Catawba Valley Region Weekly Market Activity Report

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

Data current as of November 9, 2026

Sales of new single-family houses were at a seasonally adjusted annual rate of 676,000 in September, according to the U.S. Census Bureau and the Department of Housing and Urban Development. New houses for sale totaled 476,000 at the end of September, 1.0% below the August estimate of 481,000, an 8.4-month supply at the current sales rate. The median sales price was $400,400, and the average sales price was $472,800, 6.7% below the September 2025 average of $506,800.

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

- New Listings increased 21.1% to 109
- Pending Sales decreased 9.6% to 75
- Inventory increased 18.0% to 1,579

For the month of October:

- Median Sales Price increased 5.6% to $306,250
- List to Close increased 4.2% to 99
- Percent of Original List Price Received increased 0.1% to 93.7%
- Months Supply of Inventory increased 21.6% to 4.5

Quick Facts

+ 21.1%	- 9.6%	+ 18.0%
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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Pending Sales 3
Inventory of Homes for Sale 4

Metrics by Month

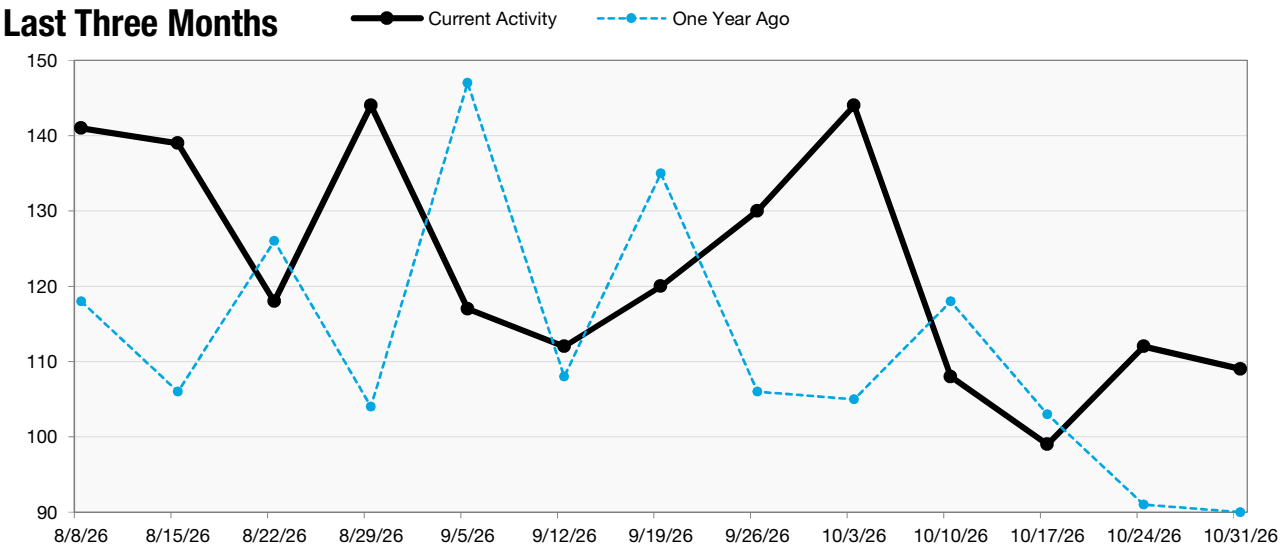
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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

New Listings

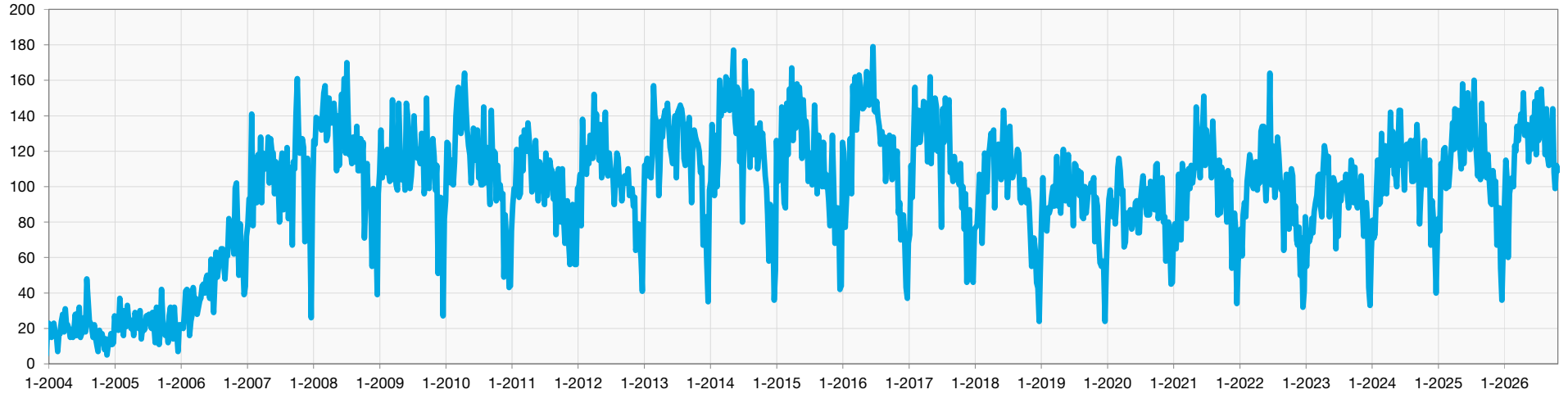
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/8/2026	141	118	+ 19.5%
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	120	135	- 11.1%
9/26/2026	130	106	+ 22.6%
10/3/2026	144	105	+ 37.1%
10/10/2026	108	118	- 8.5%
10/17/2026	99	103	- 3.9%
10/24/2026	112	91	+ 23.1%
10/31/2026	**109**	**90**	**+ 21.1%**
3-Month Total	1,593	1,457	+ 9.3%

