

Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending June 11, 2022

Data current as of June 21, 2022

To help fight rising inflation, which hit 8.6% as of last measure, the Federal Reserve raised interest rates by three quarters of a percentage point, the largest interest rate hike in 28 years. The U.S. central bank will boost its short-term policy rate to 1.50% - 1.75%, increasing consumer borrowing costs on everything from credit cards to car loans. This marks the third rate increase this year, with the Fed planning additional rate increases throughout the year.

In the Catawba region, for the week ending June 11:

- New Listings decreased 13.6% to 108
- Pending Sales decreased 13.5% to 90
- Inventory decreased 15.7% to 415

For the month of May:

- Median Sales Price increased 14.5% to \$251,945
- List to Close decreased 8.8% to 62
- Percent of Original List Price Received increased 0.9% to 100.3%
- Months Supply of Inventory decreased 23.1% to 1.0

Quick Facts

- 13.6%	- 13.5%	- 15.7%
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.

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

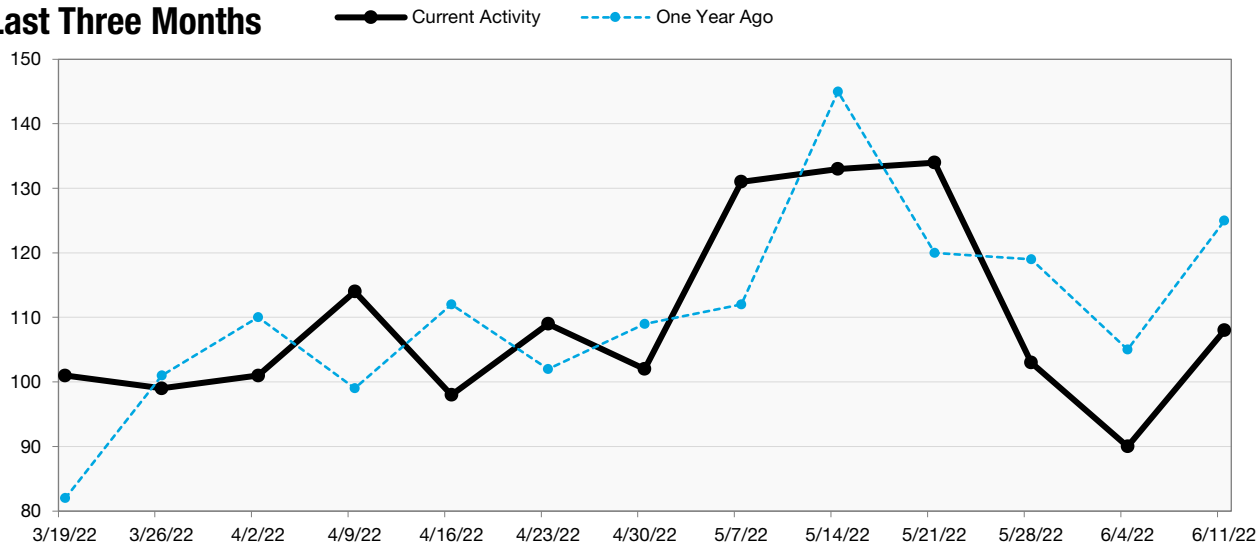


New Listings

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

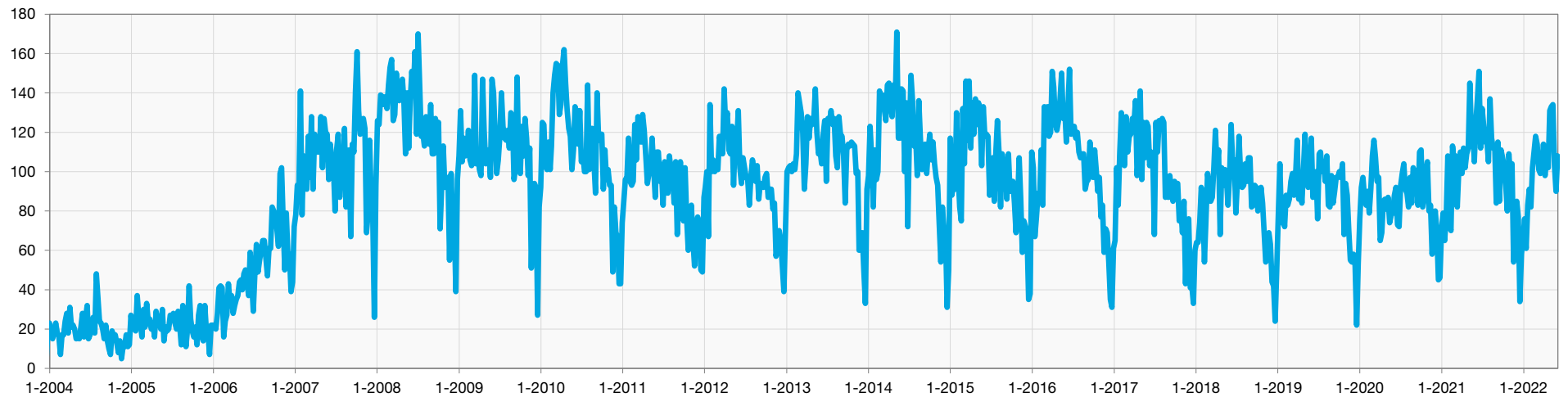


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/19/2022	101	82	+ 23.2%
3/26/2022	99	101	- 2.0%
4/2/2022	101	110	- 8.2%
4/9/2022	114	99	+ 15.2%
4/16/2022	98	112	- 12.5%
4/23/2022	109	102	+ 6.9%
4/30/2022	102	109	- 6.4%
5/7/2022	131	112	+ 17.0%
5/14/2022	133	145	- 8.3%
5/21/2022	134	120	+ 11.7%
5/28/2022	103	119	- 13.4%
6/4/2022	90	105	- 14.3%
6/11/2022	108	125	- 13.6%
3-Month Total	1,423	1,441	- 1.2%

