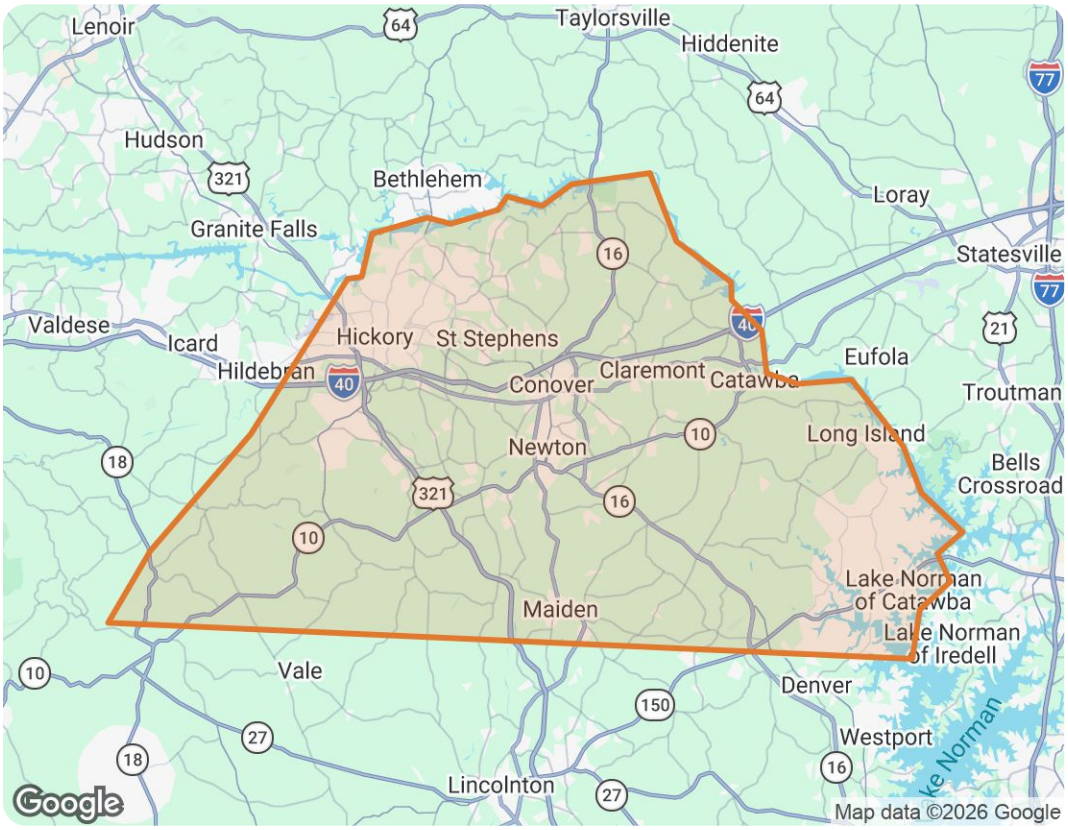
Catawba County, North Carolina





Julia Yoder

Realtor

North Carolina Real Estate License #299436

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investproperties.com

Invest Properties LLC

PO Box 25

Iron Station, NC 28080

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Catawba County, North Carolina

INVEST PROPERTIES

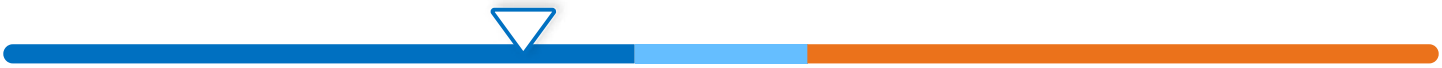
Market Trends

Market Trends for Catawba County, North Carolina

Single Family Residence

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.34	97.8%	37	$342,000
↓ 3.34% MoM	↓ 0.56% MoM	↑ 27.59% MoM	↑ 4.27% MoM

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Catawba County, North Carolina