Historical New Listing Activity

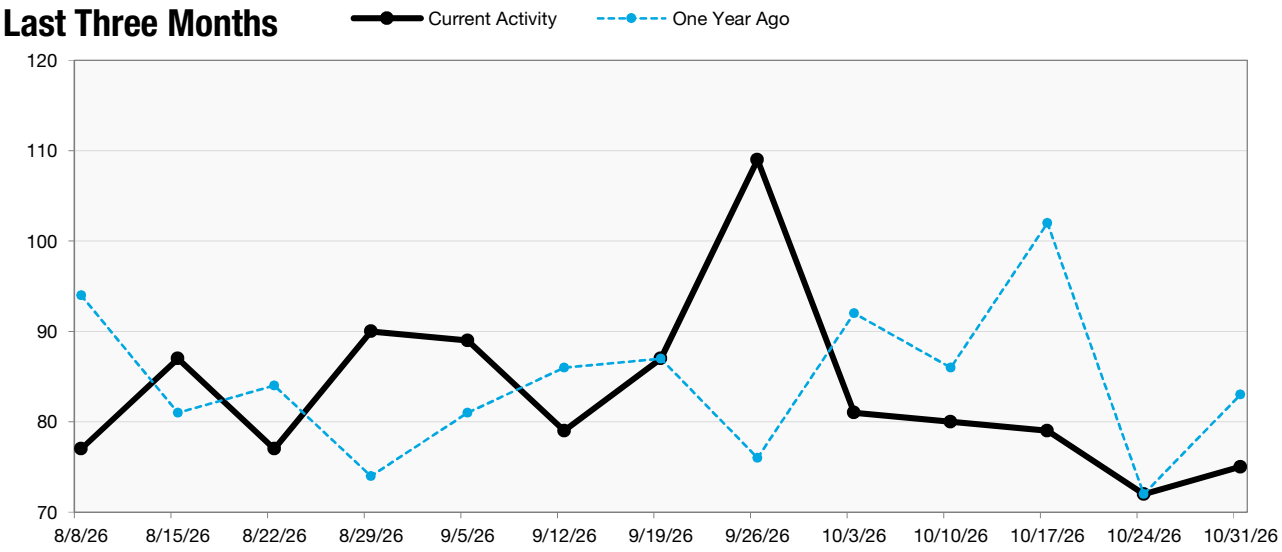


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Pending Sales

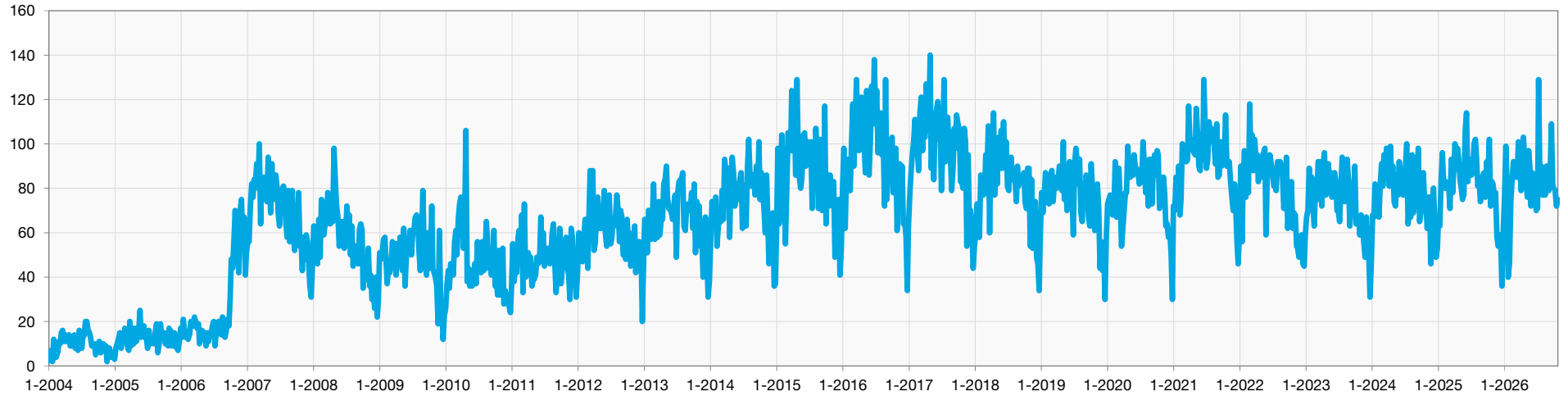
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include “Under Contract-Show” and “Under Contract-No Show” statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/8/2026	77	94	- 18.1%
8/15/2026	87	81	+ 7.4%
8/22/2026	77	84	- 8.3%
8/29/2026	90	74	+ 21.6%
9/5/2026	89	81	+ 9.9%
9/12/2026	79	86	- 8.1%
9/19/2026	87	87	0.0%
9/26/2026	109	76	+ 43.4%
10/3/2026	81	92	- 12.0%
10/10/2026	80	86	- 7.0%
10/17/2026	79	102	- 22.5%
10/24/2026	72	72	0.0%
10/31/2026	**75**	**83**	**- 9.6%**
3-Month Total	1,082	1,098	- 1.5%