Historical New Listing Activity



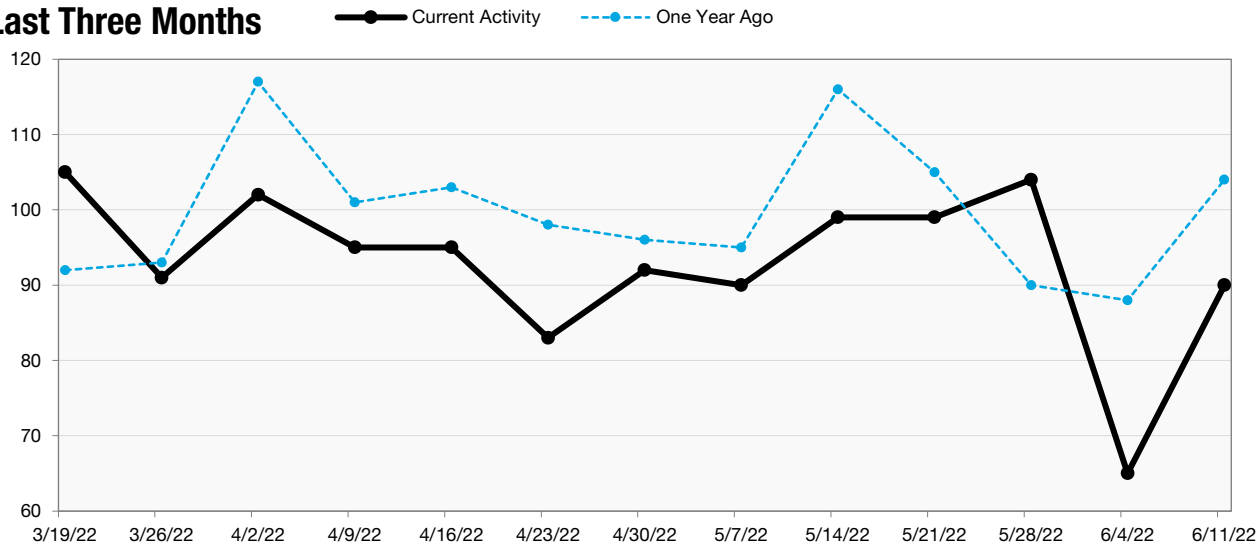
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Pending Sales

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.

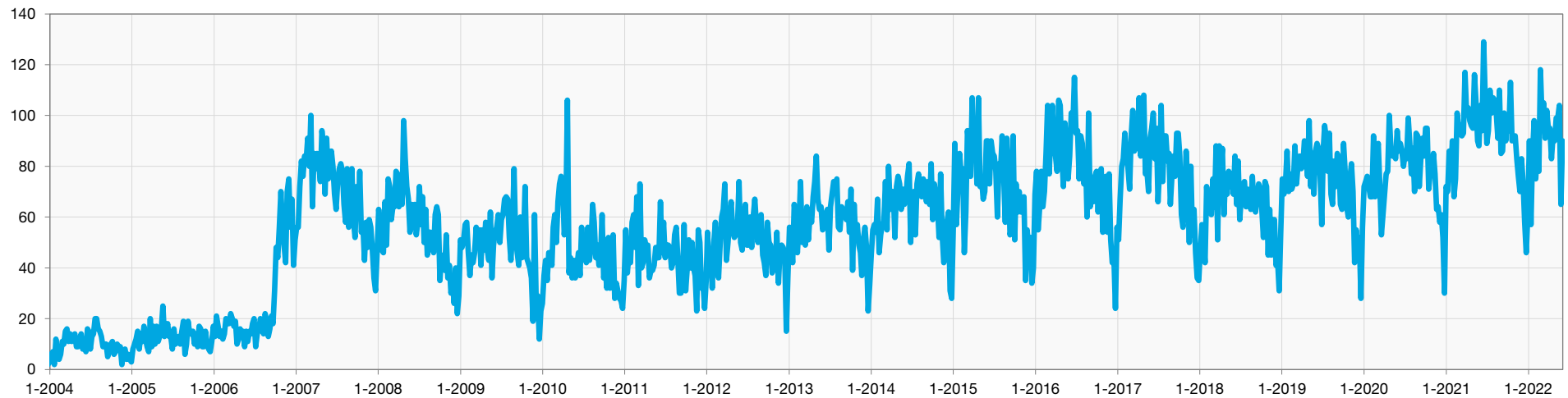


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/19/2022	105	92	+ 14.1%
3/26/2022	91	93	- 2.2%
4/2/2022	102	117	- 12.8%
4/9/2022	95	101	- 5.9%
4/16/2022	95	103	- 7.8%
4/23/2022	83	98	- 15.3%
4/30/2022	92	96	- 4.2%
5/7/2022	90	95	- 5.3%
5/14/2022	99	116	- 14.7%
5/21/2022	99	105	- 5.7%
5/28/2022	104	90	+ 15.6%
6/4/2022	65	88	- 26.1%
6/11/2022	90	104	- 13.5%
3-Month Total	1,210	1,298	- 6.8%

Historical Pending Sales Activity



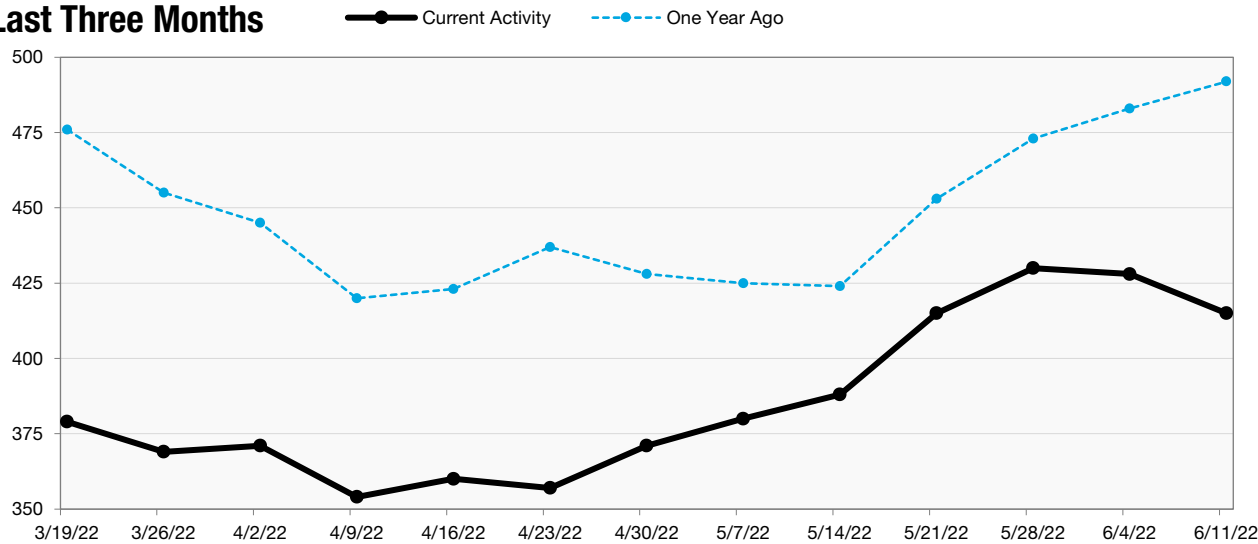
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes 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.

