

Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending July 23, 2022

Data current as of August 1, 2022

Mortgage applications declined for the fourth straight week, falling 1.8 percent from the previous week and marking the lowest level of activity since February 2000, according to the Mortgage Bankers Association. Increasing mortgage rates, escalating sales prices, and decades-high inflation continue to hinder affordability, putting homeownership on hold for many prospective buyers.

In the Catawba region, for the week ending July 23:

- New Listings decreased 20.0% to 92
- Pending Sales decreased 12.7% to 96
- Inventory decreased 5.4% to 544

For the month of June:

- Median Sales Price increased 9.6% to \$257,490
- List to Close decreased 3.2% to 61
- Percent of Original List Price Received decreased 0.2% to 100.6%
- Months Supply of Inventory remained flat at 1.4

Quick Facts

- 20.0%

Change in
New Listings

- 12.7%

Change in
Pending Sales

- 5.4%

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.

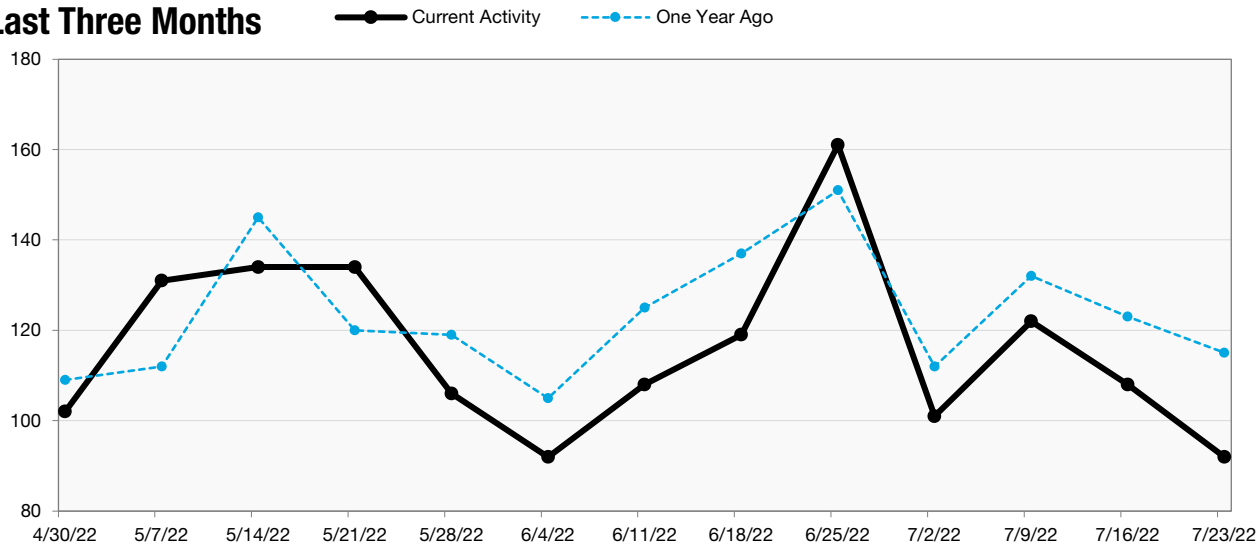


New Listings

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

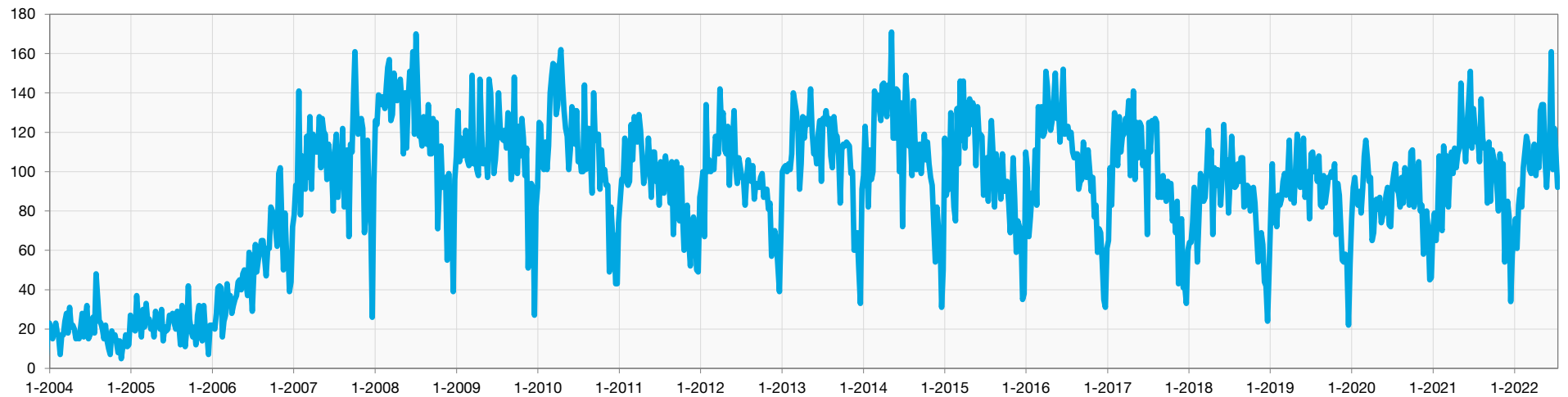


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/30/2022	102	109	- 6.4%
5/7/2022	131	112	+ 17.0%
5/14/2022	134	145	- 7.6%
5/21/2022	134	120	+ 11.7%
5/28/2022	106	119	- 10.9%
6/4/2022	92	105	- 12.4%
6/11/2022	108	125	- 13.6%
6/18/2022	119	137	- 13.1%
6/25/2022	161	151	+ 6.6%
7/2/2022	101	112	- 9.8%
7/9/2022	122	132	- 7.6%
7/16/2022	108	123	- 12.2%
7/23/2022	92	115	- 20.0%
3-Month Total	1,510	1,605	- 5.9%

Historical New Listing Activity



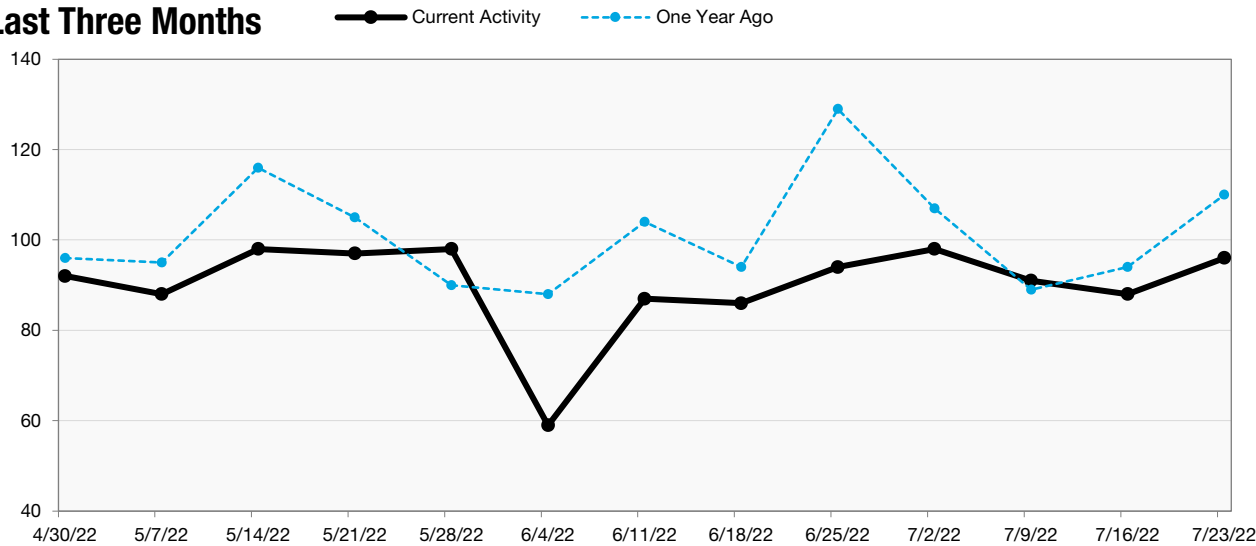
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Pending Sales

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.