October 2026 Active Listings

Catawba County, North Carolina

Single Family Residence

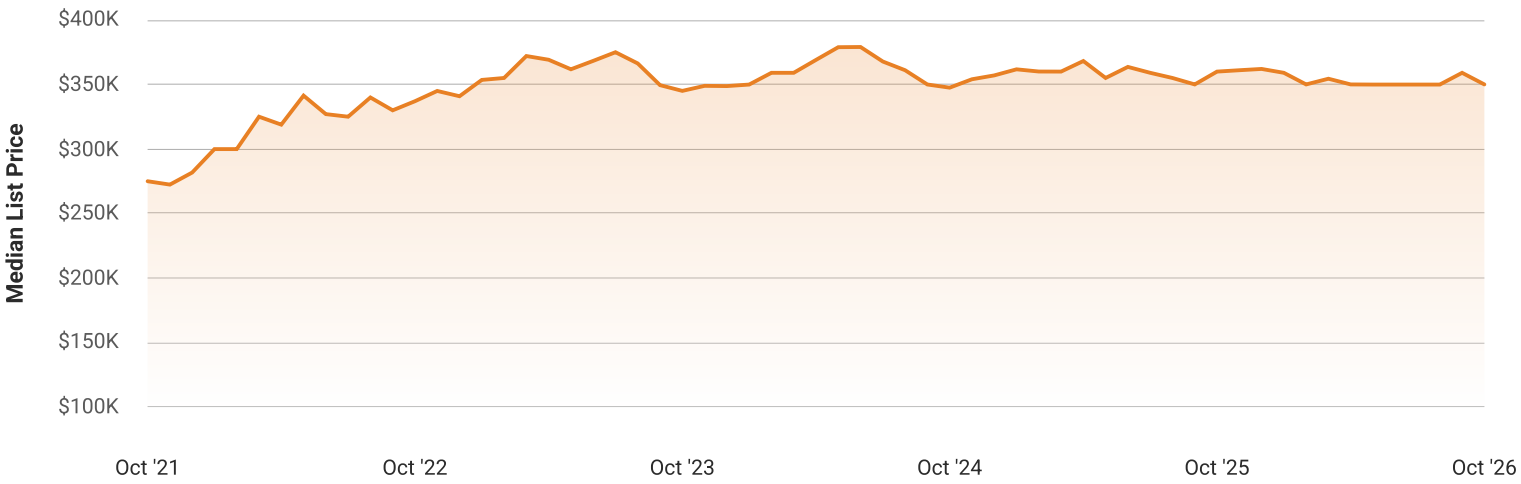
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $350,000

2.5% Month over Month



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Catawba County, North Carolina

October 2026 New Pending Listings

Catawba County, North Carolina

Single Family Residence

This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $339,945

↑ 4.2% Month over Month



of Properties - 180

↓ 3.7% Month over Month



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Catawba County, North Carolina