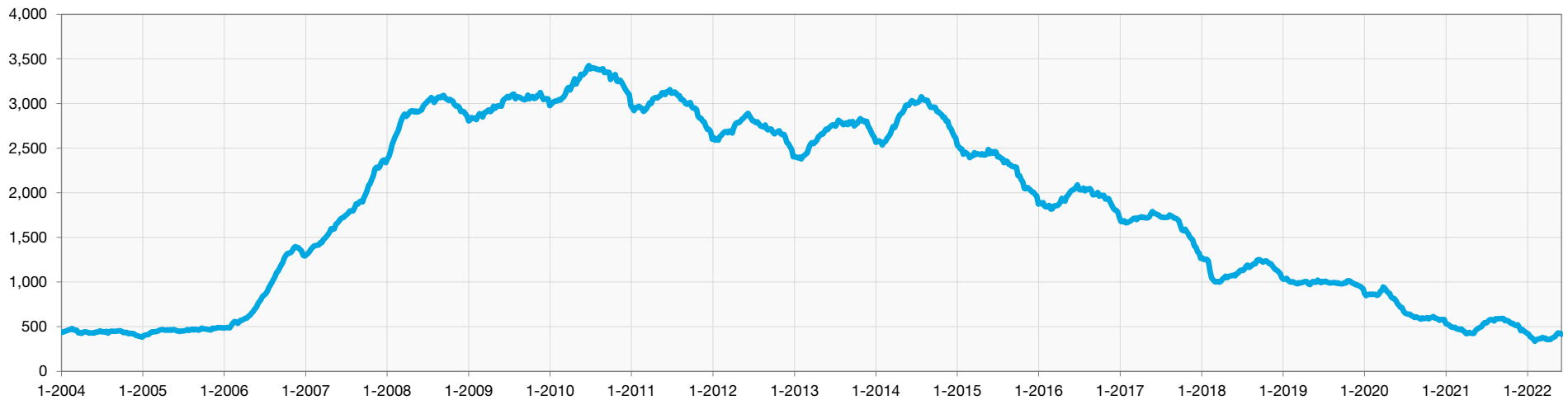


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/19/2022	379	476	- 20.4%
3/26/2022	369	455	- 18.9%
4/2/2022	371	445	- 16.6%
4/9/2022	354	420	- 15.7%
4/16/2022	360	423	- 14.9%
4/23/2022	357	437	- 18.3%
4/30/2022	371	428	- 13.3%
5/7/2022	380	425	- 10.6%
5/14/2022	388	424	- 8.5%
5/21/2022	415	453	- 8.4%
5/28/2022	430	473	- 9.1%
6/4/2022	428	483	- 11.4%
6/11/2022	415	492	- 15.7%
3-Month Avg	386	449	- 14.0%

Historical Inventory Activity



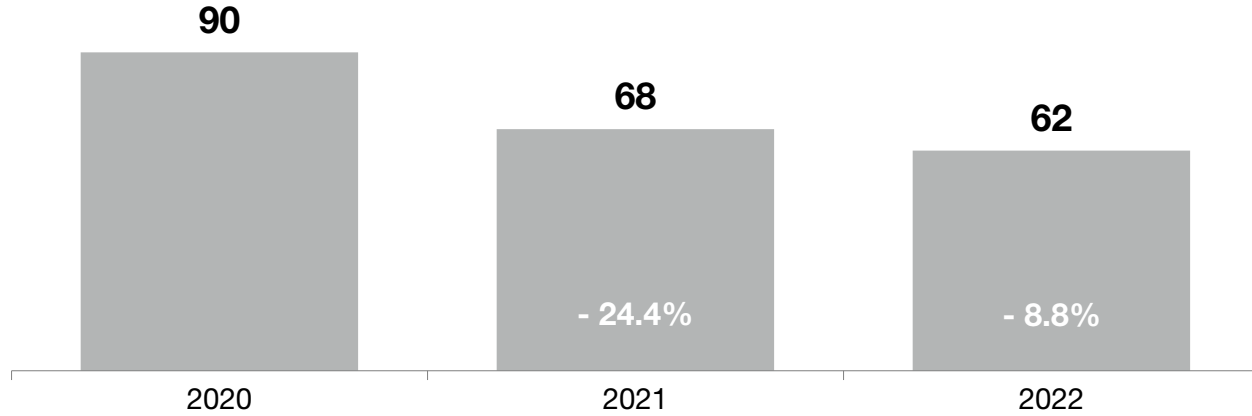
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List to Close

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

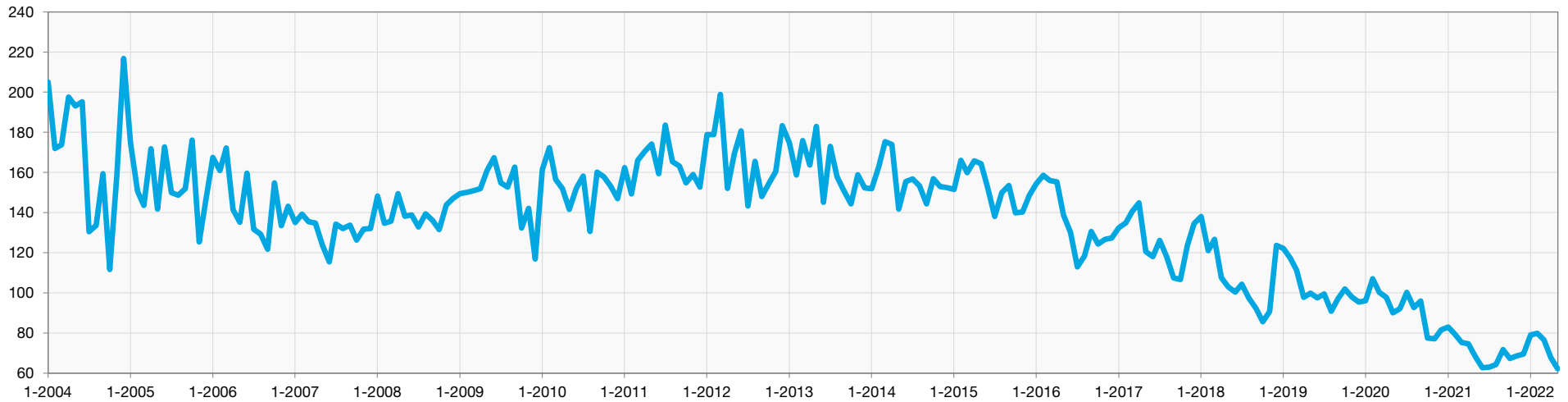


May



Month	Current Activity	One Year Previous	+ / -
June 2021	63	92	- 31.5%
July 2021	63	100	- 37.0%
August 2021	64	93	- 31.2%
September 2021	72	96	- 25.0%
October 2021	67	78	- 14.1%
November 2021	69	77	- 10.4%
December 2021	70	81	- 13.6%
January 2022	79	83	- 4.8%
February 2022	80	79	+ 1.3%
March 2022	77	75	+ 2.7%
April 2022	68	75	- 9.3%
May 2022	62	68	- 8.8%
12-Month Avg	69	83	- 16.9%

