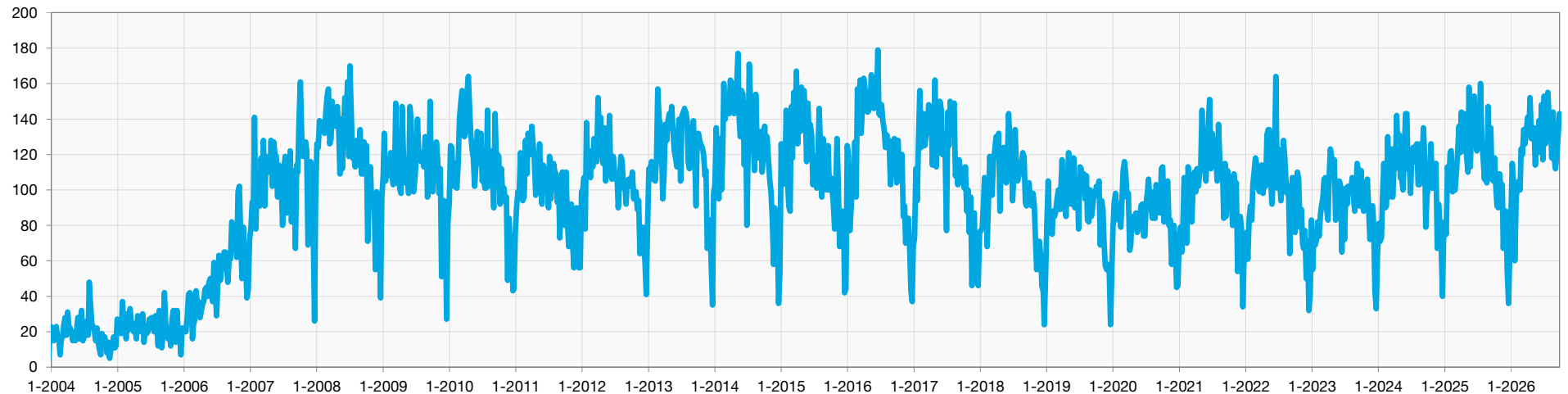


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/11/2026	153	127	+ 20.5%
7/18/2026	126	133	- 5.3%
7/25/2026	137	160	- 14.4%
8/1/2026	155	129	+ 20.2%
8/8/2026	140	118	+ 18.6%
8/15/2026	139	106	+ 31.1%
8/22/2026	118	126	- 6.3%
8/29/2026	144	104	+ 38.5%
9/5/2026	117	147	- 20.4%
9/12/2026	112	108	+ 3.7%
9/19/2026	119	135	- 11.9%
9/26/2026	130	106	+ 22.6%
10/3/2026	143	105	+ 36.2%
3-Month Total	1,733	1,604	+ 8.0%

Historical New Listing Activity



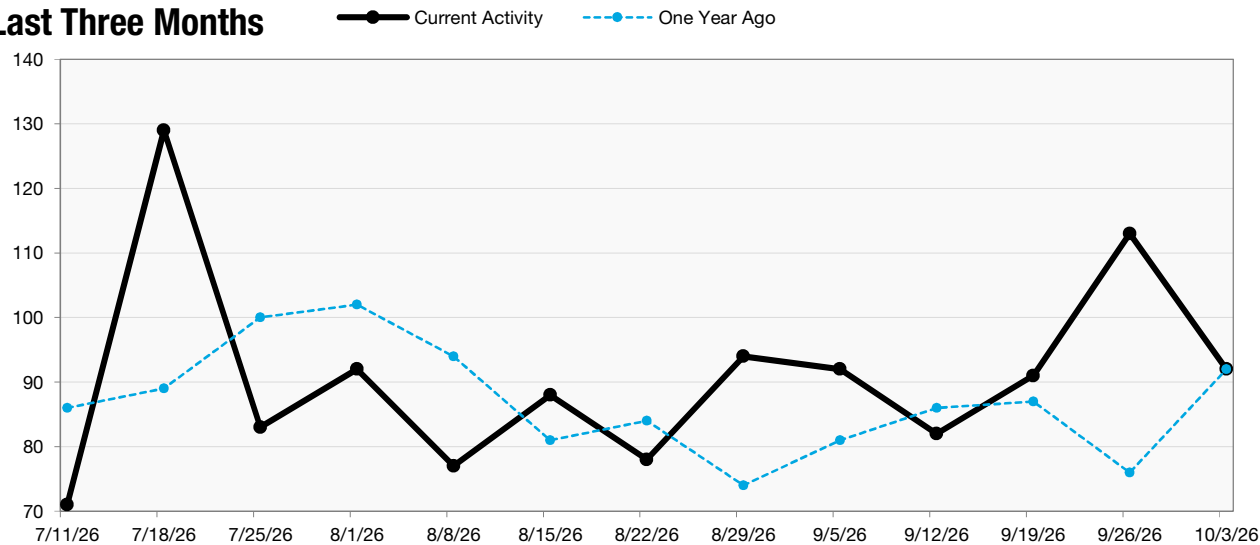
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Pending Sales

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.