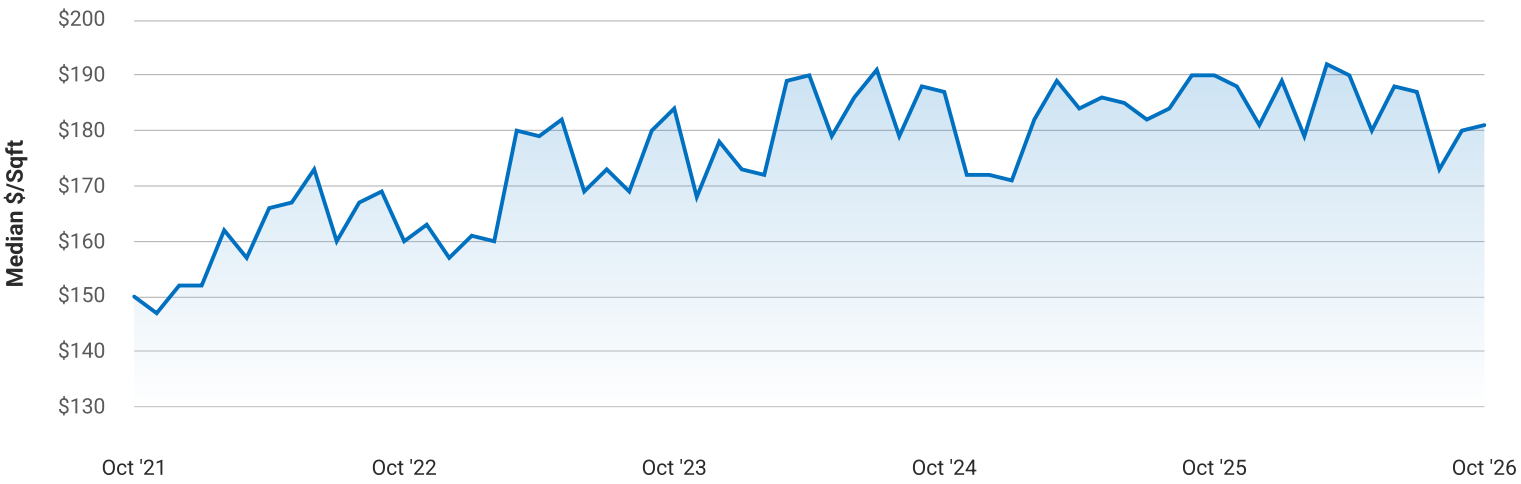
October 2026 New Pending Listings

Catawba County, North Carolina

Single Family Residence

Median $/Sqft - $181

↑ 0.6% Month over Month



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Catawba County, North Carolina

October 2026 Sold Listings

Catawba County, North Carolina

Single Family Residence

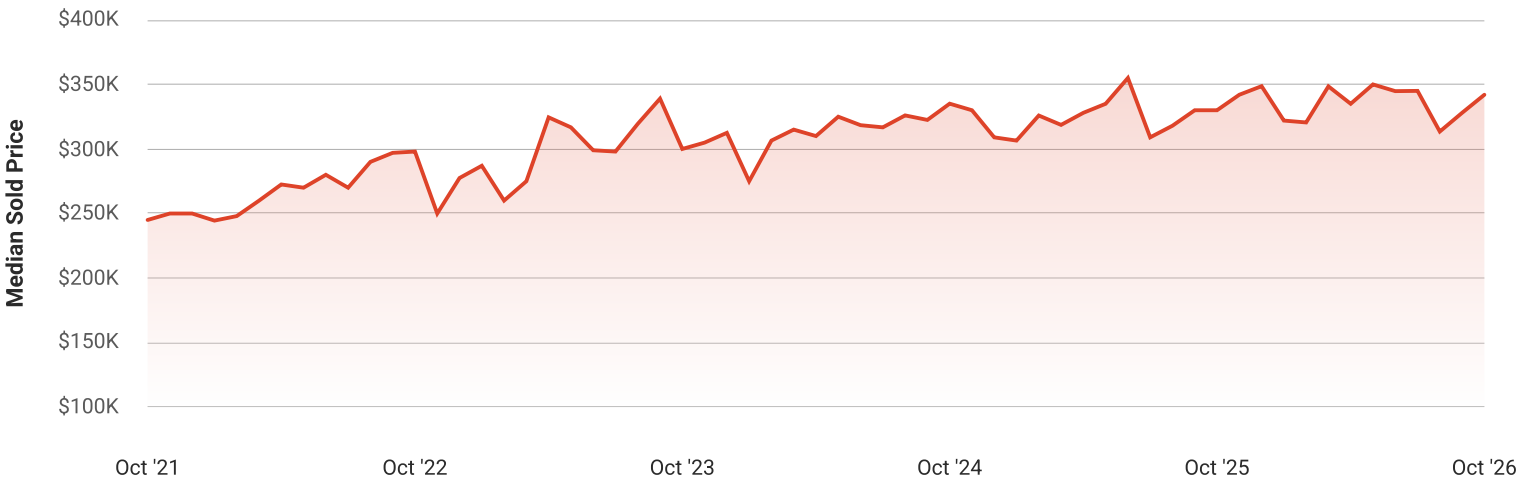
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $342,000

↑ **4.3%** Month over Month



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Catawba County, North Carolina

October 2026 Months Supply of Inv.