Historical List to Close



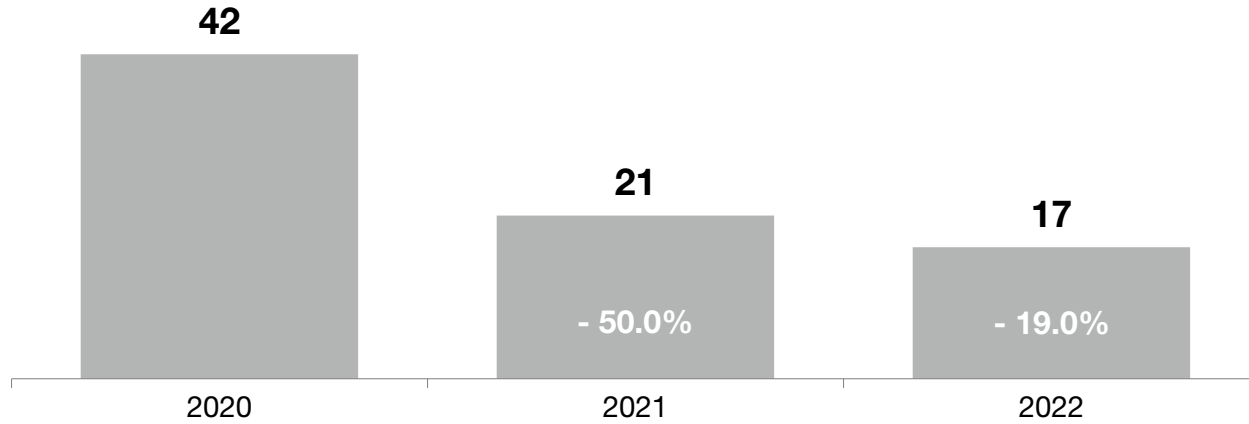
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Days on Market



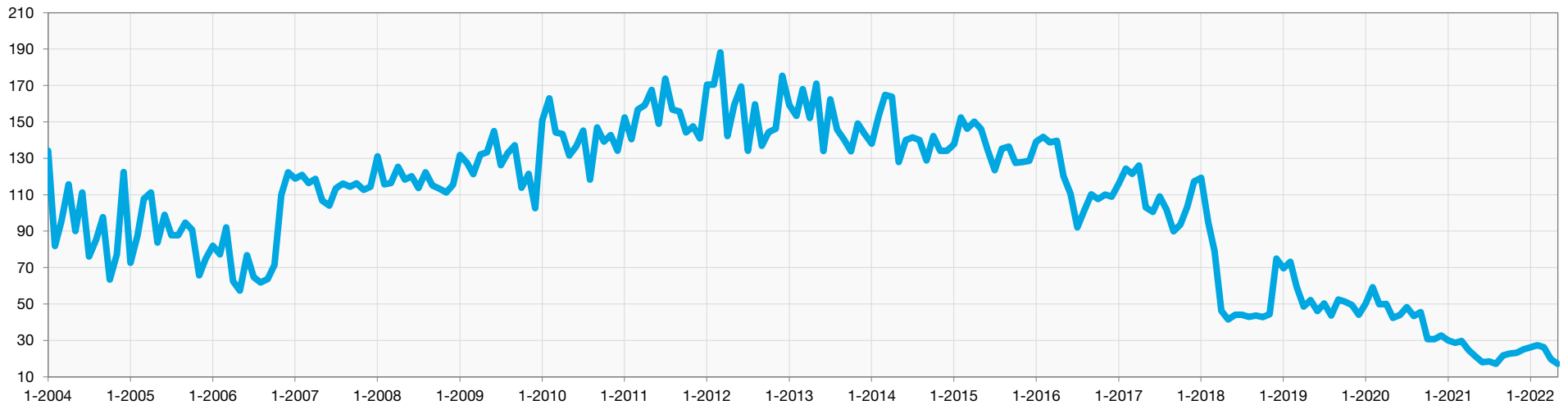
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

May



Month	Current Activity	One Year Previous	+/-
June 2021	18	44	- 59.1%
July 2021	18	48	- 62.5%
August 2021	17	43	- 60.5%
September 2021	22	45	- 51.1%
October 2021	23	31	- 25.8%
November 2021	23	31	- 25.8%
December 2021	25	33	- 24.2%
January 2022	26	30	- 13.3%
February 2022	27	29	- 6.9%
March 2022	26	30	- 13.3%
April 2022	20	25	- 20.0%
May 2022	17	21	- 19.0%
12-Month Avg	22	34	- 35.3%

Historical Days on Market



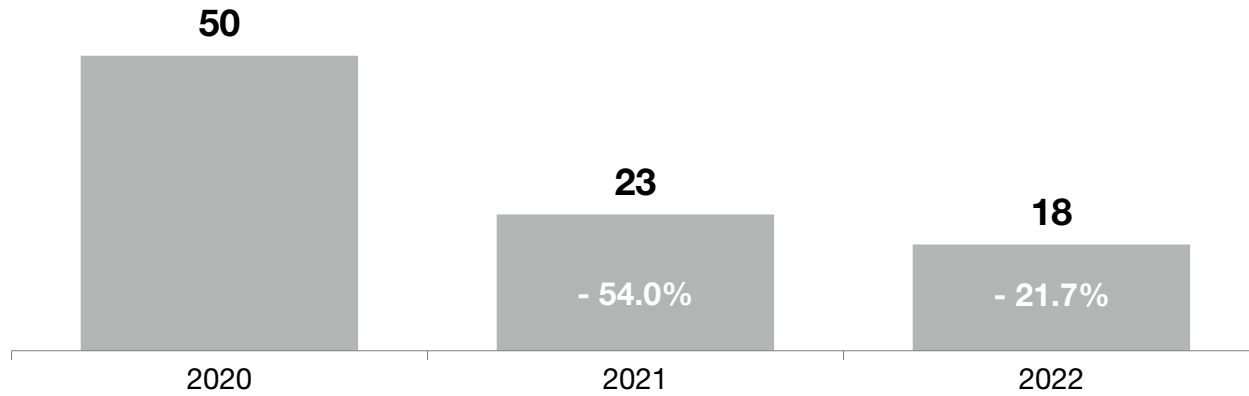
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Cumulative Days on Market