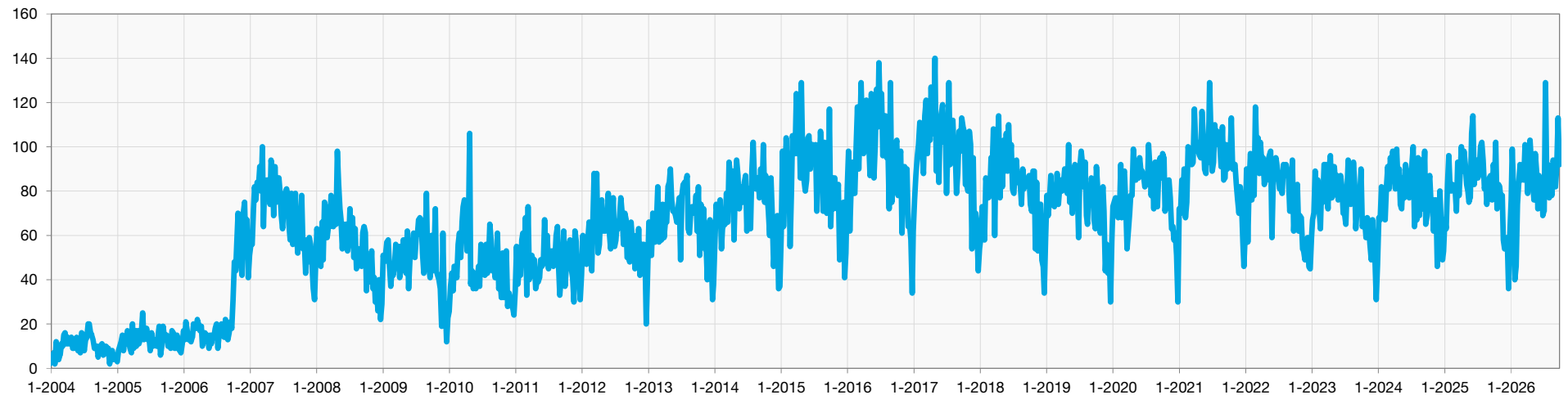


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/11/2026	71	86	- 17.4%
7/18/2026	129	89	+ 44.9%
7/25/2026	83	100	- 17.0%
8/1/2026	92	102	- 9.8%
8/8/2026	77	94	- 18.1%
8/15/2026	88	81	+ 8.6%
8/22/2026	78	84	- 7.1%
8/29/2026	94	74	+ 27.0%
9/5/2026	92	81	+ 13.6%
9/12/2026	82	86	- 4.7%
9/19/2026	91	87	+ 4.6%
9/26/2026	113	76	+ 48.7%
10/3/2026	92	92	0.0%
3-Month Total	1,182	1,132	+ 4.4%

Historical Pending Sales Activity



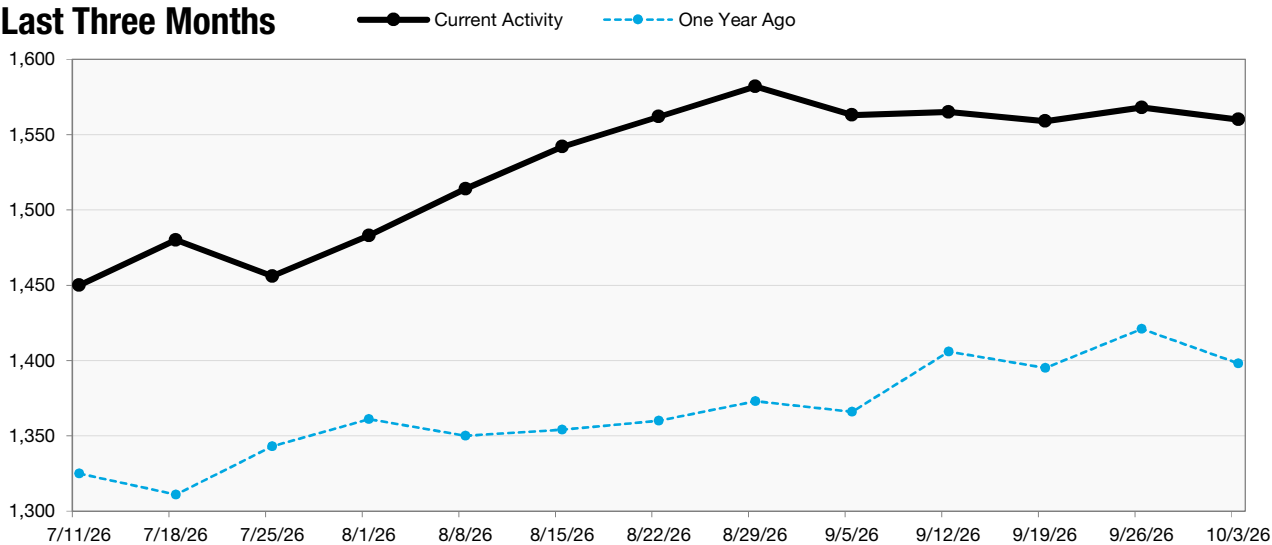
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes 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	+ / -
7/11/2026	1,450	1,325	+ 9.4%
7/18/2026	1,480	1,311	+ 12.9%
7/25/2026	1,456	1,343	+ 8.4%
8/1/2026	1,483	1,361	+ 9.0%
8/8/2026	1,514	1,350	+ 12.1%
8/15/2026	1,542	1,354	+ 13.9%
8/22/2026	1,562	1,360	+ 14.9%
8/29/2026	1,582	1,373	+ 15.2%
9/5/2026	1,563	1,366	+ 14.4%
9/12/2026	1,565	1,406	+ 11.3%
9/19/2026	1,559	1,395	+ 11.8%
9/26/2026	1,568	1,421	+ 10.3%
10/3/2026	1,560	1,398	+ 11.6%
3-Month Avg	1,530	1,366	+ 11.9%