Catawba County, North Carolina

Single Family Residence

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
4.34	-3.3%	+8%



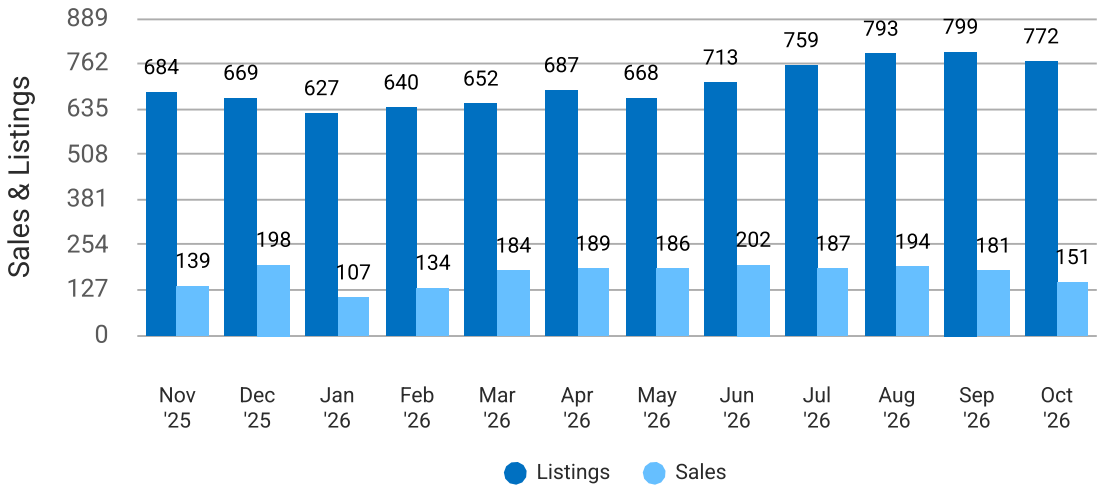
Total Sales and Active Listings in Catawba County, North Carolina

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Catawba County, North Carolina

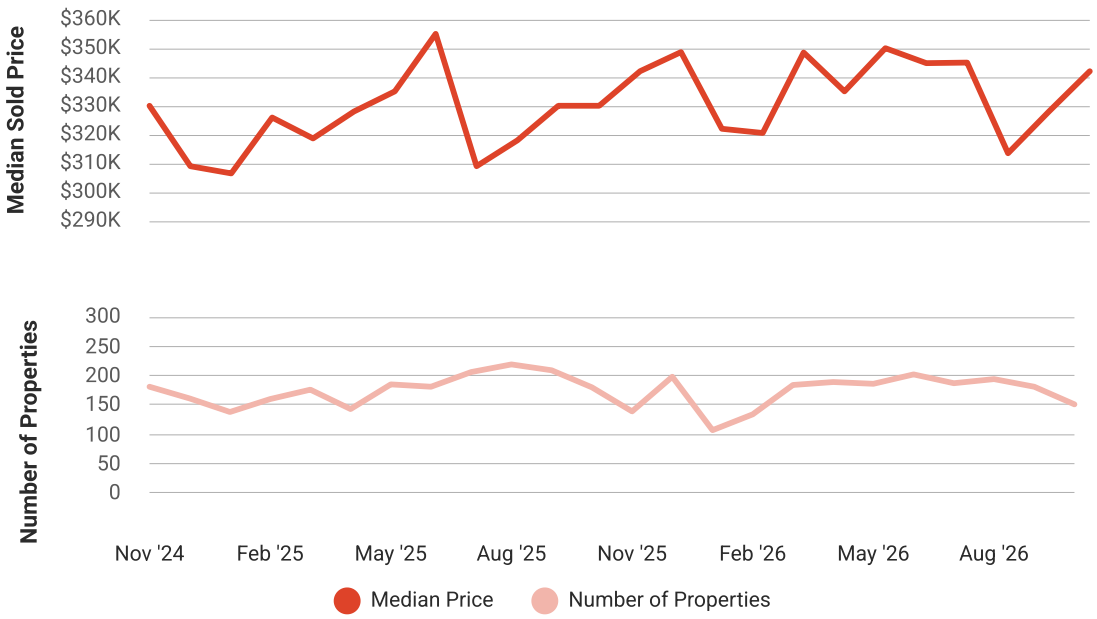
Median Sold Price vs Sold Listings in Catawba County, North Carolina