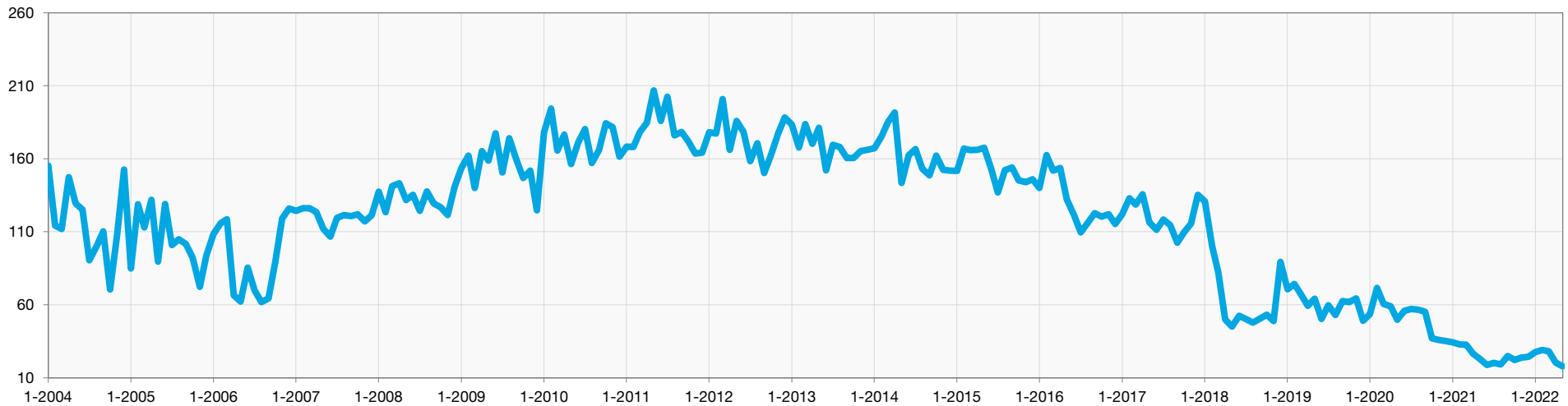
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

May



Month	Current Activity	One Year Previous	+/-
June 2021	19	56	- 66.1%
July 2021	20	57	- 64.9%
August 2021	19	57	- 66.7%
September 2021	25	55	- 54.5%
October 2021	22	37	- 40.5%
November 2021	24	36	- 33.3%
December 2021	24	35	- 31.4%
January 2022	28	34	- 17.6%
February 2022	29	33	- 12.1%
March 2022	28	33	- 15.2%
April 2022	20	27	- 25.9%
May 2022	18	23	- 21.7%
12-Month Avg	23	40	- 42.5%

Historical Cumulative Days on Market



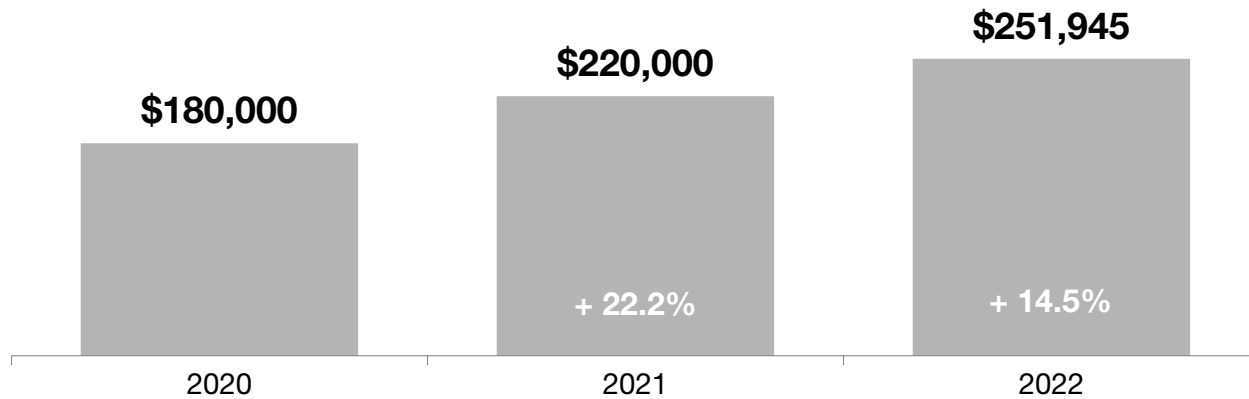
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Median Sales Price