Historical Pending Sales Activity

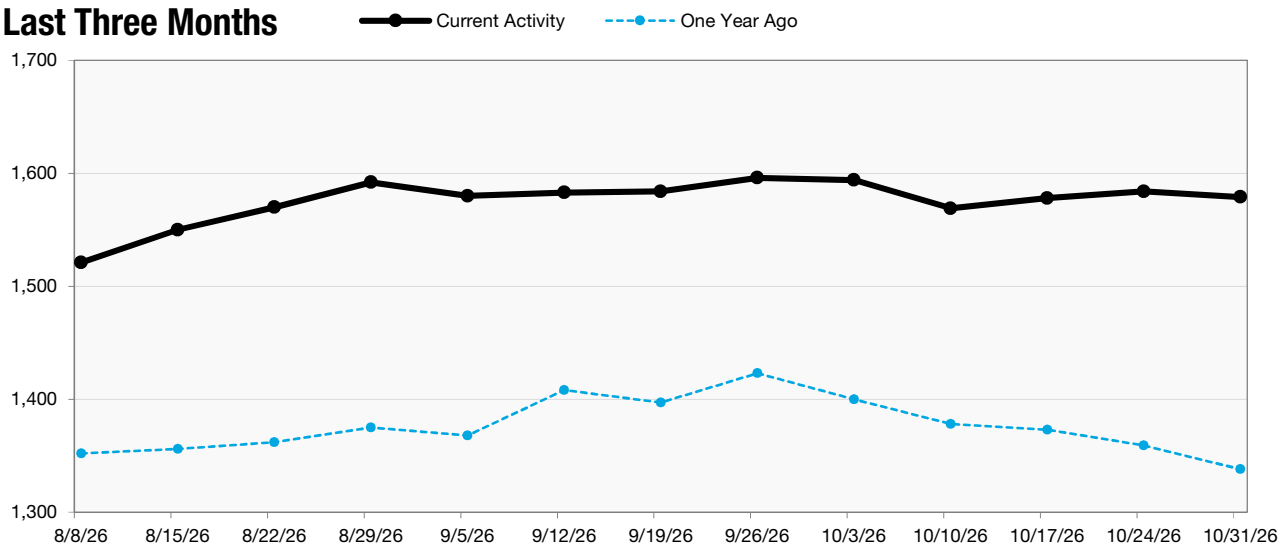


CanopyMLS, Inc. did not include ''showable'' under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly 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	+ / –
8/8/2026	1,521	1,352	+ 12.5%
8/15/2026	1,550	1,356	+ 14.3%
8/22/2026	1,570	1,362	+ 15.3%
8/29/2026	1,592	1,375	+ 15.8%
9/5/2026	1,580	1,368	+ 15.5%
9/12/2026	1,583	1,408	+ 12.4%
9/19/2026	1,584	1,397	+ 13.4%
9/26/2026	1,596	1,423	+ 12.2%
10/3/2026	1,594	1,400	+ 13.9%
10/10/2026	1,569	1,378	+ 13.9%
10/17/2026	1,578	1,373	+ 14.9%
10/24/2026	1,584	1,359	+ 16.6%
10/31/2026	**1,579**	**1,338**	**+ 18.0%**
3-Month Avg	1,575	1,376	+ 14.5%

Historical Inventory Activity

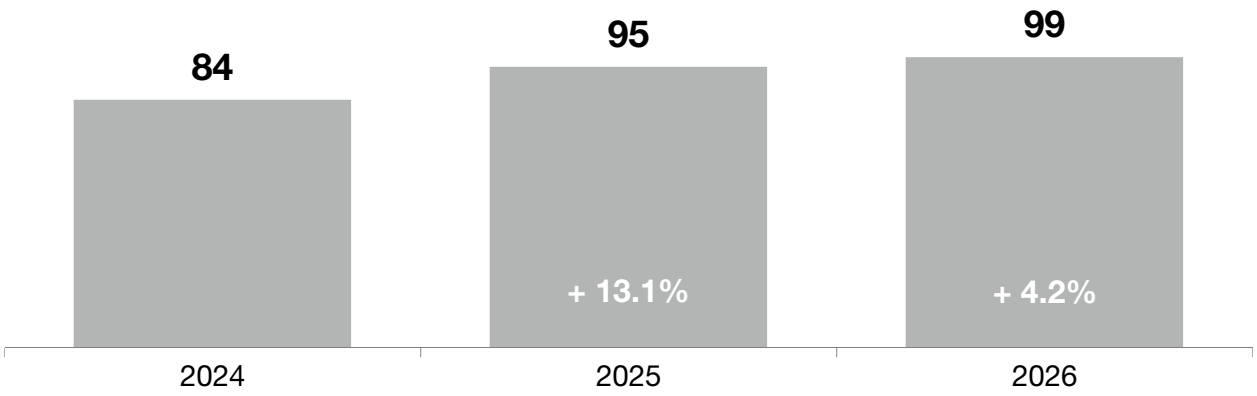


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List to Close

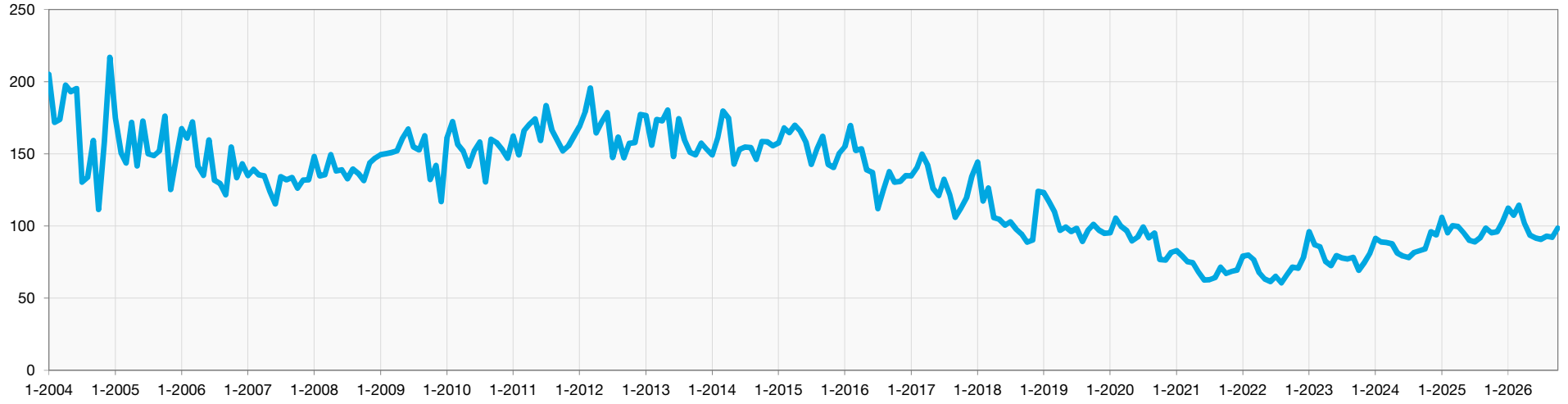
"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."