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



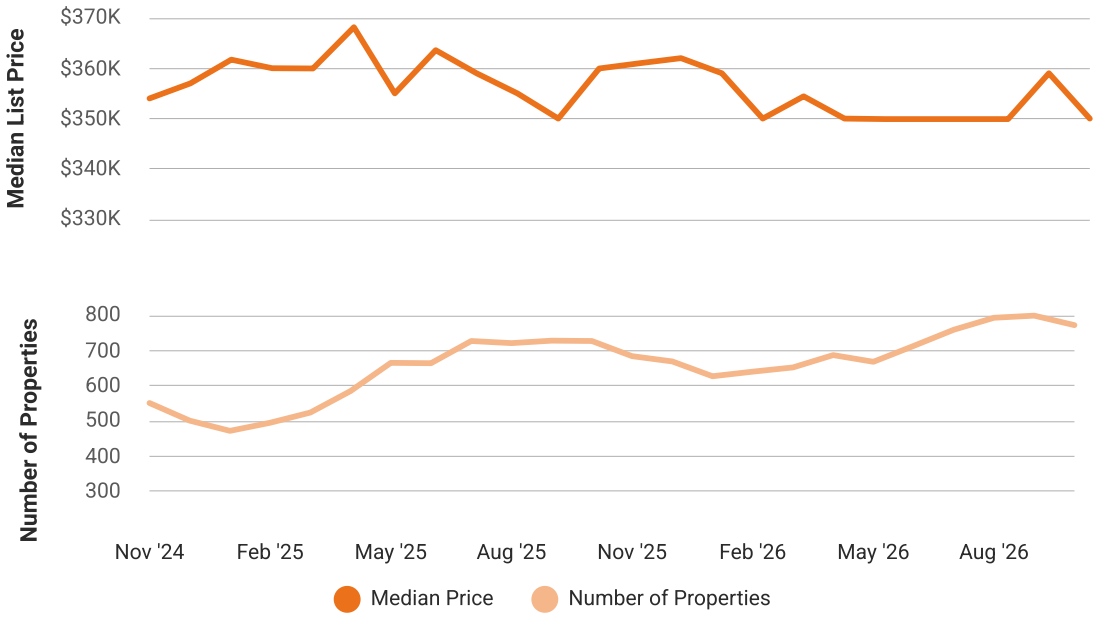
Median List Price vs Active Listings in Catawba County, North Carolina

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Lincoln County Summary Property Record Card

2026 Tax Values

Provide Feedback

FEEDBACK

View or Pay your Bill

Parcel 71127

Map 4604

Pin 4604-62-3922

Acres 0.581

Subdivision #5 PARCEL FAIRFIELD ROAD

Plat Book-Page G - 429

OWNER INFORMATION

Owner Name:	AARNA 50 LLC	**Deed:**	3430-162
Mailing Address:	15631 KNOX HILL RD HUNTERSVILLE NC 28078	**Deed Year:**	2025
Account:	0311742	**Deed Acres:**	0.577
Fire District:	DENVER	**Mapped Acres:**	0.581
Township:	CATAWBA SPRINGS		
Neighborhood:	504C1	**Land Market Value:**	$189,810
Description:	#5 PARCEL FAIRFIELD ROAD	**Improvement Market Value:**	$0
Category:	REAL	**Total Market Value:**	$189,810