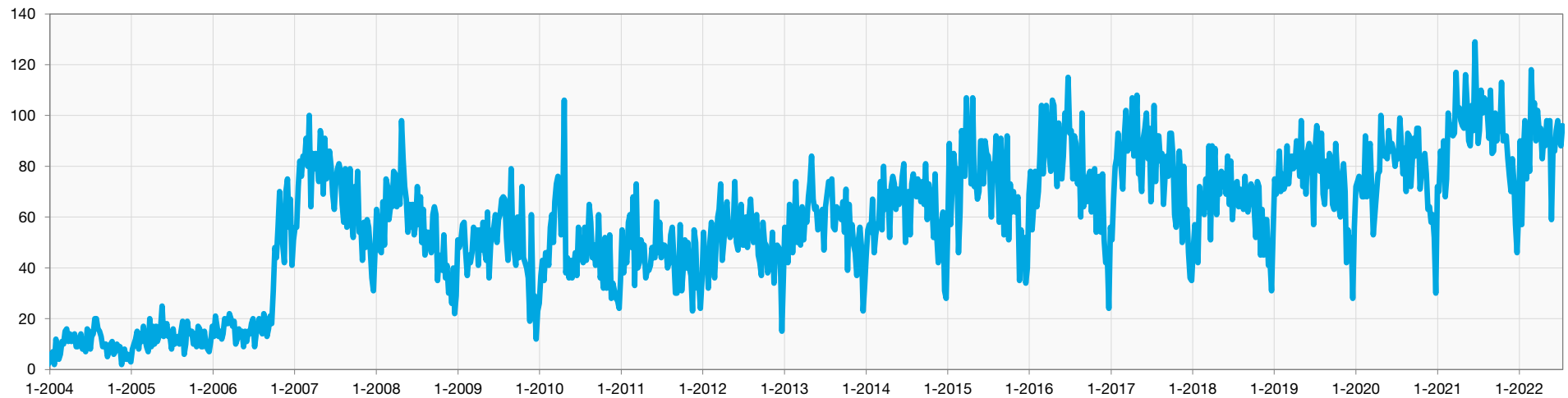


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/30/2022	92	96	- 4.2%
5/7/2022	88	95	- 7.4%
5/14/2022	98	116	- 15.5%
5/21/2022	97	105	- 7.6%
5/28/2022	98	90	+ 8.9%
6/4/2022	59	88	- 33.0%
6/11/2022	87	104	- 16.3%
6/18/2022	86	94	- 8.5%
6/25/2022	94	129	- 27.1%
7/2/2022	98	107	- 8.4%
7/9/2022	91	89	+ 2.2%
7/16/2022	88	94	- 6.4%
7/23/2022	96	110	- 12.7%
3-Month Total	1,172	1,317	- 11.0%

Historical Pending Sales Activity



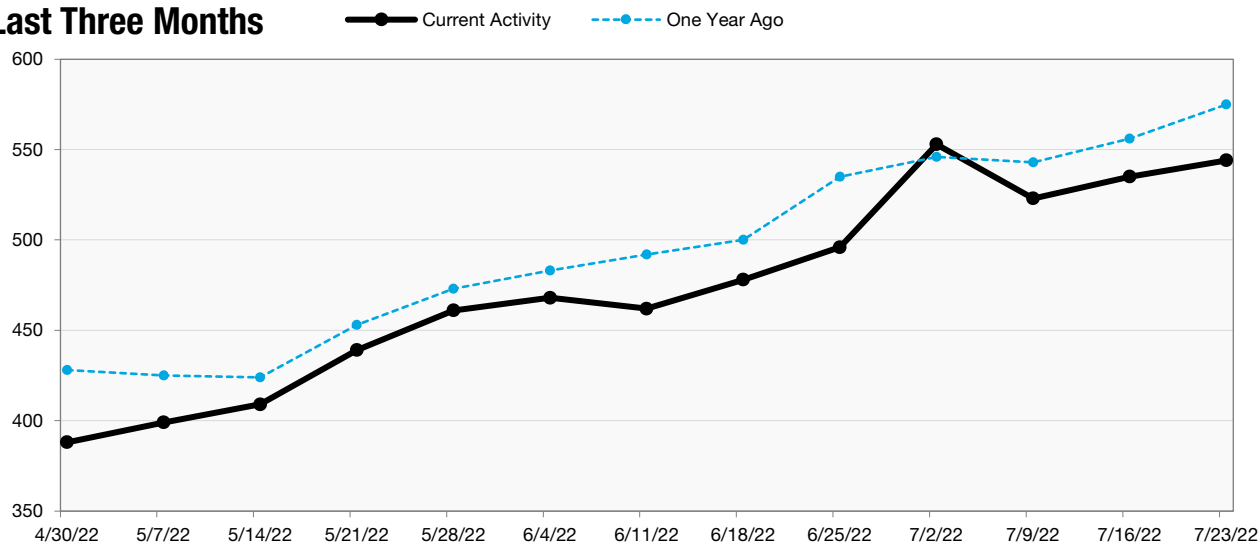
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