October



Month	Current Activity	One Year Previous	+ / –
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	91	89	+ 2.2%
August 2026	93	92	+ 1.1%
September 2026	92	98	- 6.1%
October 2026	**99**	**95**	**+ 4.2%**
12-Month Avg	99	96	+ 3.1%

Historical List to Close

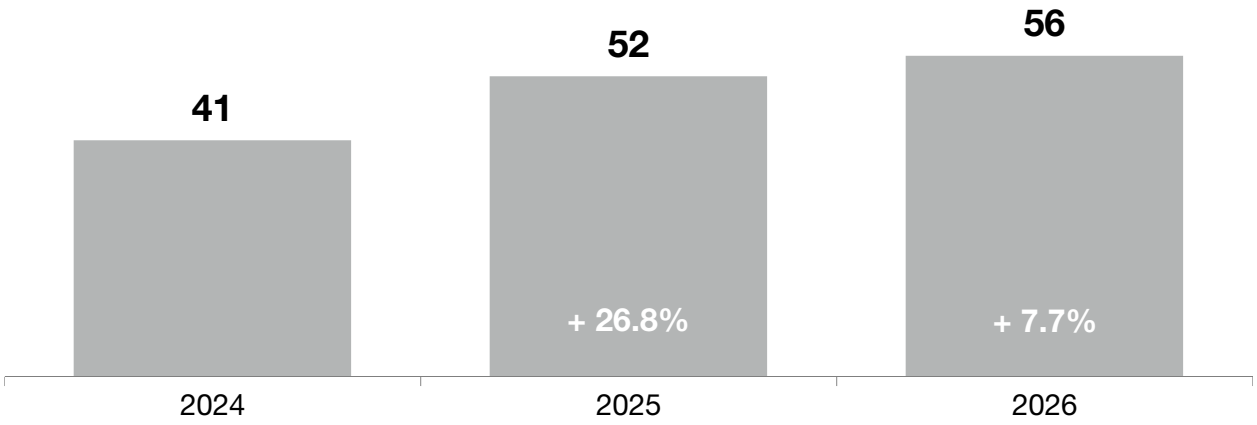


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Days on Market

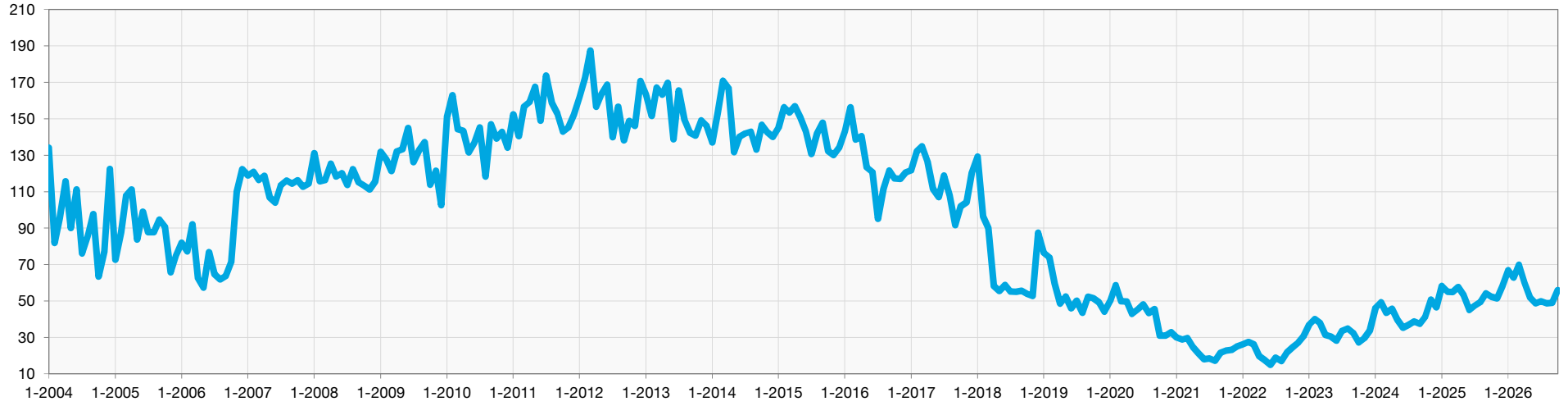
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

October



Month	Current Activity	One Year Previous	+/-
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	50	47	+ 6.4%
August 2026	49	49	0.0%
September 2026	49	54	- 9.3%
October 2026	**56**	**52**	**+ 7.7%**
12-Month Avg	55	52	+ 5.8%