Sales History

Deed	Sales Date	Type	Sale Price	Qualify	Stamp	Deed Name
3430-162	08/12/2025	SWD	$300,000		600	AARNA 50 LLC
3429-90	08/07/2025	SWD	$100,000		200	NSP WESTPORT LLC
849-611	11/22/1993	WD	$0			WESTPORT MARKET LIMITED PARTNERSHIP

Land Segments

Segment	Zone Code	Land Type	Land Code	Quantity	Land Use Acres
1	ELDD B-G	SS	CB	25,308.000	0.000

Improvements

No Improvements

1769 N Nc 16 Highway, Denver, North Carolina 28037

1769 N Nc 16 Highway, Denver, North Carolina 28037

MLS#:	**4306747**	Category:	**Commercial Sale**	County:	**Lincoln**	List $:	**$350,000**
Status:	**CLOSD**	Parcel ID:	**51529**	Deed Ref:	**3022-79**	Closed $:	**$345,000**
Complex Name:							

City Tax Pd To:**No City Taxes Paid**
Legal Desc: **H PERKINS/HWY 16**
Acres: **1.03**

Tax Val: **$406,211**
Zoning Spec: **B-N**
Zoning Code:
OSN: **Canopy MLS**



General Information

Type:	**N/A**
Second Type:	**None**
Sale/Lse Inc:	**Building, Land**
Documents:	
In City:	**No**
Restrictions:	**No Representation**
Rstrict Cmnts:	**ELDD District**

Listing Information

Lse Consider:	**No**

Bldg Information

New Const:	**No**
Builder:	
Year Built:	**1960**
Const Status:	
Const Type:	**Site Built**
# of Bldgs:	
# of Rentals:	
# of Units:	
Baths Total:	**1**
# of Stories:	

Square Footage

Total:	
Min SF Avail:	**960**
Max SF Avail:	**960**
Min Lse#/SF:	**$0.00**
Max Lse$/SF:	**$0.00**
Office SqFt:	
Warehse SF:	
Garage SF:	

Additional Information

Rail Service:		Road Front:		Lsd Consdr: **No**	Flood Pl:
Prop Finance:	**Cash**				
Ownership:	**Seller owned for at least one year**				
Spcl Cond:	**None**				
Rd Respons:	**Publicly Maintained Road**				

Features

Fixtures Exclsn:	**No**	Basement Dtls:	**No**
Foundation:	**Crawl Space**	Fireplaces:	
Accessibility:		Construct Type:	**Site Built**
Exterior Cover:	**Vinyl**	Road Frontage:	
Road Surface:	**Paved**	Patio/Porch:	
Security Feat:		Inclusions:	**Building, Land**
Appliances:	**None**		

Utilities

Sewer:	**Other - See Remarks**	Water:	**Other - See Remarks**
Heat:	**Other - See Remarks**	Cool:	**Other - See Remarks**
Restrictions:	**No Representation - ELDD District**		

Association Information

Subject to HOA:	**None**	Subj to CCRs:	**Undiscovered**

Public Remarks

Prime commercial opportunity on over an acre of land along high-traffic Business 16. Zoned B-N, ready for Neighborhood Business! The existing house on the property is not valued and is being sold as-is. Ideal for commercial development.

Showing Instructions, Considerations, and Directions

Showing Service, Sign

List Agent/Office Information

DOM:	**183**	CDOM:	**183**	Expire Dt:	
Mkt Dt:	**09/26/2025**	UC Date:	**03/28/2026**	DDP-End Dt:	**06/16/2026**
Agent/Own:	**No**			Off Mkt Dt:	**06/30/2026**
For Appt Call:	**800-746-9464**			List Agreemnt:	**Exclusive Right To Sell**
List Agent:	**Gary Espin (36038)**			Agent Phone:	**704-241-4404**
List Office:	**Espin Realty (2181)**			Office Phone:	**704-489-4663**
Seller Name:	**Jms Property LLC**				
Web URL:	**www.espinrealty.com**			Full Service:	**Full Service**
				Visibility:	**Public**