Historical Inventory Activity



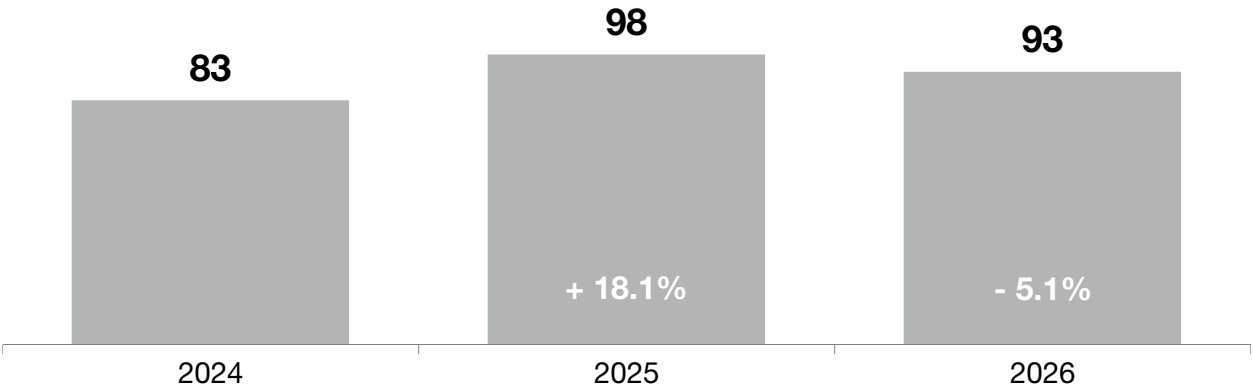
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List to Close

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

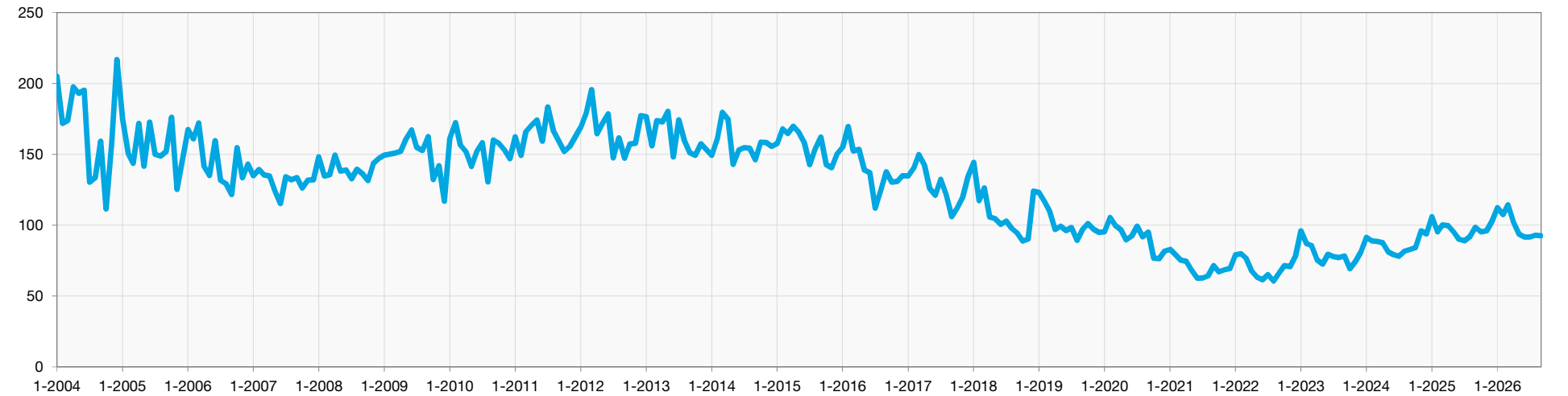


September



Month	Current Activity	One Year Previous	+ / -
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	102	100	+ 2.0%
May 2026	94	95	- 1.1%
June 2026	92	90	+ 2.2%
July 2026	92	89	+ 3.4%
August 2026	93	92	+ 1.1%
September 2026	93	98	- 5.1%
12-Month Avg	99	95	+ 4.2%

Historical List to Close



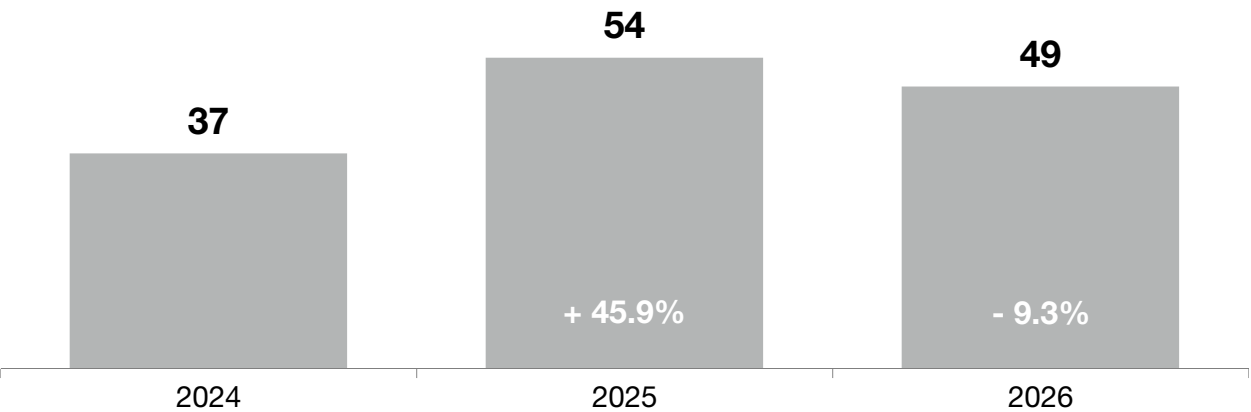
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Days on Market

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.