Historical Days on Market

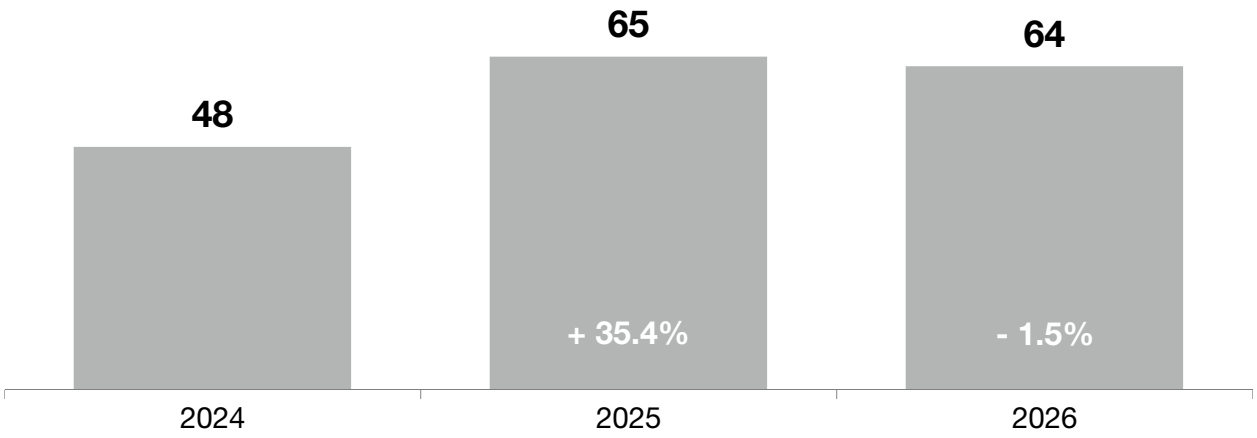


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Cumulative Days on Market

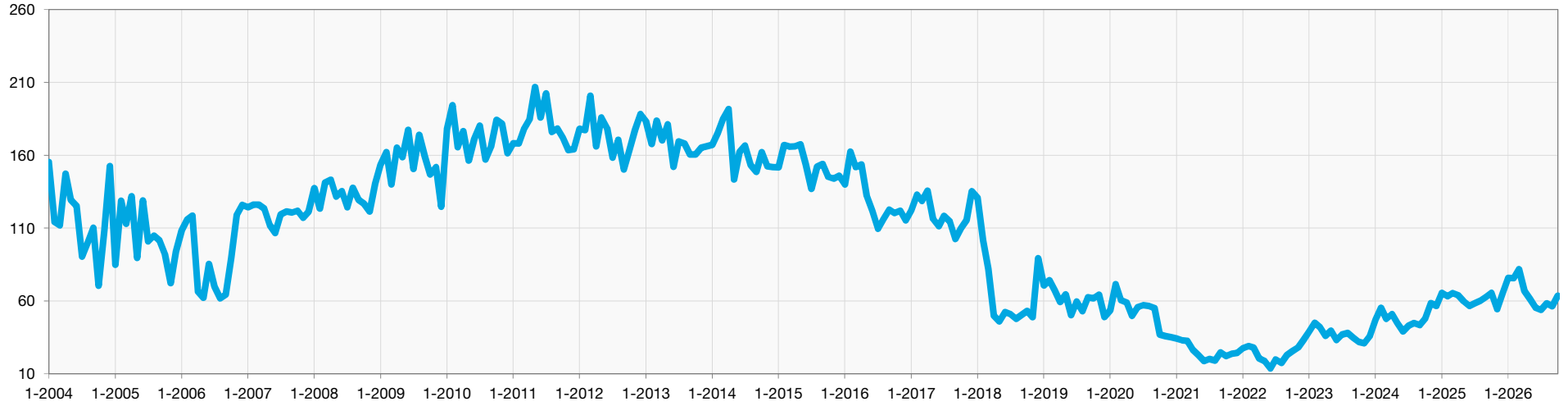
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

October



Month	Current Activity	One Year Previous	+/-
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	56	63	- 11.1%
October 2026	**64**	**65**	**- 1.5%**
12-Month Avg	63	61	+ 3.3%

Historical Cumulative Days on Market

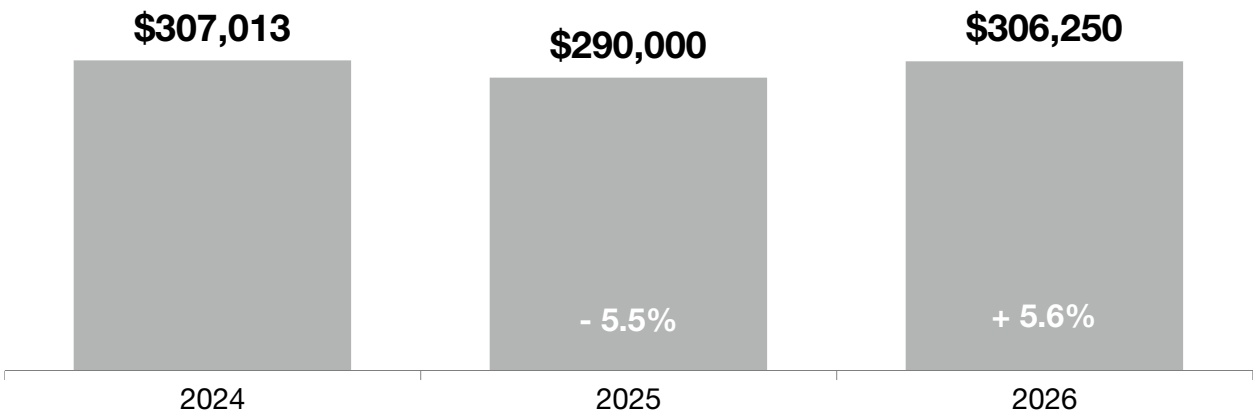


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Median Sales Price

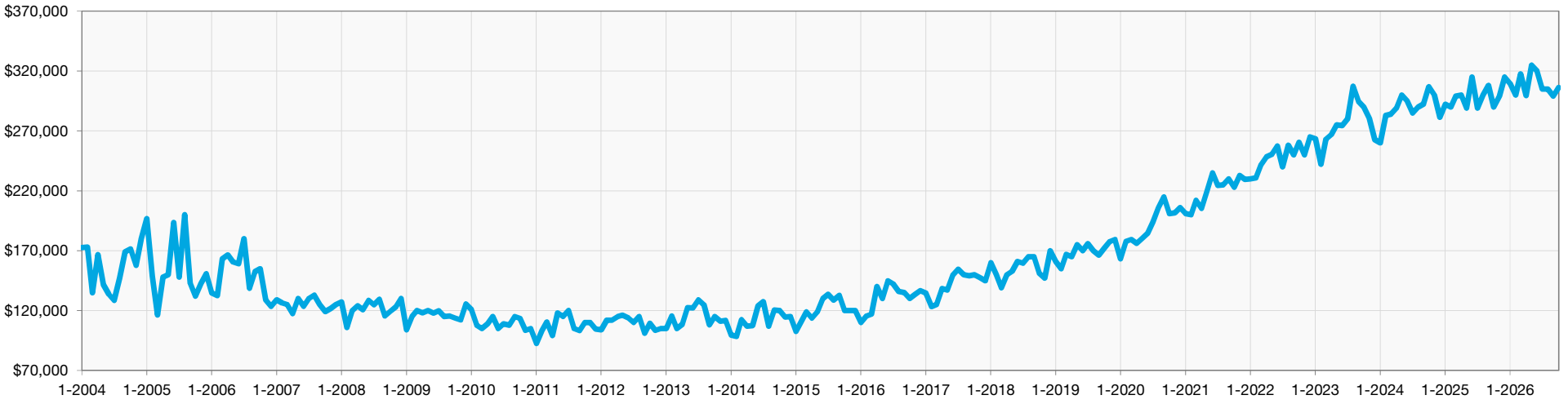
Median price point for all closed sales, not accounting for seller concessions, in a given month.

