

Catawba 28609

ZIP code · NC · North Carolina > Catawba County > Catawba

BUYER'S MARKET

\$319K

MEDIAN SALE PRICE

-16.7%

1-YR CHANGE

129

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



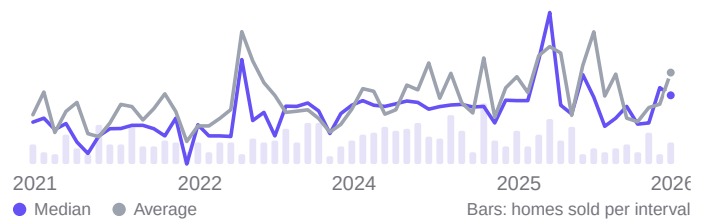
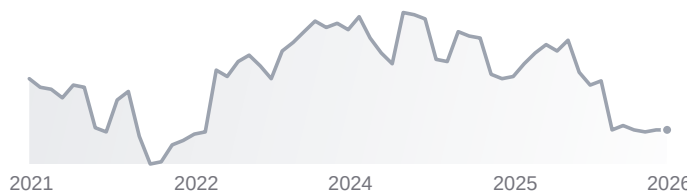
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$348K · Average \$444K

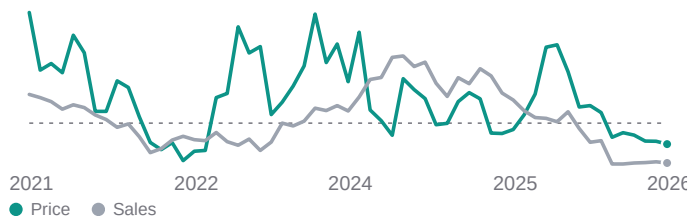


Growth (year over year)

Price -16.7% · Sales -31.7%

Price per square foot

\$219/ft²

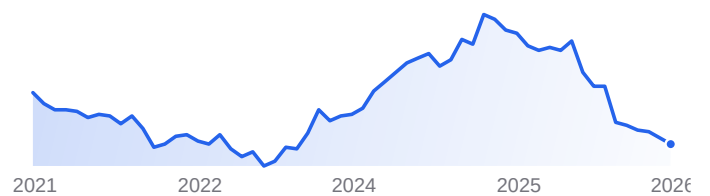


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

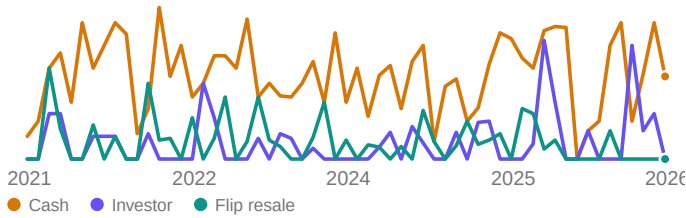
3.9%



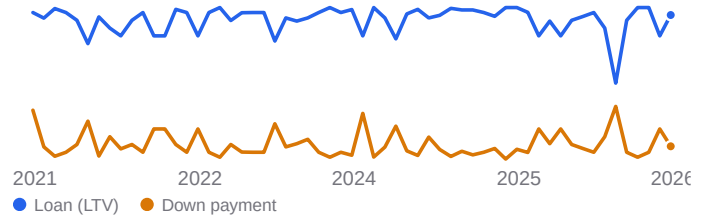
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 0% · Flip resale 0%

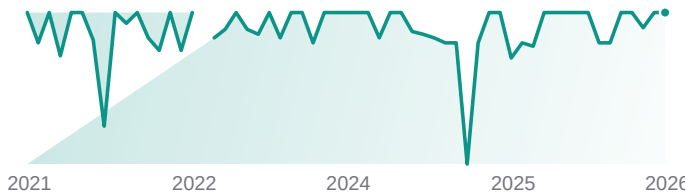


Financing (share of purchase price) Loan (LTV) 93% · Down payment 8.9%



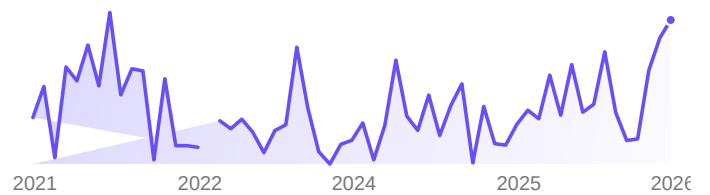
Sellers who sold at a gain

100%



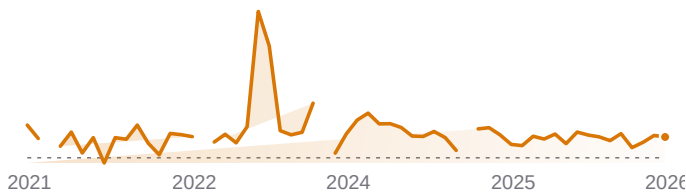
Typical hold before selling

12.3 yrs



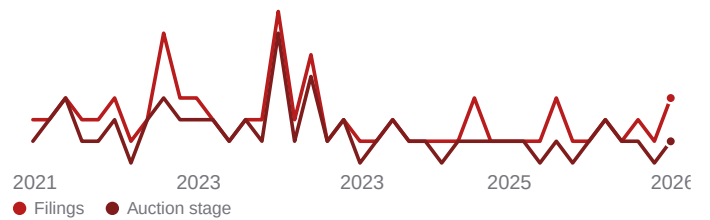
Median annualized return at resale

+9.0%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	3,322
Median value (AVM)	\$268K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1991
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.9%
Owner occupied	61%
Company owned	10%
Median loan-to-value	37%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	7,063
Density	151 / mi²
Median household income	\$70K
Average household income	\$81K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	67
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	10.5%
Unemployment	1.2%
Average temp	59°F
Annual precip	47 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.