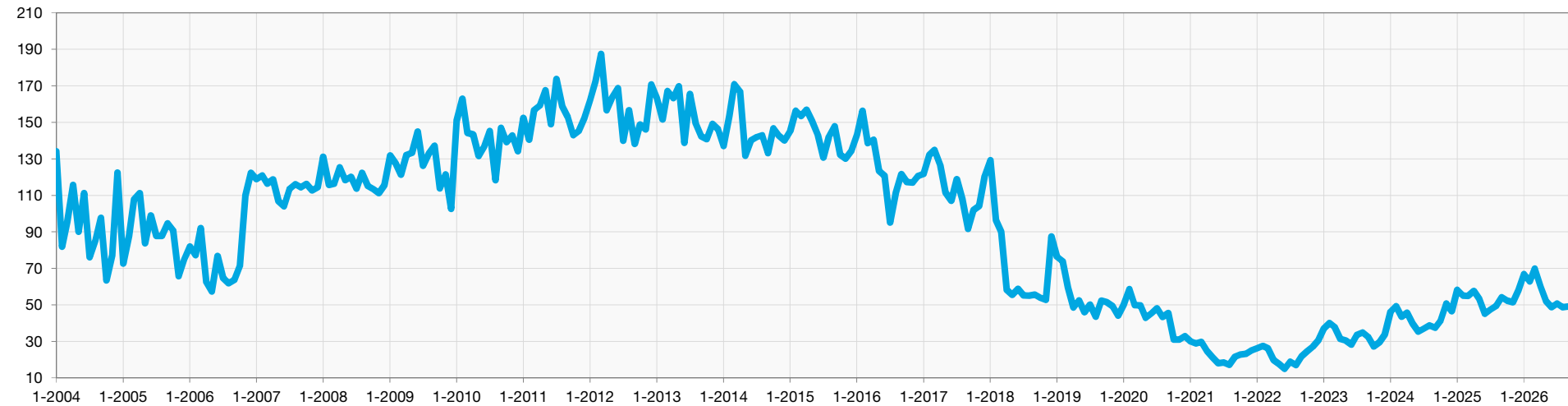


September



Month	Current Activity	One Year Previous	+/-
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	52	53	- 1.9%
June 2026	49	45	+ 8.9%
July 2026	51	47	+ 8.5%
August 2026	49	49	0.0%
September 2026	49	54	- 9.3%
12-Month Avg	55	51	+ 7.8%

Historical Days on Market



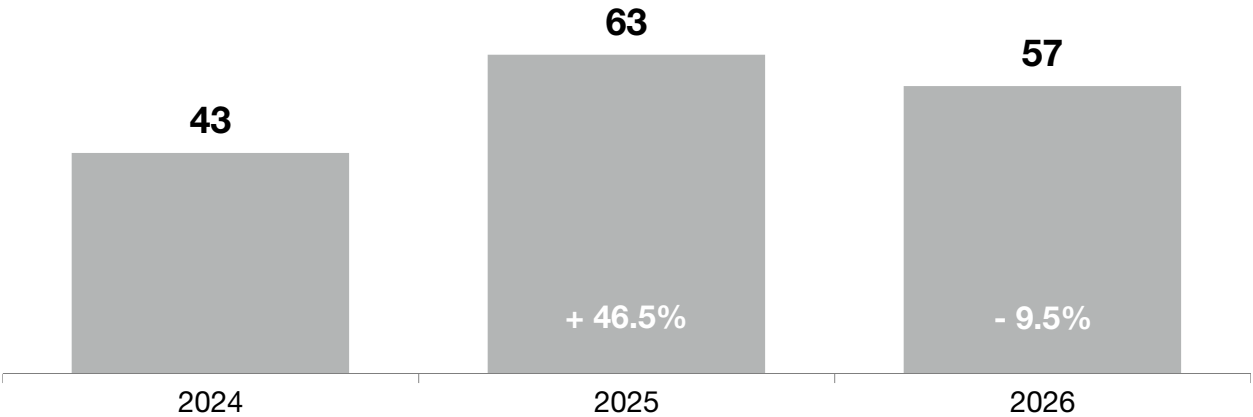
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Cumulative Days on Market

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.