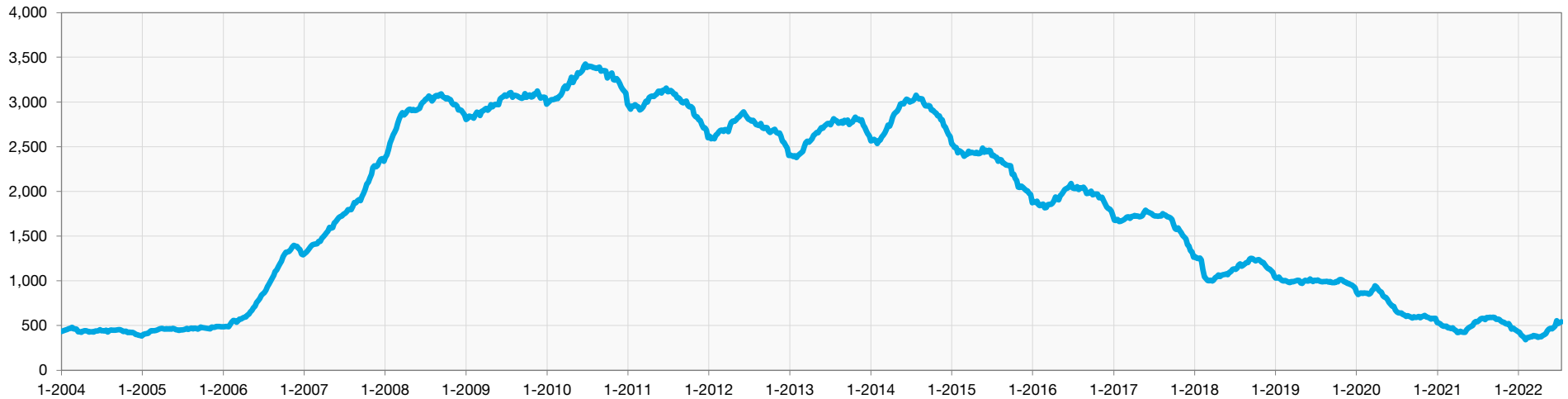


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/30/2022	388	428	- 9.3%
5/7/2022	399	425	- 6.1%
5/14/2022	409	424	- 3.5%
5/21/2022	439	453	- 3.1%
5/28/2022	461	473	- 2.5%
6/4/2022	468	483	- 3.1%
6/11/2022	462	492	- 6.1%
6/18/2022	478	500	- 4.4%
6/25/2022	496	535	- 7.3%
7/2/2022	553	546	+ 1.3%
7/9/2022	523	543	- 3.7%
7/16/2022	535	556	- 3.8%
7/23/2022	544	575	- 5.4%
3-Month Avg	473	495	- 4.3%

Historical Inventory Activity



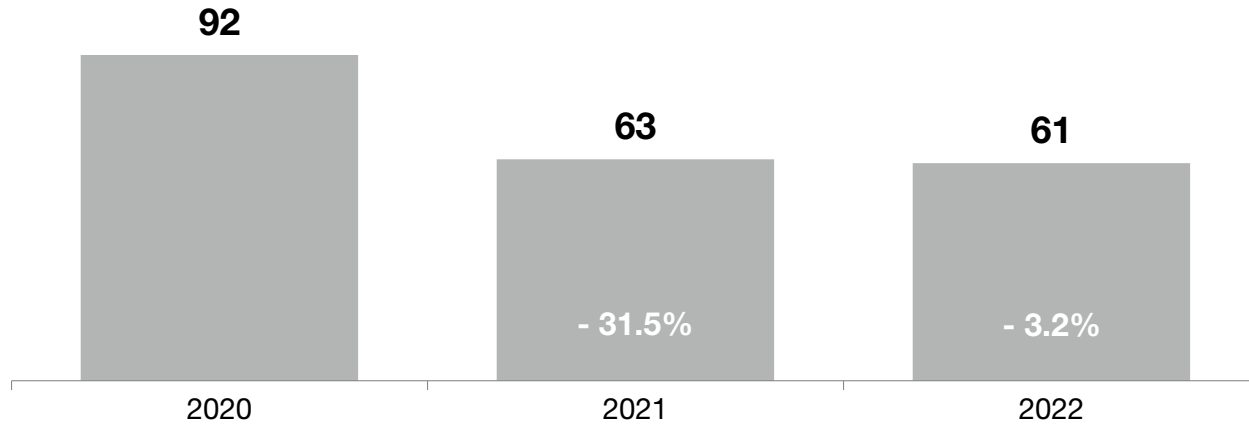
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List to Close