Closed Information

Closed Dt:	**06/30/2026**	Proj Close Dt:		Closed Price:	**$345,000**	Slr Contr:	**$0**
Selling Agent:	**Chris Sheridan (70495)**			Agent Phone:	**980-475-2754**	LTC:	**277**
Selling Team:	**The Christopher Lauren Group (R21878)**						
Selling Office:	**EXP Realty LLC Mooresville (372902)**			Office Phone:	**888-584-9431**		

3545 Nc 16 Business Highway, Denver, North Carolina 28650

3545 Nc 16 Business Highway, Denver, North Carolina 28650

MLS#: **4239939** Category: **Lots/Acres/Farms** County: **Lincoln** List $: **$350,000**
Status: **CLOSD** Parcel ID: **34090** Deed Ref: **2951-933** Closed $: **$255,000**
Complex Name:

City Tax Pd To:**Catawba Springs** Tax Val: **$311,312**
Legal Desc: **DR O W SHELLEM** Zoning Spec: **B-N**
Acres: **2.01** Zoning Code: **CZ**
OSN: **Canopy MLS**



General Information
Type: **Lot**
Can Divide?: **Yes**
$/Acres: **$126,992.03**
Levels:

School Information
Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Land Information
Apprx Acres: **2.01**
Acres Cleard:
Acres Wood:
Min SF to Bld: **0**
Prop Found:
Rd Frontage: **State Highway, State Road**
Lot Desc: **Trees, Wooded, Other - See Remarks**
Restrictions: **Other - See Remarks**

Utility/Plan Information
Sewer: **County Sewer, Other - See Remarks**
Water: **County Water, Other - See Remarks**
Dwellings: **No**
Beds Septic:

Additional Information
Prop Finance: **Cash, Conventional, Other - See Remarks** Lease Considered: **No**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Features

Lot Description: **Trees, Wooded, Other - See Remarks**
Fixtures Exclsn: **No**
Exterior Cover:
Road Surface: **Other**
Suitable Use: **Commercial, Residential**
Utilities: **None**
Exterior Feat: **Other - See Remarks**
Comm Feat: **None**

Basement Dtls:
Road Frontage: **State Highway, State Road**
Patio/Porch:
Fire Sprinkler:

Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues:

Public Remarks

Approximately 2 acres positioned in the bustling core of Denver, this property enjoys a prime location with direct access to Business Highway 16. Its extensive road frontage maximizes exposure to passing traffic, making it an ideal destination for businesses seeking prominent visibility. Zoned B-N CZ. Verify with Lincoln County for permitted uses matching your business needs.

Agent Remarks

Confirm with Lincoln county for zoning permitted uses. Confirm with Lincoln county subdividing being permitted. County Water and Sewer on Bus 16, confirm with county for availability to connect.

Showing Instructions, Considerations, and Directions

Showing Service, Sign, Vacant

List Agent/Office Information

DOM: **122** CDOM: **122** Expire Dt:
Mkt Dt: **03/28/2025** UC Date: **07/28/2025** DDP-End Dt: **10/10/2025**
Agent/Own: **No** Off Mkt Dt: **10/31/2025**
For Appt Call: **800-746-9464** List Agreemnt: **Exclusive Right To Sell**
List Agent: **Tony Cloninger (11456)** Agent Phone: **704-458-1984**
List Office: **Keller Williams Advantage (8012)** Office Phone: **704-809-1118**
Co-List Agent: **Ryan Cloninger (75994)** CoAgt Phone: **704-877-0024**
Co-List Office: **Keller Williams Advantage (8012)** CoOff Phone: **704-809-1118**
Seller Name: **Sylvan Creek Properties LLC**
Web URL: Full Service: **Full Service**
Visibility: **Public**

Closed Information

Closed Dt: **10/31/2025** Proj Close Dt: Closed Price: **$255,000** Slr Contr: **$0**
Selling Agent: **Tony Cloninger (11456)** Agent Phone: **704-458-1984** LTC: **217**
Selling Office: **Keller Williams Advantage (8012)** Office Phone: **704-809-1118**
Terms: **Cash**