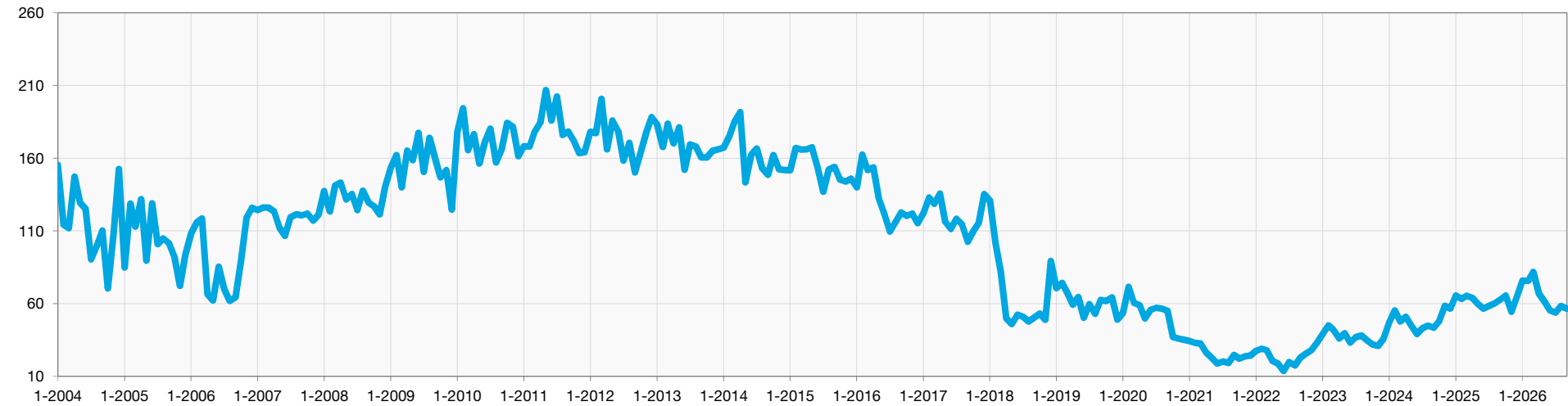


September



Month	Current Activity	One Year Previous	+/-
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	54	58	- 6.9%
August 2026	58	60	- 3.3%
September 2026	57	63	- 9.5%
12-Month Avg	63	60	+ 5.0%

Historical Cumulative Days on Market



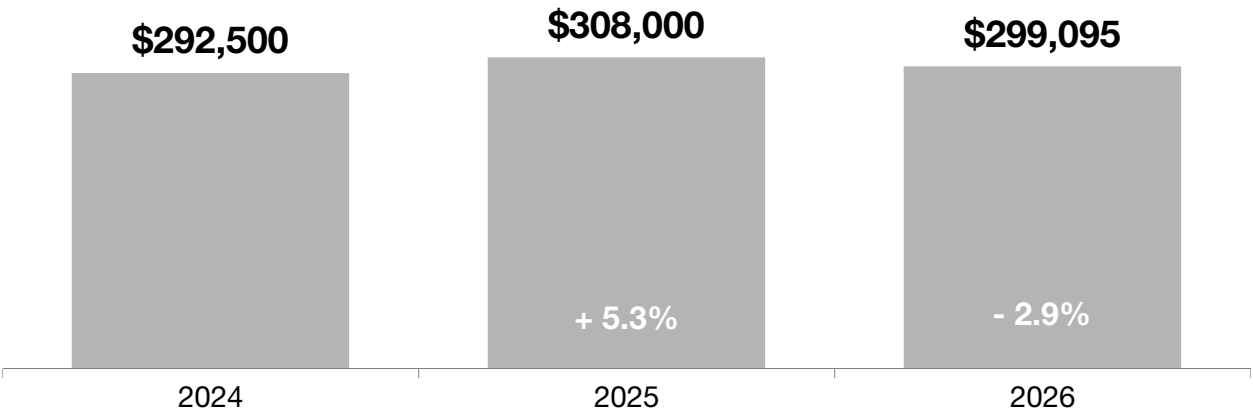
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Median Sales Price

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

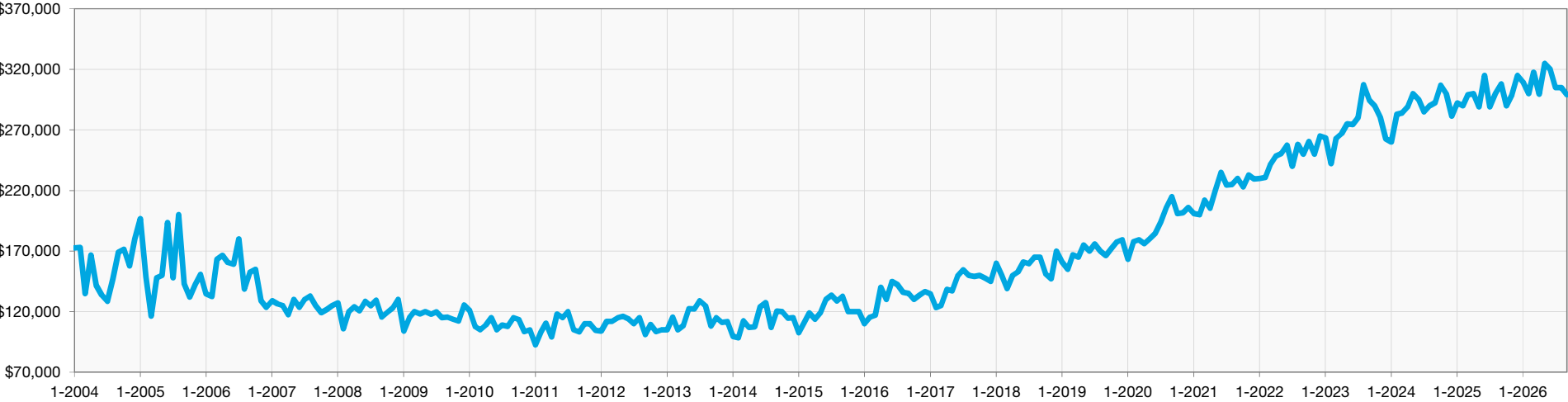


September



Month	Current Activity	One Year Previous	+ / -
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	\$305,000	\$289,038	+ 5.5%
August 2026	\$305,000	\$300,000	+ 1.7%
September 2026	\$299,095	\$308,000	- 2.9%
12-Month Avg	\$305,475	\$299,750	+ 1.9%