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

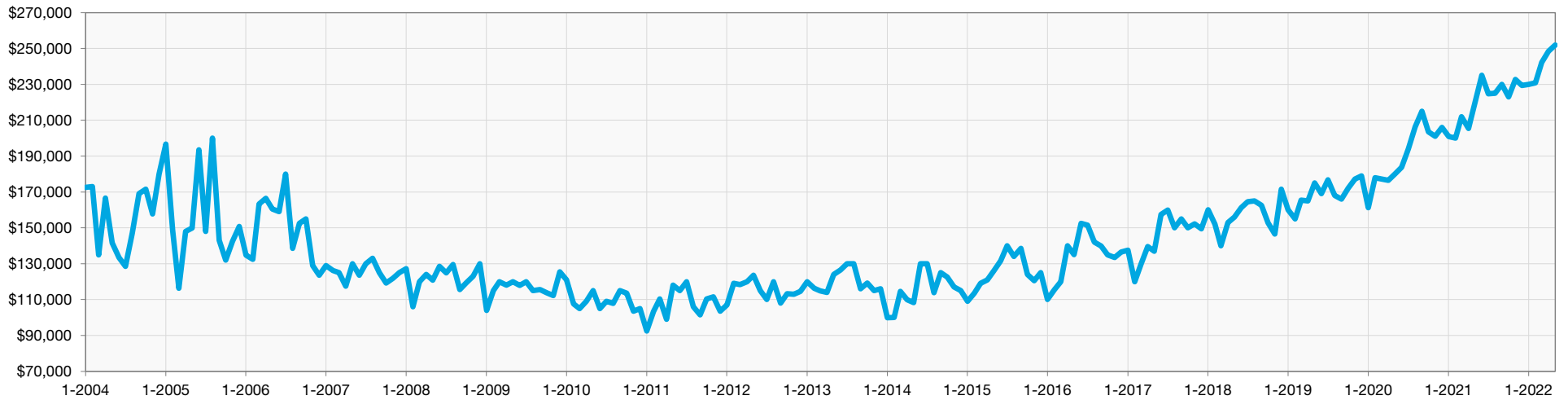


May



Month	Current Activity	One Year Previous	+ / -
June 2021	\$235,000	\$183,750	+ 27.9%
July 2021	\$224,700	\$194,000	+ 15.8%
August 2021	\$225,000	\$206,250	+ 9.1%
September 2021	\$229,950	\$215,000	+ 7.0%
October 2021	\$223,000	\$203,500	+ 9.6%
November 2021	\$232,750	\$201,000	+ 15.8%
December 2021	\$229,450	\$206,000	+ 11.4%
January 2022	\$230,000	\$200,900	+ 14.5%
February 2022	\$230,900	\$200,000	+ 15.5%
March 2022	\$242,240	\$212,000	+ 14.3%
April 2022	\$248,450	\$205,400	+ 21.0%
May 2022	\$251,945	\$220,000	+ 14.5%
12-Month Avg	\$235,000	\$204,900	+ 14.7%

Historical Median Sales Price



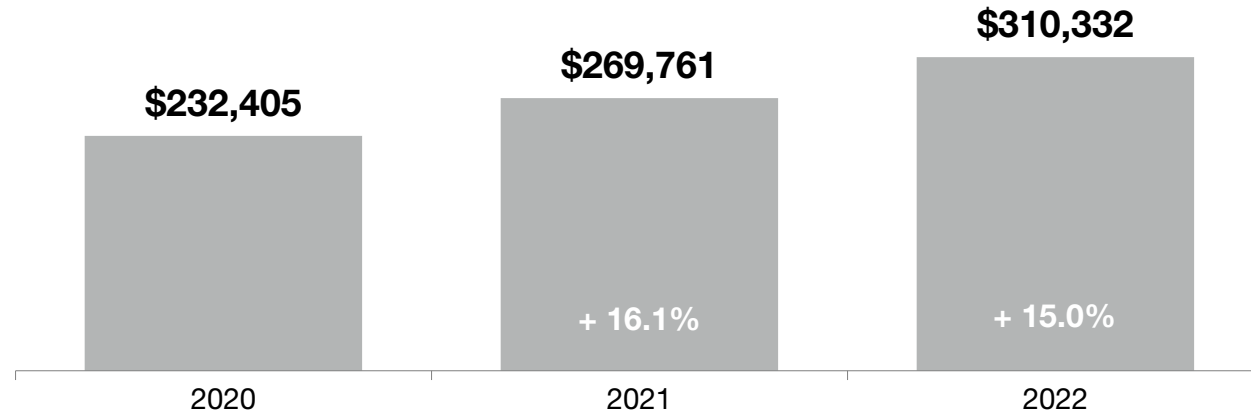
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Average Sales Price

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

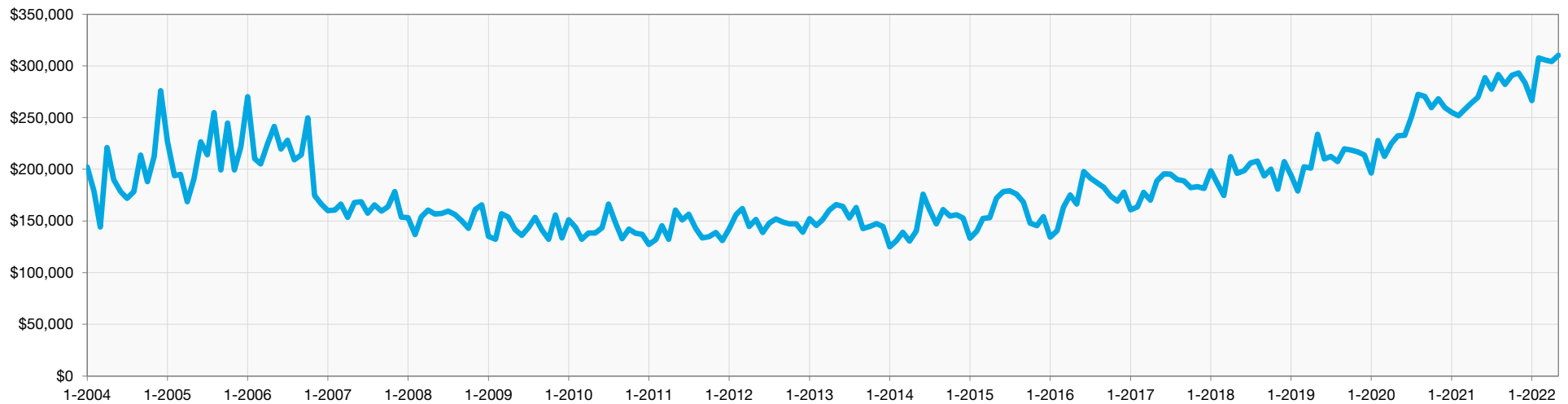


May



Month	Current Activity	One Year Previous	+ / -
June 2021	\$288,574	\$232,845	+ 23.9%
July 2021	\$277,613	\$250,342	+ 10.9%
August 2021	\$291,624	\$272,544	+ 7.0%
September 2021	\$282,087	\$270,566	+ 4.3%
October 2021	\$291,026	\$259,567	+ 12.1%
November 2021	\$293,159	\$268,328	+ 9.3%
December 2021	\$283,700	\$259,683	+ 9.2%
January 2022	\$266,401	\$255,212	+ 4.4%
February 2022	\$307,688	\$251,809	+ 22.2%
March 2022	\$305,759	\$257,926	+ 18.5%
April 2022	\$304,341	\$264,137	+ 15.2%
May 2022	\$310,332	\$269,761	+ 15.0%
12-Month Avg	\$291,688	\$259,613	+ 12.4%