October



Month	Current Activity	One Year Previous	+ / –
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	$299,000	$308,000	- 2.9%
October 2026	**$306,250**	**$290,000**	**+ 5.6%**
12-Month Avg	$308,000	$299,000	+ 3.0%

Historical Median Sales Price

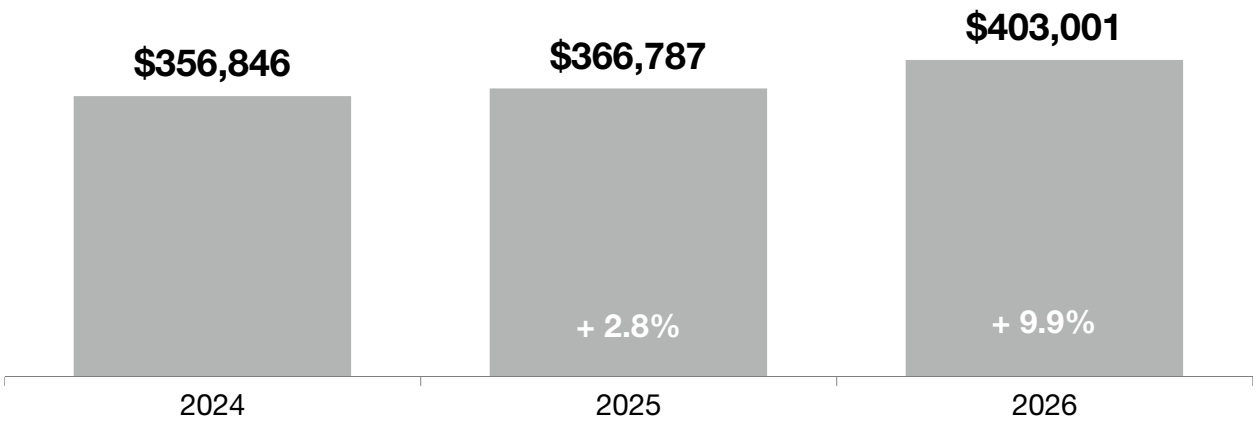


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Average Sales Price

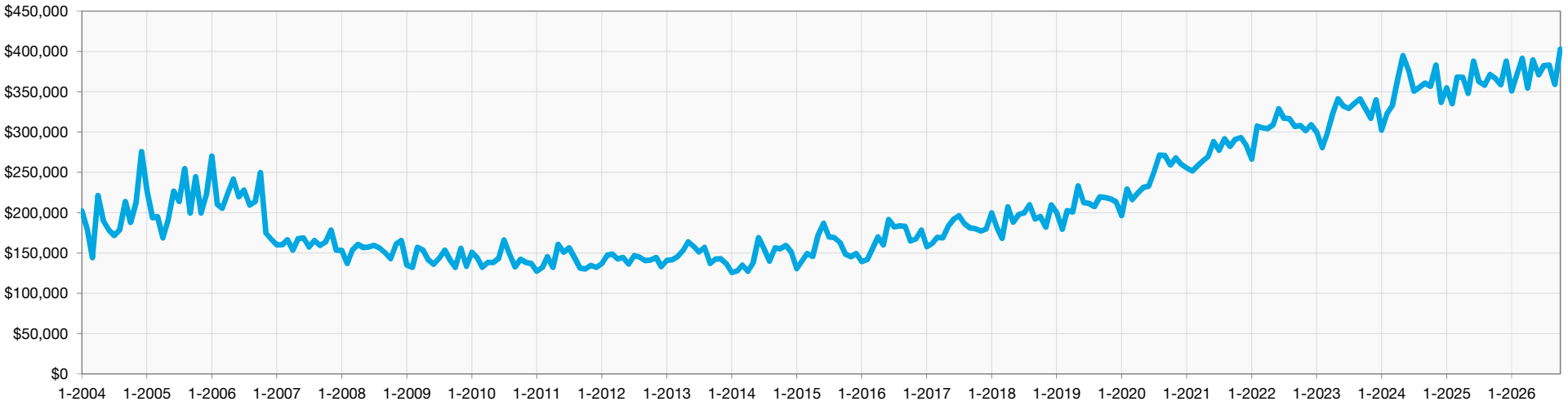
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

October



Month	Current Activity	One Year Previous	+ / –
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	$359,217	$371,380	- 3.3%
October 2026	**$403,001**	**$366,787**	**+ 9.9%**
12-Month Avg	$376,176	$362,305	+ 3.8%