Historical Median Sales Price



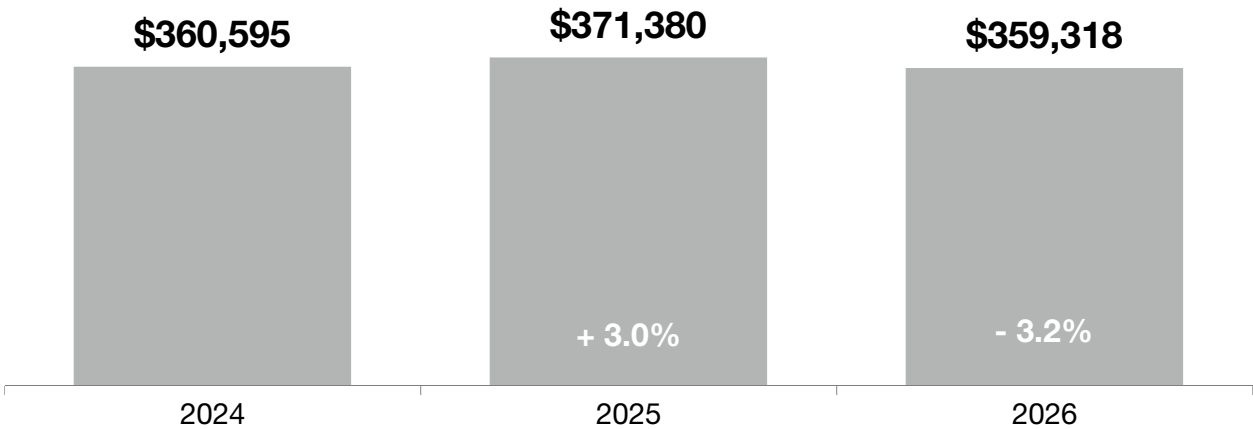
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Average Sales Price

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

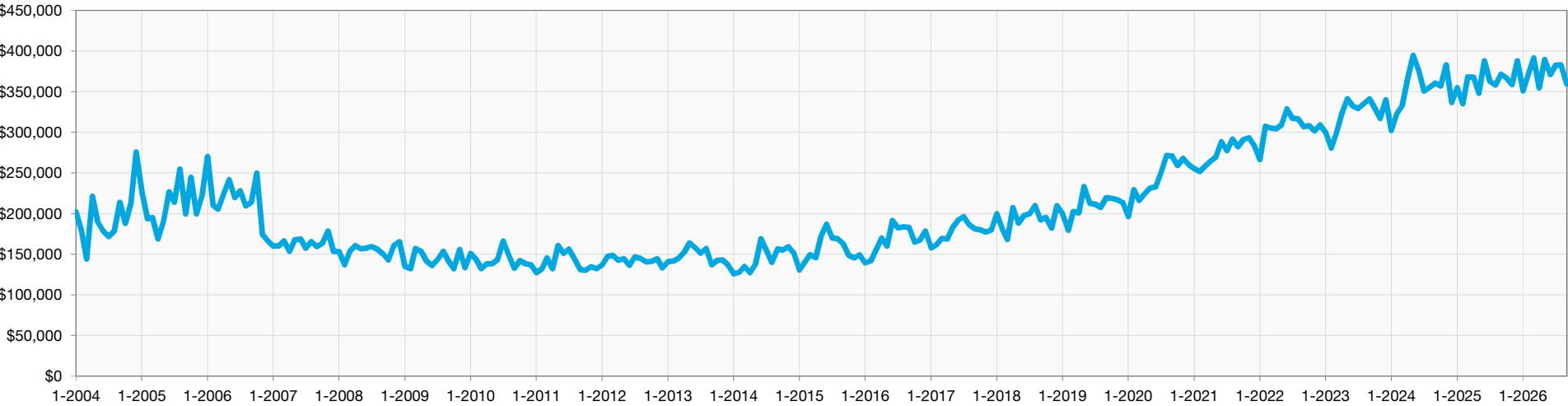


September



Month	Current Activity	One Year Previous	+ / -
October 2025	\$366,787	\$356,846	+ 2.8%
November 2025	\$358,648	\$382,952	- 6.3%
December 2025	\$388,024	\$336,885	+ 15.2%
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	\$354,467	\$367,865	- 3.6%
May 2026	\$389,688	\$348,235	+ 11.9%
June 2026	\$371,139	\$387,835	- 4.3%
July 2026	\$382,347	\$362,577	+ 5.5%
August 2026	\$382,947	\$358,056	+ 7.0%
September 2026	\$359,318	\$371,380	- 3.2%
12-Month Avg	\$373,120	\$361,426	+ 3.2%