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

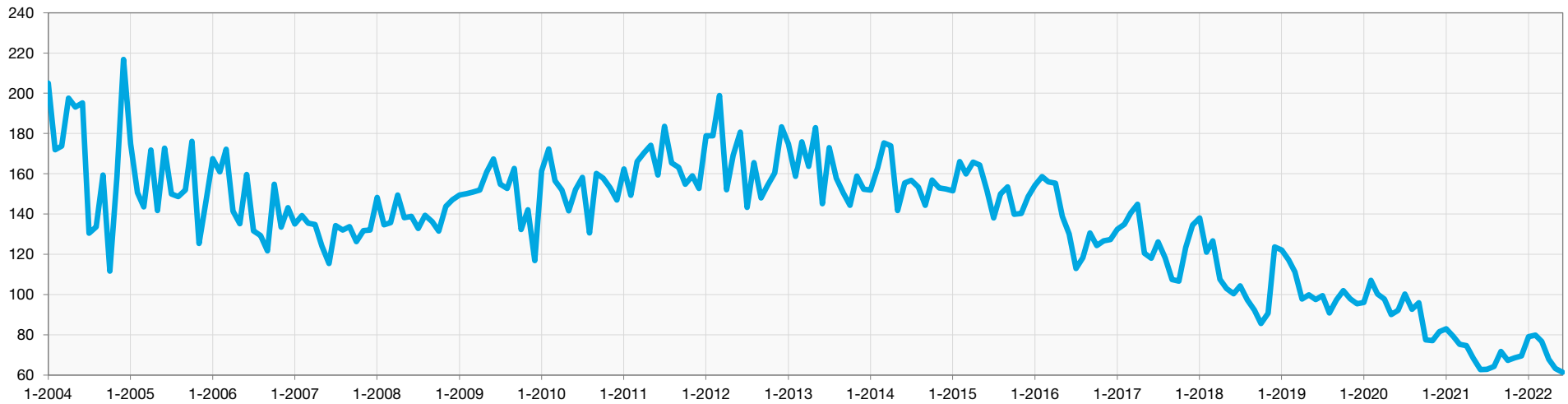


June



Month	Current Activity	One Year Previous	+ / -
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	63	68	- 7.4%
June 2022	61	63	- 3.2%
12-Month Avg	69	80	- 13.8%

Historical List to Close



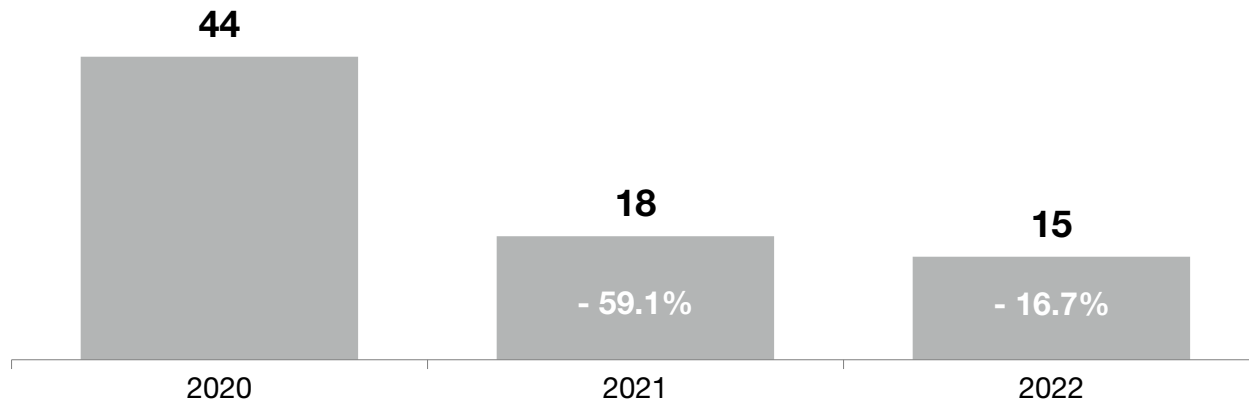
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Days on Market



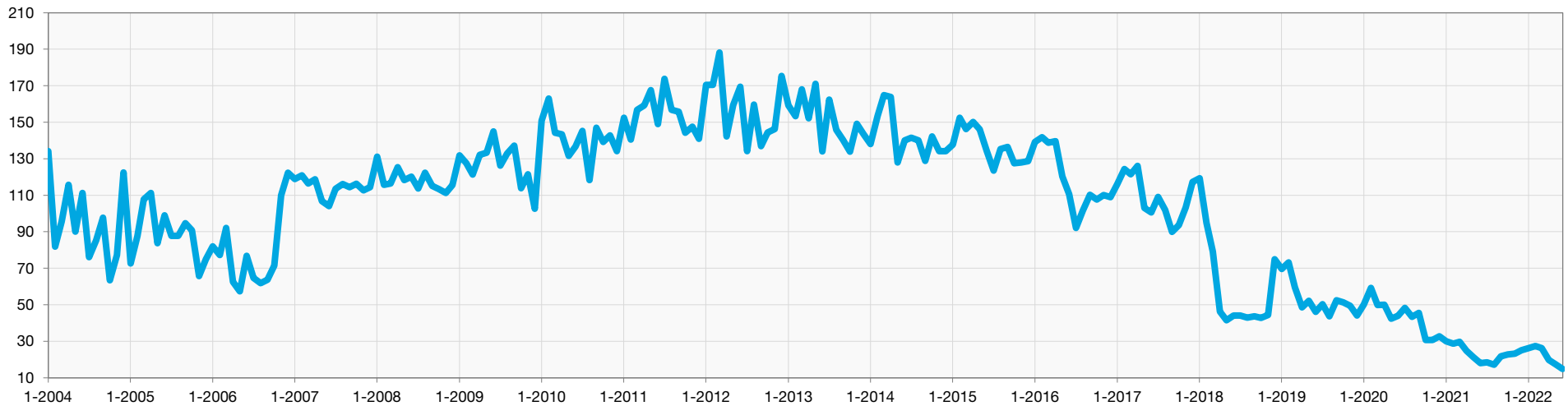
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

June



Month	Current Activity	One Year Previous	+/-
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%
June 2022	15	18	- 16.7%
12-Month Avg	21	32	- 34.4%