Historical Average Sales Price



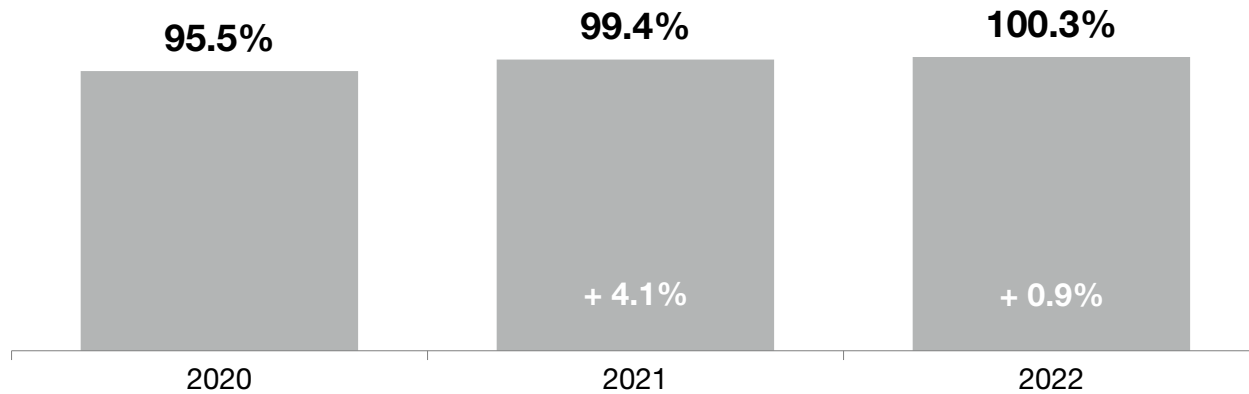
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Percent of Original List Price Received



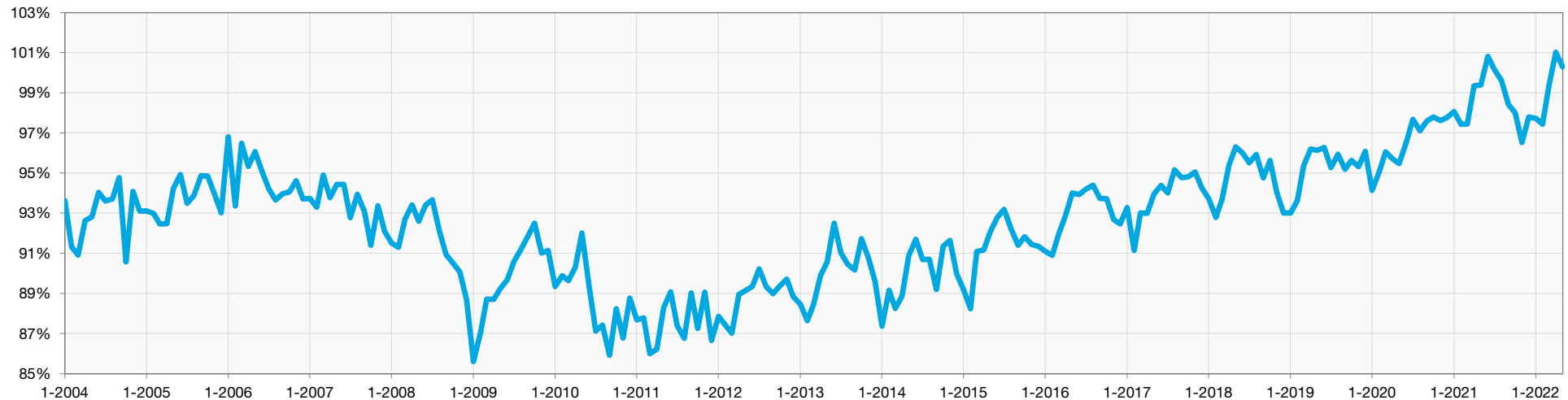
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May



Month	Current Activity	One Year Previous	+ / -
June 2021	100.8%	96.5%	+ 4.5%
July 2021	100.1%	97.7%	+ 2.5%
August 2021	99.6%	97.1%	+ 2.6%
September 2021	98.4%	97.6%	+ 0.8%
October 2021	98.0%	97.8%	+ 0.2%
November 2021	96.5%	97.6%	- 1.1%
December 2021	97.8%	97.8%	0.0%
January 2022	97.7%	98.1%	- 0.4%
February 2022	97.4%	97.4%	0.0%
March 2022	99.4%	97.4%	+ 2.1%
April 2022	101.0%	99.3%	+ 1.7%
May 2022	100.3%	99.4%	+ 0.9%
12-Month Avg	99.0%	97.8%	+ 1.2%

Historical Percent of Original List Price Received



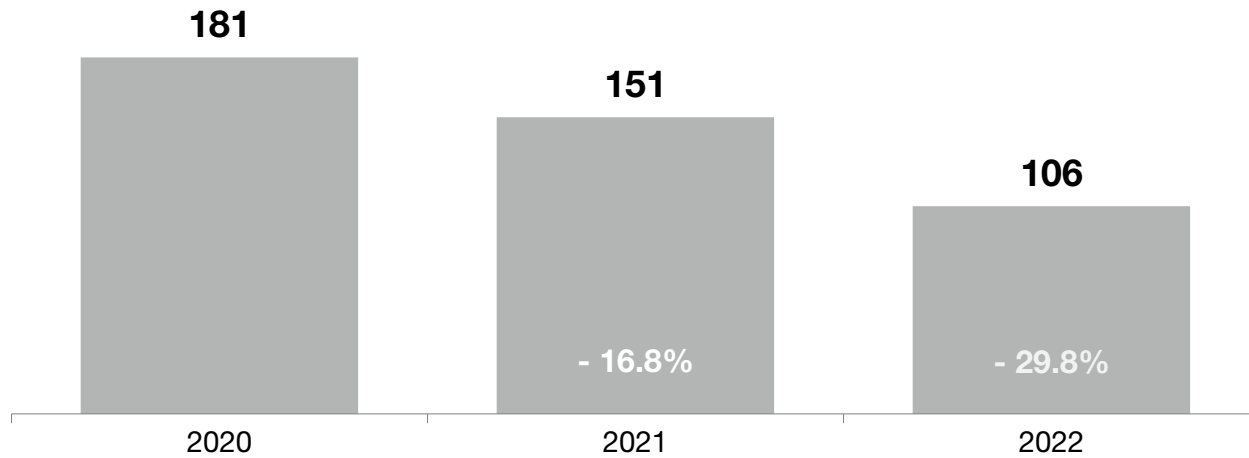
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Housing Affordability Index