Historical Average Sales Price



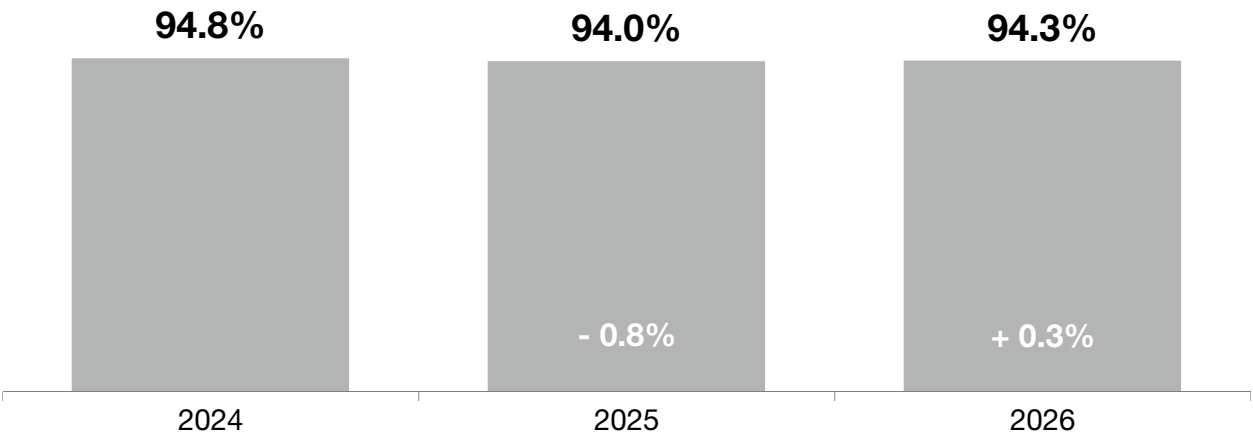
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Percent of Original List Price Received

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.



September



Month	Current Activity	One Year Previous	+ / -
October 2025	93.6%	95.1%	- 1.6%
November 2025	93.6%	93.6%	0.0%
December 2025	92.9%	94.1%	- 1.3%
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	94.9%	95.0%	- 0.1%
May 2026	94.6%	95.0%	- 0.4%
June 2026	95.9%	95.5%	+ 0.4%
July 2026	94.9%	94.2%	+ 0.7%
August 2026	94.7%	93.6%	+ 1.2%
September 2026	94.3%	94.0%	+ 0.3%
12-Month Avg	94.3%	94.5%	- 0.2%

Historical Percent of Original List Price Received



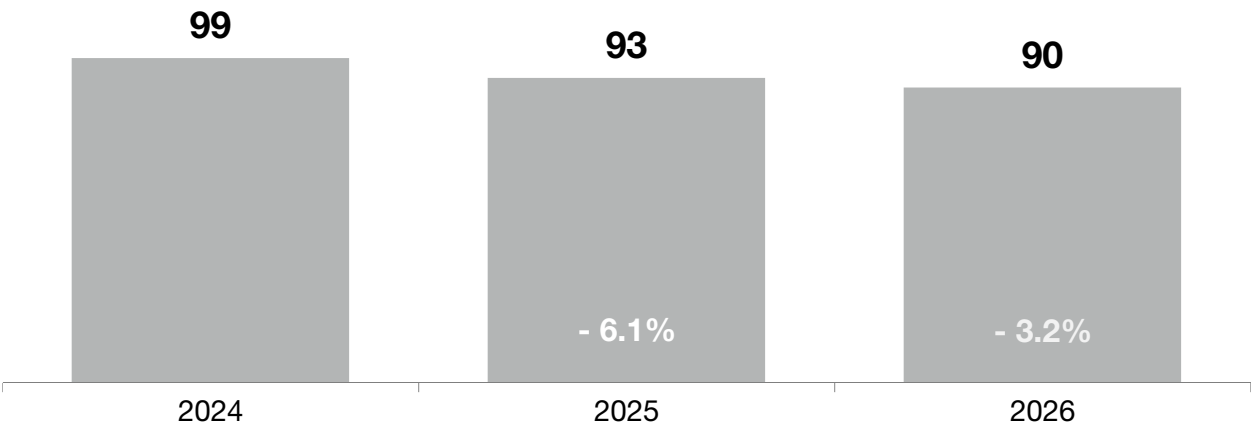
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Housing Affordability Index

