

Catawba County, NC

County · NC · North Carolina

BUYER'S MARKET

\$287K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

2,455

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



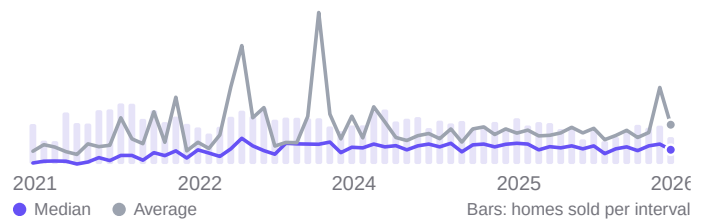
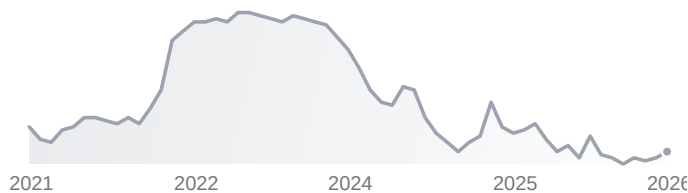
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$270K · Average \$402K

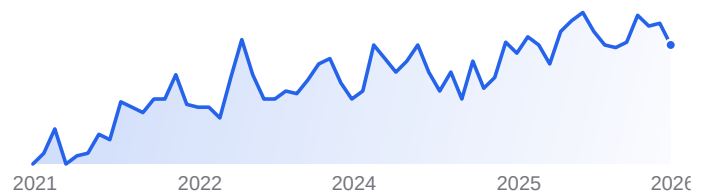
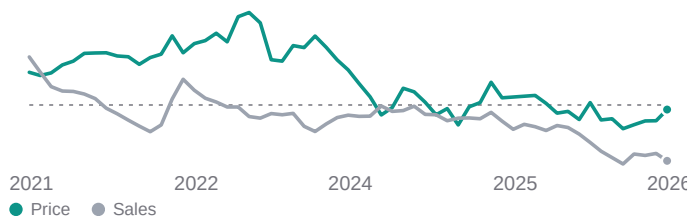


Growth (year over year)

Price -1.5% · Sales -18.9%

Price per square foot

\$179/ft²

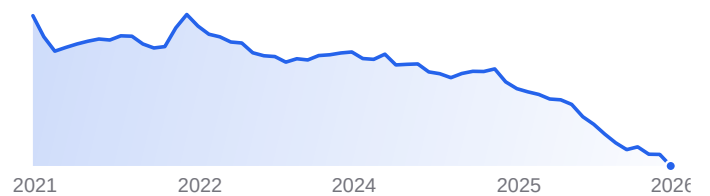
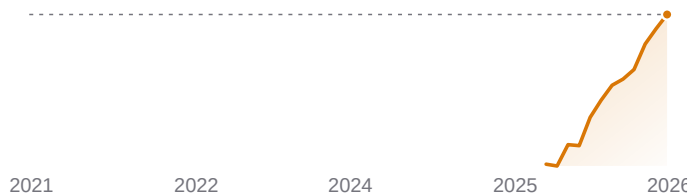


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

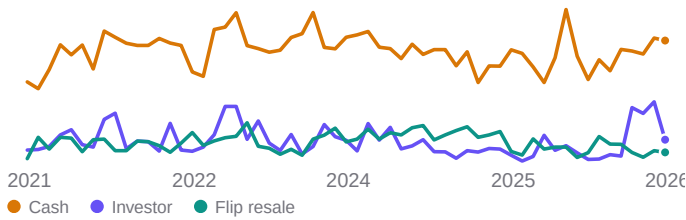
3.8%



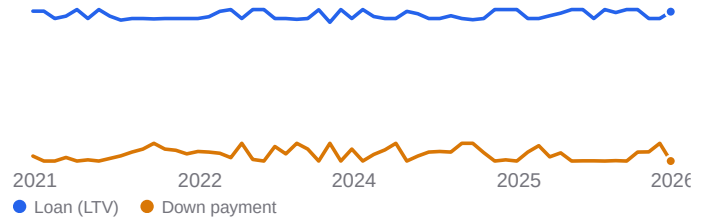
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 9.0% · Flip resale 5.4%

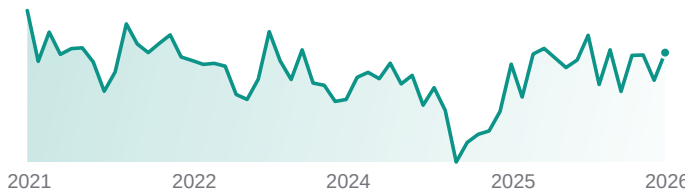


Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



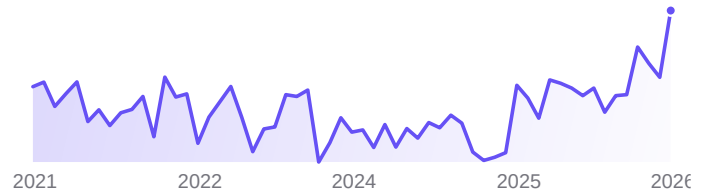
Sellers who sold at a gain

91%



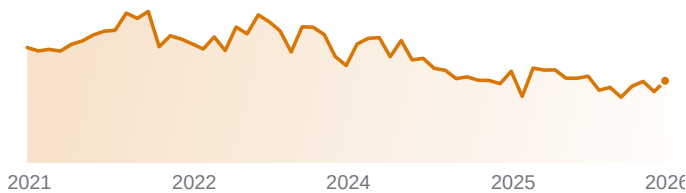
Typical hold before selling

6.7 yrs



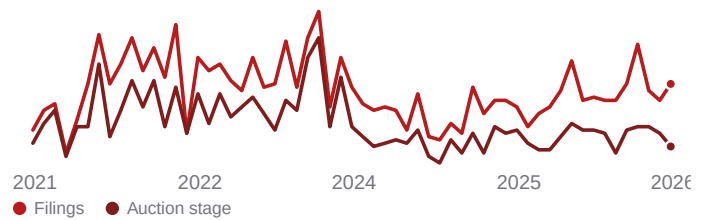
Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 24 · Auction stage 5



HOUSING STOCK

Homes	64,817
Median value (AVM)	\$252K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1982
Single family	83%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.5%
Owner occupied	67%
Company owned	12%
Median loan-to-value	39%

Typical ownership tenure

18.1 yrs

COMMUNITY

Population	168,453
Density	420 / mi²
Median household income	\$63K
Average household income	\$86K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	77
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	12.6%
Unemployment	1.1%
Average temp	59°F
Annual precip	49 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.