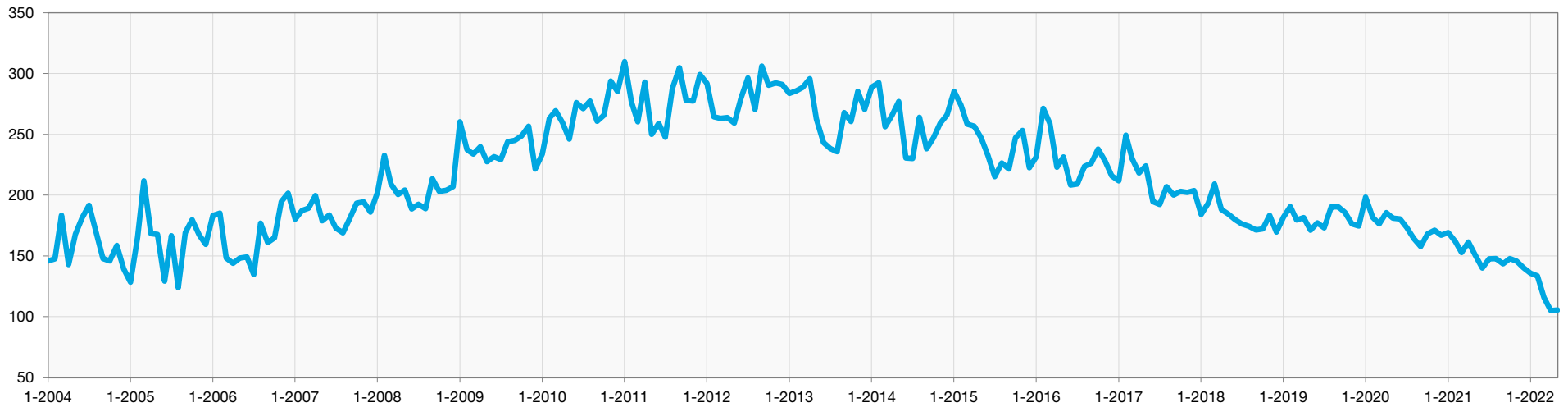
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

May



Month	Current Activity	One Year Previous	+ / -
June 2021	140	180	- 22.2%
July 2021	148	173	- 14.5%
August 2021	148	164	- 9.8%
September 2021	143	158	- 9.5%
October 2021	148	168	- 11.9%
November 2021	146	171	- 14.6%
December 2021	140	167	- 16.2%
January 2022	136	169	- 19.5%
February 2022	134	162	- 17.3%
March 2022	116	153	- 24.2%
April 2022	105	161	- 34.8%
May 2022	106	151	- 29.8%
12-Month Avg	134	165	- 18.8%

Historical Housing Affordability Index



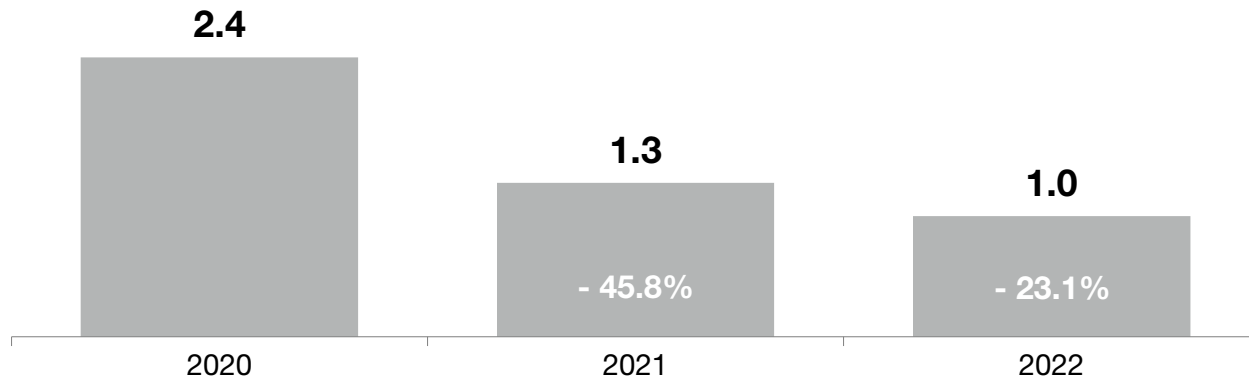
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Months Supply of Homes for Sale

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.

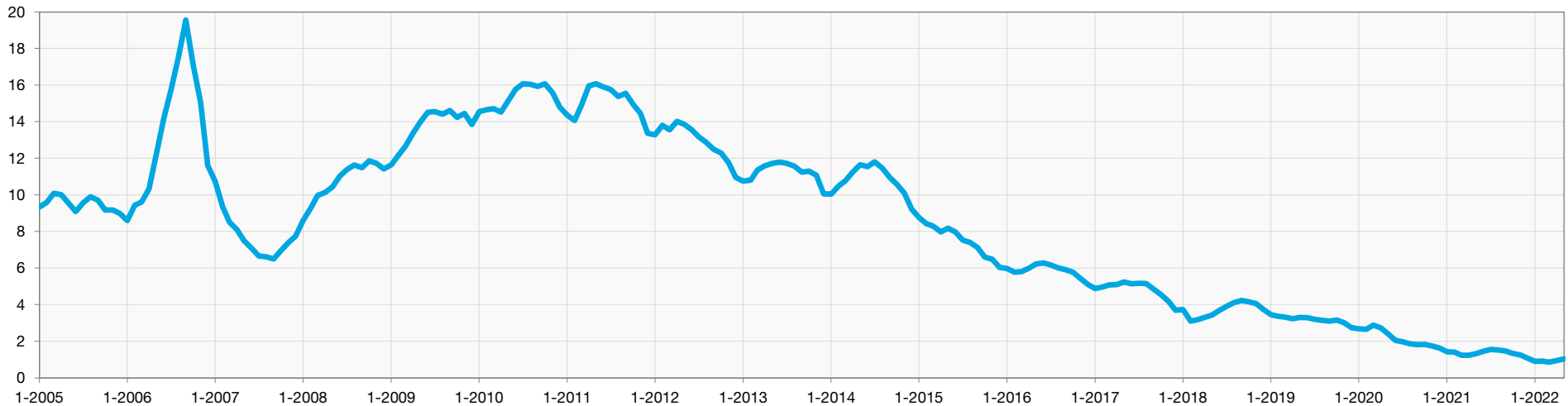


May



Month	Current Activity	One Year Previous	+ / -
June 2021	1.4	2.0	- 30.0%
July 2021	1.5	2.0	- 25.0%
August 2021	1.5	1.8	- 16.7%
September 2021	1.5	1.8	- 16.7%
October 2021	1.3	1.8	- 27.8%
November 2021	1.2	1.7	- 29.4%
December 2021	1.1	1.6	- 31.3%
January 2022	0.9	1.4	- 35.7%
February 2022	0.9	1.4	- 35.7%
March 2022	0.9	1.2	- 25.0%
April 2022	0.9	1.2	- 25.0%
May 2022	1.0	1.3	- 23.1%
12-Month Avg	1.2	1.6	- 25.0%

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.