Historical Days on Market



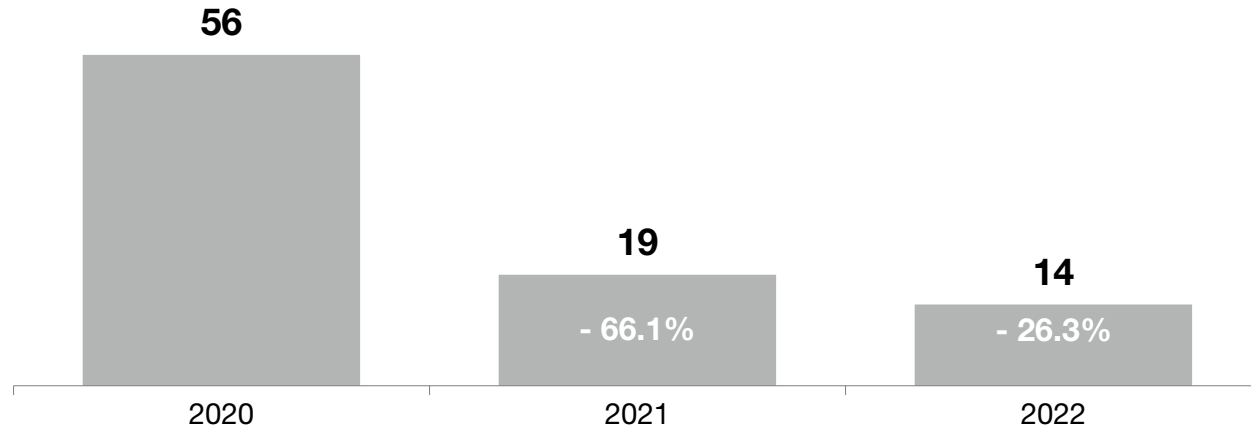
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Cumulative Days on Market

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.

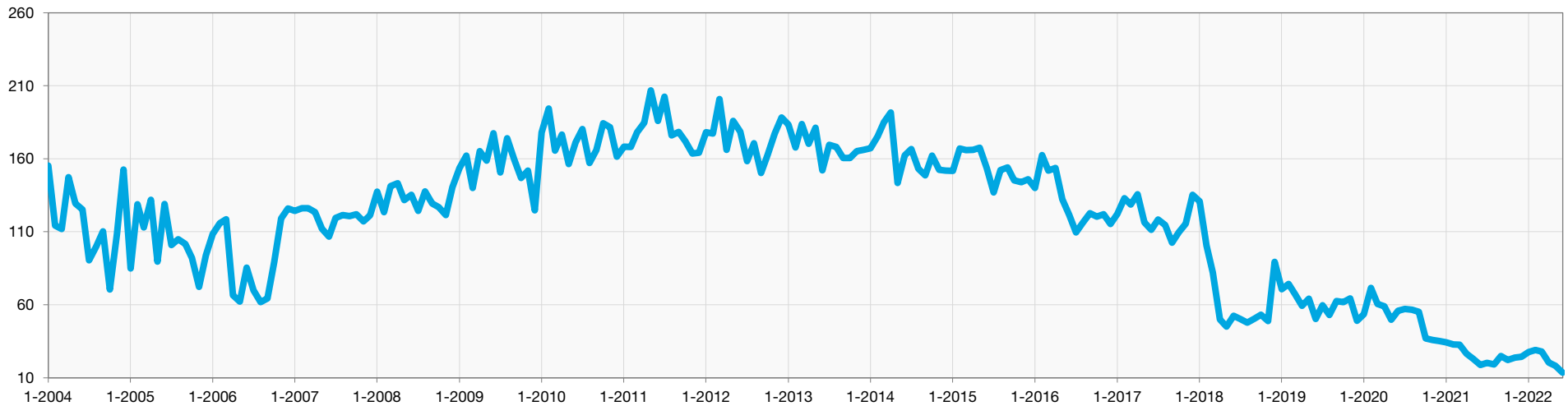


June



Month	Current Activity	One Year Previous	+/-
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%
June 2022	14	19	- 26.3%
12-Month Avg	22	37	- 40.5%