Historical Average Sales Price

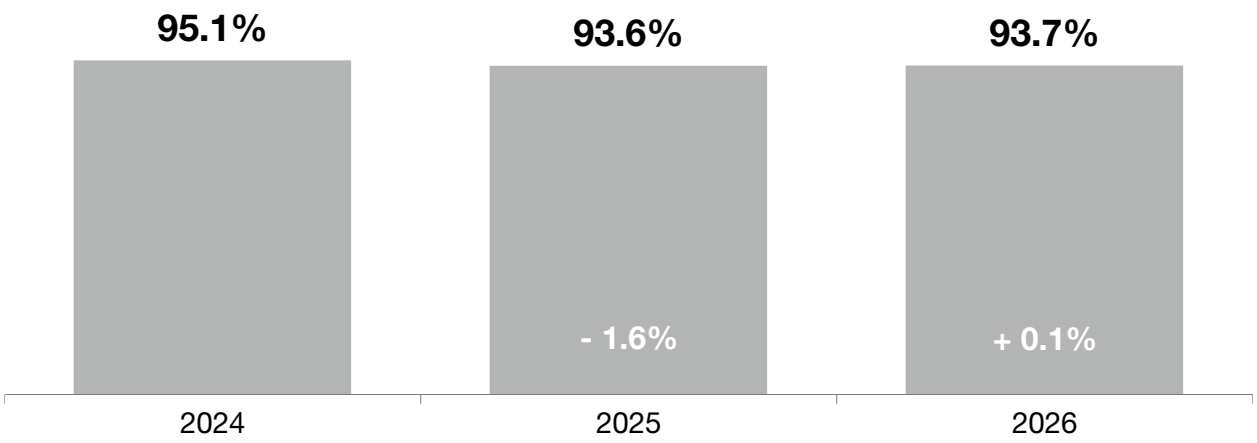


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Percent of Original List Price Received

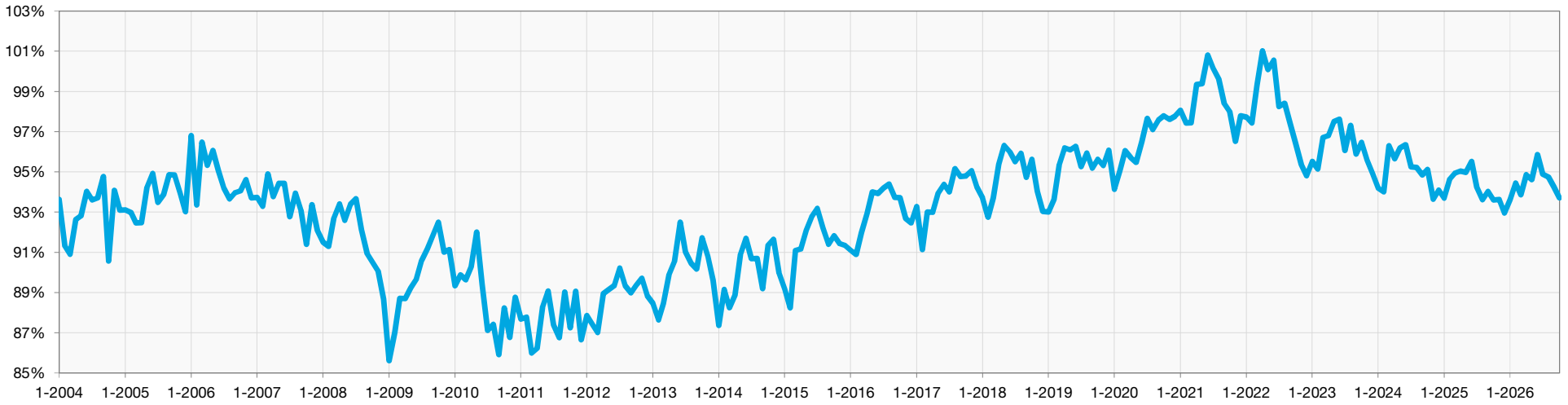
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



Month	Current Activity	One Year Previous	+ / –
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	94.2%	94.0%	+ 0.2%
October 2026	**93.7%**	**93.6%**	**+ 0.1%**
12-Month Avg	94.3%	94.3%	0.0%