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.**

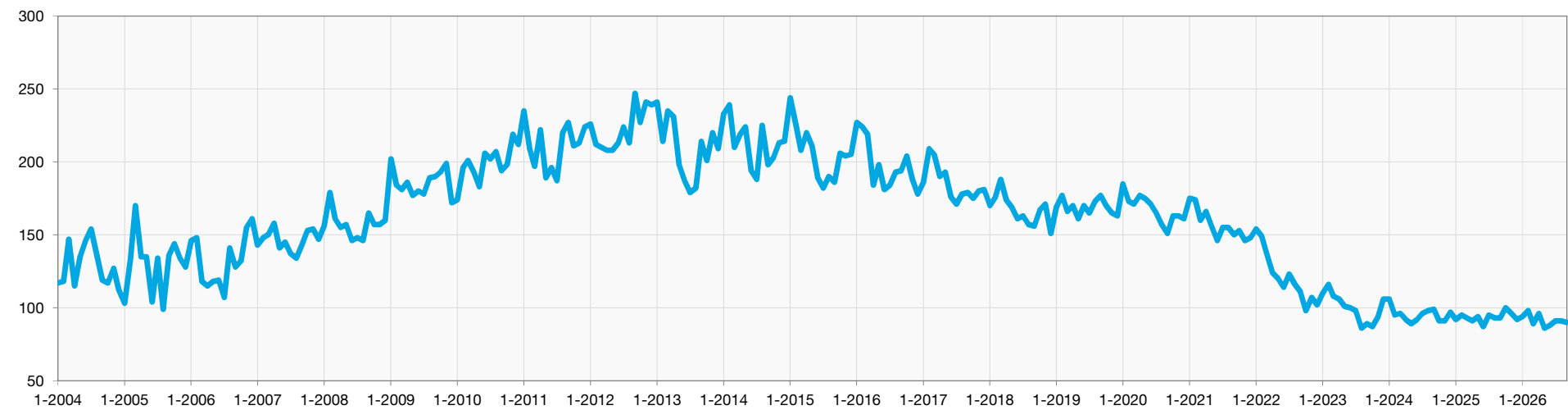


September



Month	Current Activity	One Year Previous	+ / -
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	91	95	- 4.2%
August 2026	91	93	- 2.2%
September 2026	90	93	- 3.2%
12-Month Avg	93	93	0.0%

Historical Housing Affordability Index



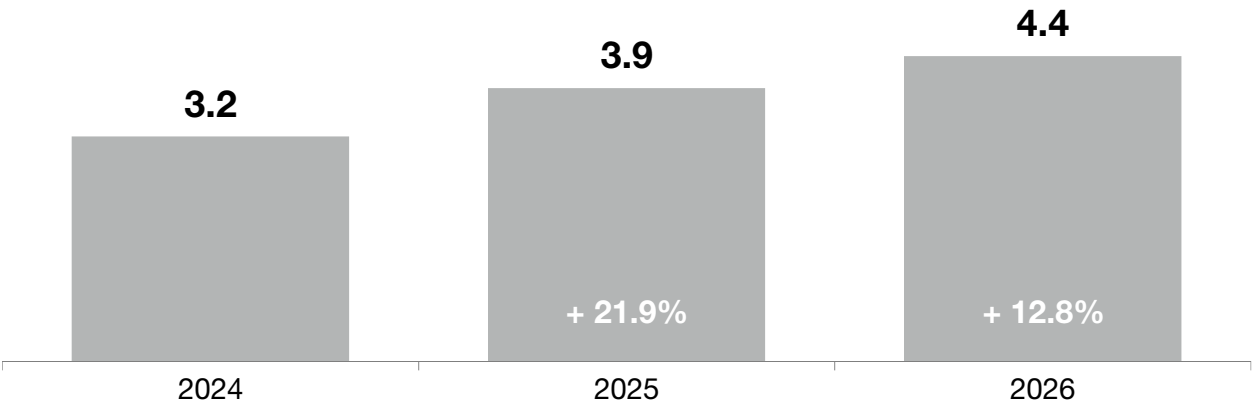
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Months Supply of Homes for Sale

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.

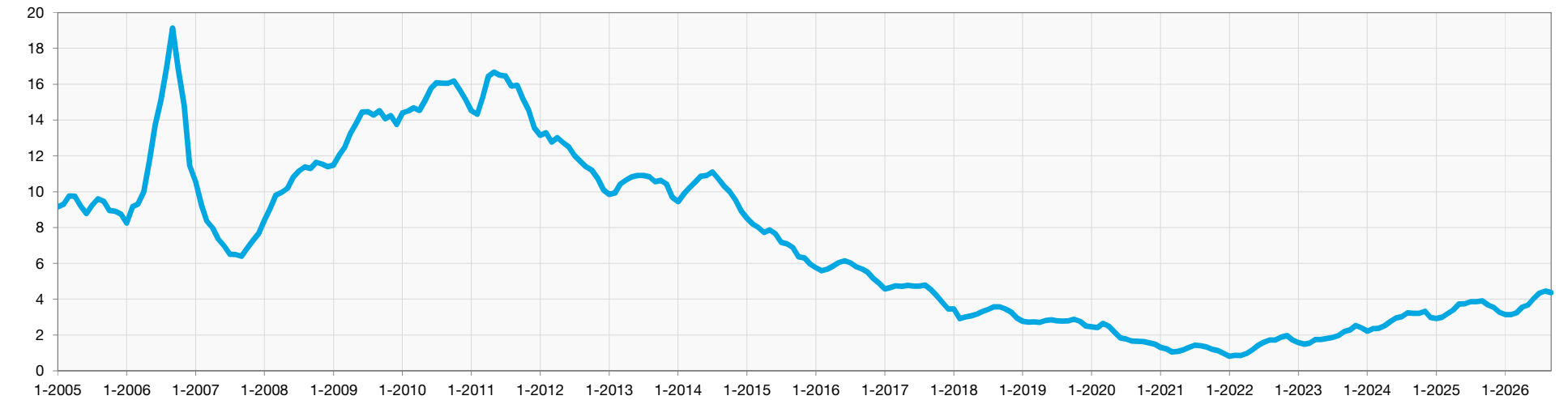


September



Month	Current Activity	One Year Previous	+ / -
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	3.6	3.4	+ 5.9%
May 2026	3.7	3.7	0.0%
June 2026	4.0	3.7	+ 8.1%
July 2026	4.3	3.9	+ 10.3%
August 2026	4.5	3.9	+ 15.4%
September 2026	4.4	3.9	+ 12.8%
12-Month Avg	3.7	3.4	+ 8.8%

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.