Historical Cumulative Days on Market



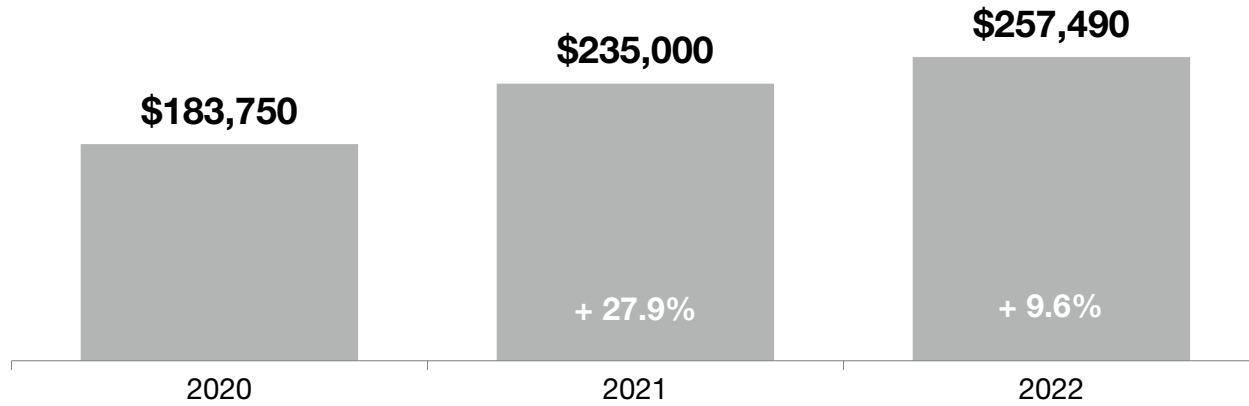
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Median Sales Price

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

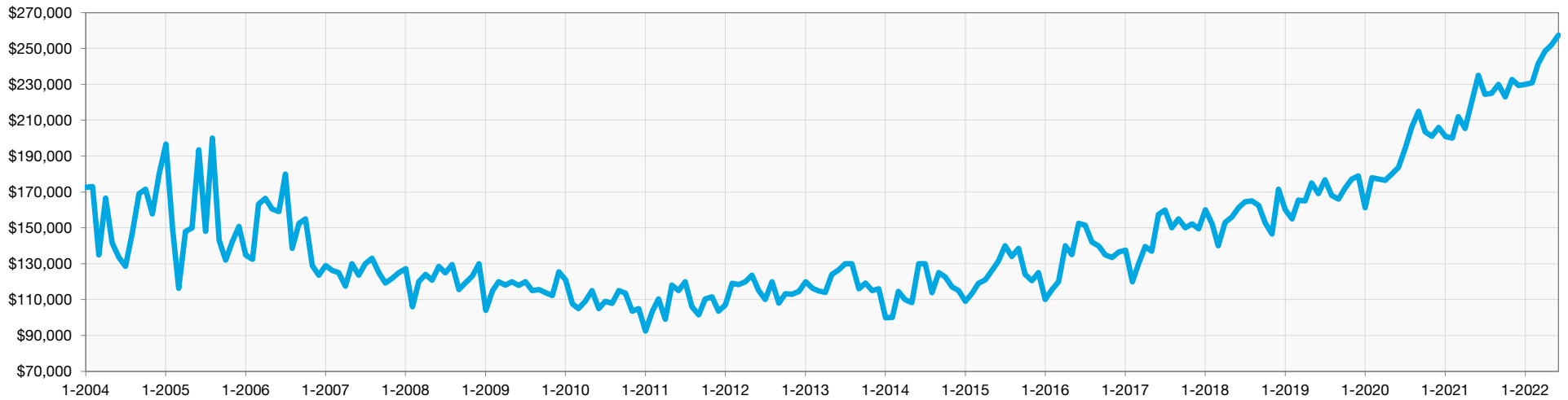


June



Month	Current Activity	One Year Previous	+ / -
July 2021	\$224,400	\$194,000	+ 15.7%
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	\$241,490	\$212,000	+ 13.9%
April 2022	\$248,450	\$205,400	+ 21.0%
May 2022	\$251,945	\$220,000	+ 14.5%
June 2022	\$257,490	\$235,000	+ 9.6%
12-Month Avg	\$235,000	\$210,000	+ 11.9%

Historical Median Sales Price



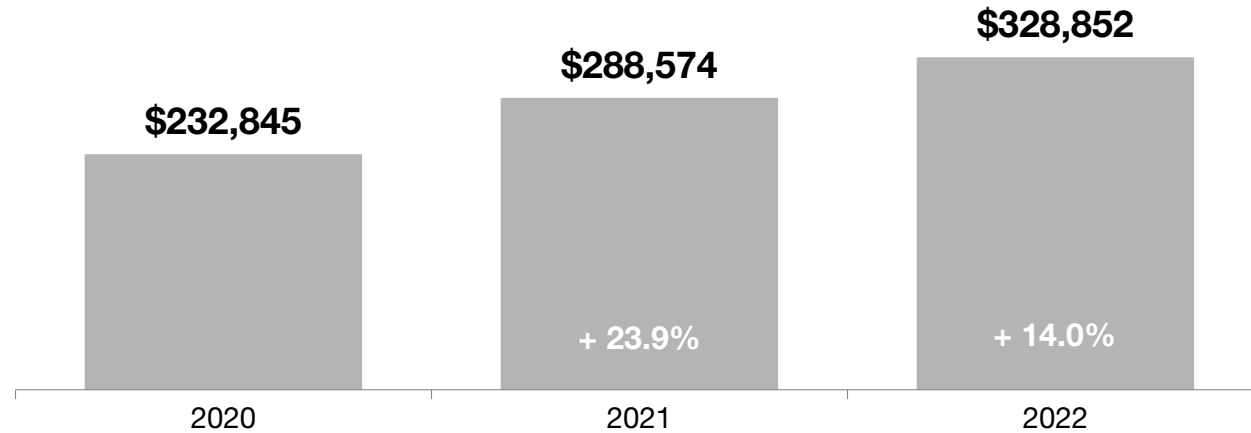
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Average Sales Price