Historical Percent of Original List Price Received

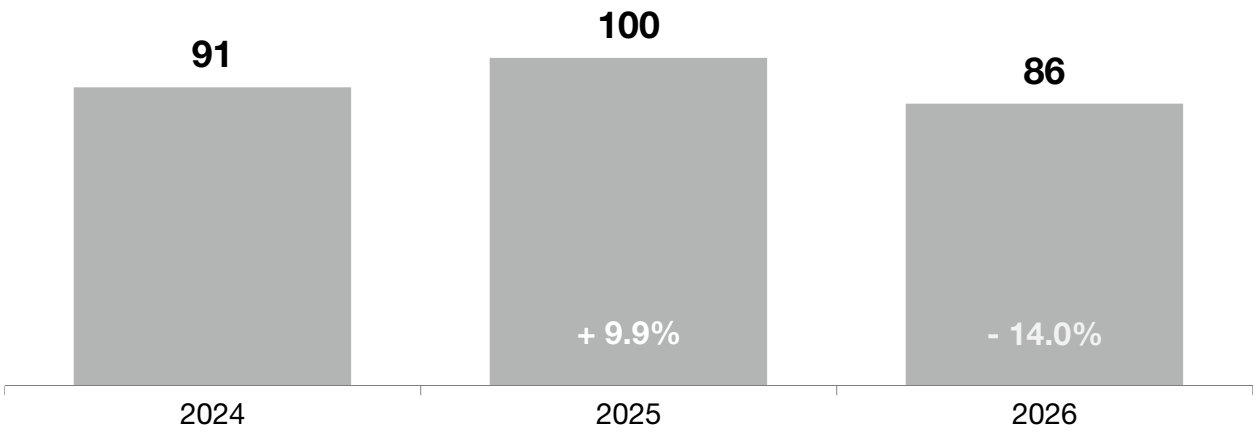


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Housing Affordability Index

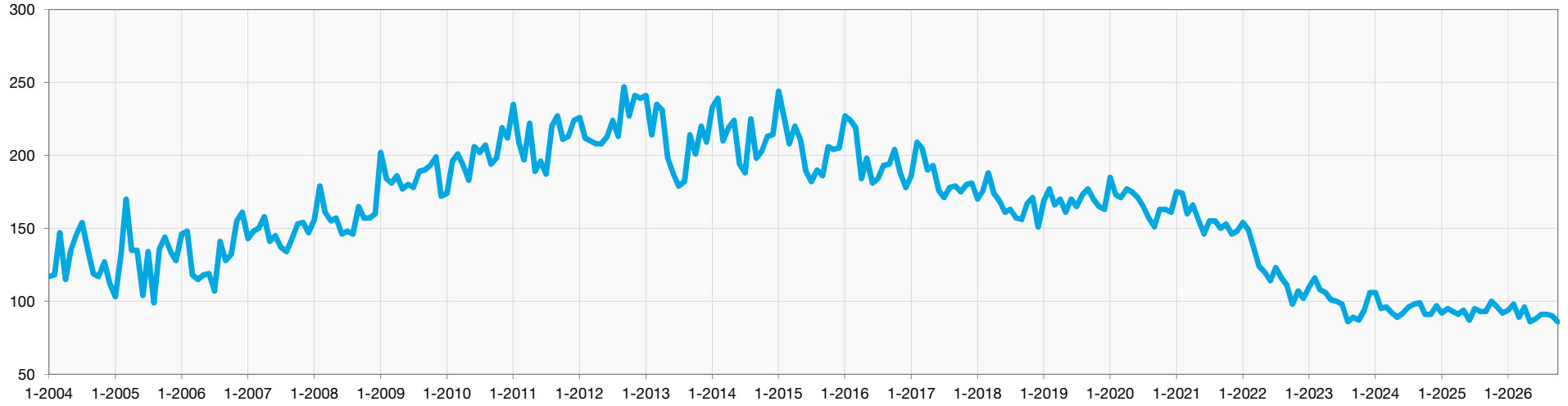
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

October



Month	Current Activity	One Year Previous	+ / –
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%
October 2026	**86**	**100**	**- 14.0%**
12-Month Avg	91	93	- 2.2%

Historical Housing Affordability Index

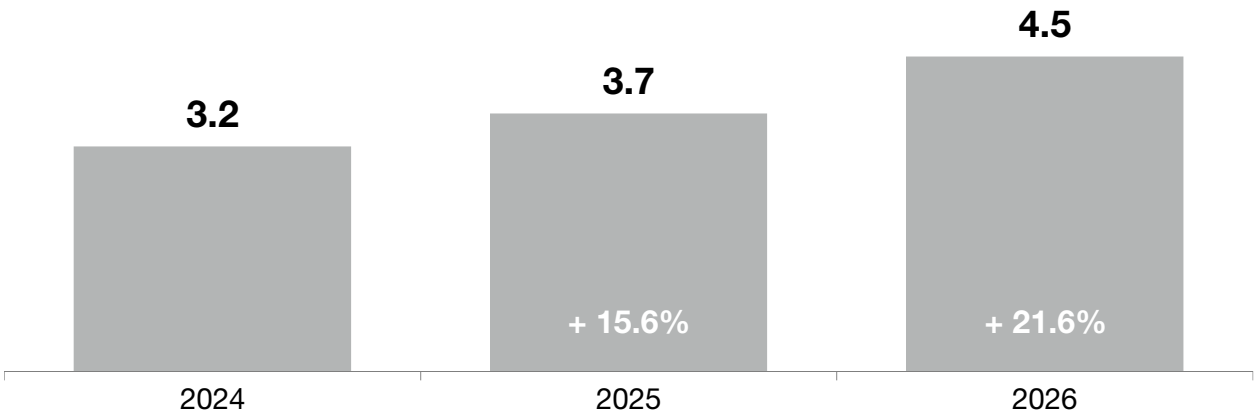


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Months Supply of Homes for Sale

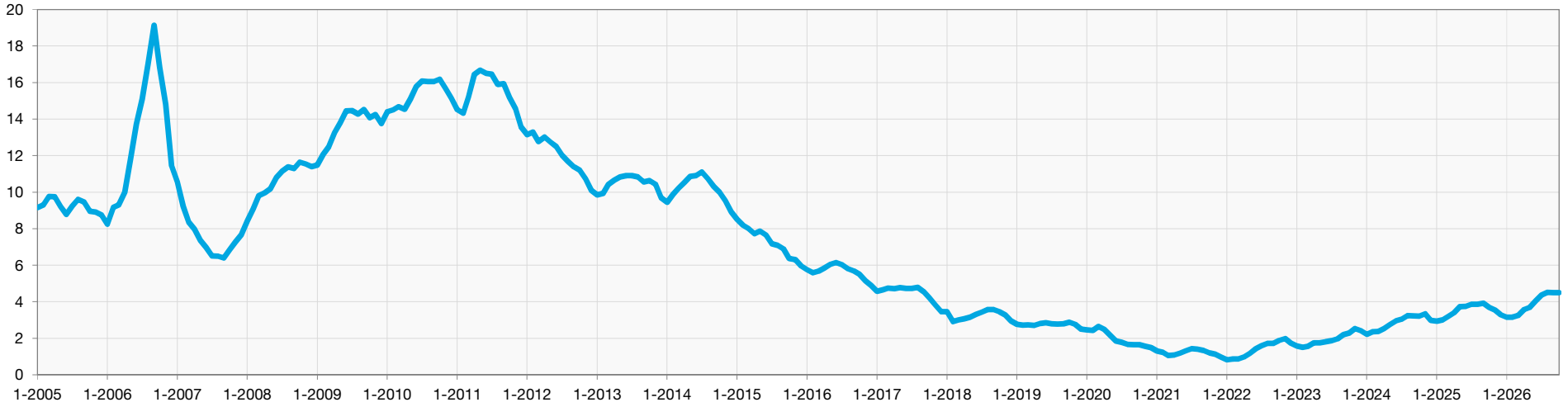
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

October



Month	Current Activity	One Year Previous	+ / –
November 2025	3.5	3.3	+ 6.1%
December 2025	3.3	3.0	+ 10.0%
January 2026	3.2	2.9	+ 10.3%
February 2026	3.2	3.0	+ 6.7%
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	4.4	3.9	+ 12.8%
August 2026	4.5	3.9	+ 15.4%
September 2026	4.5	3.9	+ 15.4%
October 2026	**4.5**	**3.7**	**+ 21.6%**
12-Month Avg	3.8	3.5	+ 8.6%

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.