N NC 16 Business Highway #3, Denver, North Carolina 28037

N NC 16 Business Highway #3, Denver, North Carolina 28037

MLS#:	**4250124**	Category:	**Commercial Sale**	County:	**Lincoln**	List $:	**$225,000**
Status:	**CLOSD**	Parcel ID:	**72401**	Deed Ref:	**2512/590**	Closed $:	**$207,000**
Complex Name:							

City Tax Pd To:**Denver**
Legal Desc: **#3 DENVER INDUSTRIAL PARK**
Acres: **0.80**

Tax Val: **$187,250**
Zoning Spec: **B-N**
Zoning Code:
OSN: **Canopy MLS**



General Information
Type: **Unimproved Commercial**
Second Type: **Business**
Sale/Lse Inc: **Land**
Documents:
In City: **Yes**
Restrictions: **Other - See Remarks**
Rstrict Cmnts: **Local Municipality Restrictions**

Listing Information
Lse Consider: **No**

Bldg Information
New Const: **No**
Builder:
Year Built:
Const Status:
Const Type:
# of Bldgs:
# of Rentals:
# of Units:
Baths Total:
# of Stories:

Square Footage
Total:
Min SF Avail: **0**
Max SF Avail: **0**
Min Lse#/SF: **$0.00**
Max Lse$/SF: **$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information
Rail Service: Road Front: Lsd Consdr: **No** Flood Pl:
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Features

Lot Description: **Cleared**
Fixtures Exclsn: **No**
Exterior Cover:
Road Surface: **Paved**
Security Feat:
Suitable Use: **Commercial**
Basement Dtls: **No**
Road Frontage: **State Highway**
Patio/Porch:
Inclusions: **Land**
Fire Sprinkler:

Utilities

Restrictions: **Other - See Remarks - Local Municipality Restrictions**

Association Information

Subject to HOA: **None**
Subj to CCRs: **Undiscovered**

Public Remarks

Prime 0.8-acre commercial lot located along N NC 16 Business Highway in Denver, NC. Zoned B-N (Neighborhood Business), this property offers ideal potential for small-scale retail, office, or service-based businesses. Surrounded by established commercial sites like Napa Auto Parts, Truist Bank, and local shops, it sits in a high-visibility corridor with steady traffic flow. Its proximity to residential neighborhoods and Rock Springs Elementary makes it perfect for community-focused development. Easy access to NC-16 Bypass and Charlotte region adds to its strategic appeal. A rare opportunity to build your business in one of Denver's fastest-growing areas. Note - Deeded acres is .808, taxable acres is .749

Showing Instructions, Considerations, and Directions

Call Listing Agent

List Agent/Office Information

DOM: **77**
CDOM: **82**
Expire Dt:
Mkt Dt: **04/23/2025**
UC Date: **07/09/2025**
DDP-End Dt: **08/25/2025**
Agent/Own: **No**
Off Mkt Dt: **08/28/2025**
For Appt Call: **800-746-9464**
List Agreemnt: **Exclusive Right To Sell**
List Agent: **Boston Reid (79505)**
Agent Phone: **704-975-6742**
List Office: **COMPASS (R00287)**
Office Phone: **704-234-7880**
Seller Name: **WH**
Web URL: **www.NC16BusinessLot.com**
Full Service: **Full Service**
Visibility: **Public**

Closed Information

Closed Dt: **08/28/2025** Proj Close Dt: Closed Price: **$207,000** Slr Contr: **$0**

Selling Agent:	**Non Member (00001)**	Agent Phone:	**704-940-3159**	LTC:	**127**
Selling Office:	**Canopy Administration (522)**	Office Phone:	**704-372-0911**		
Terms:	**Cash**				

Prepared By: Julia Yoder

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Market Activity

Market Activity Filters

Sort Order: Recently updated
Maximum Properties Per Change Type: 50
Change Types: New Listings, Pending, Closed
Property Types: Single Family, Mobile/Manufactured
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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