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

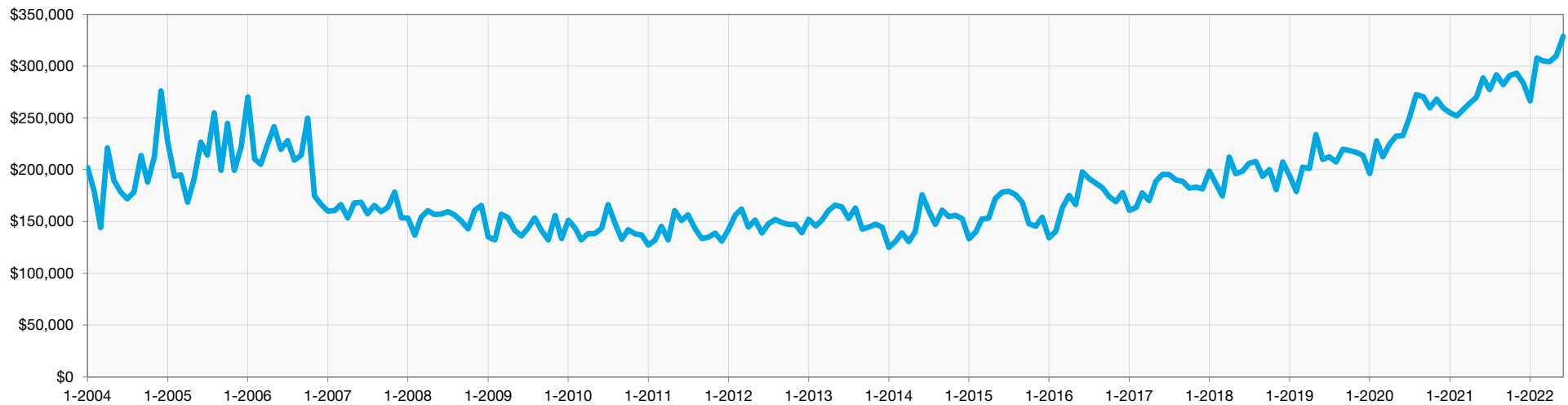


June



Month	Current Activity	One Year Previous	+ / -
July 2021	\$277,311	\$250,342	+ 10.8%
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	\$305,158	\$257,926	+ 18.3%
April 2022	\$304,341	\$264,137	+ 15.2%
May 2022	\$309,714	\$269,761	+ 14.8%
June 2022	\$328,852	\$288,574	+ 14.0%
12-Month Avg	\$295,132	\$264,980	+ 11.4%

Historical Average Sales Price



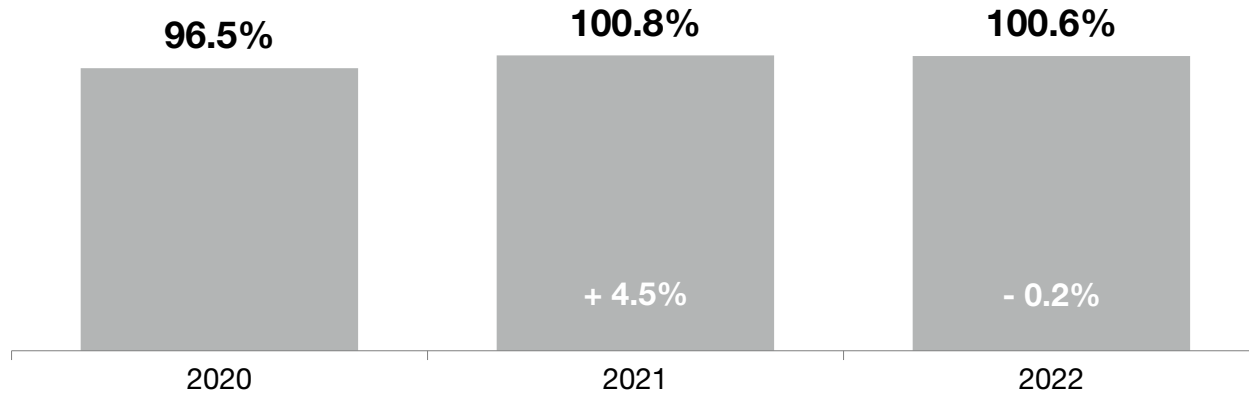
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Percent of Original List Price Received

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.

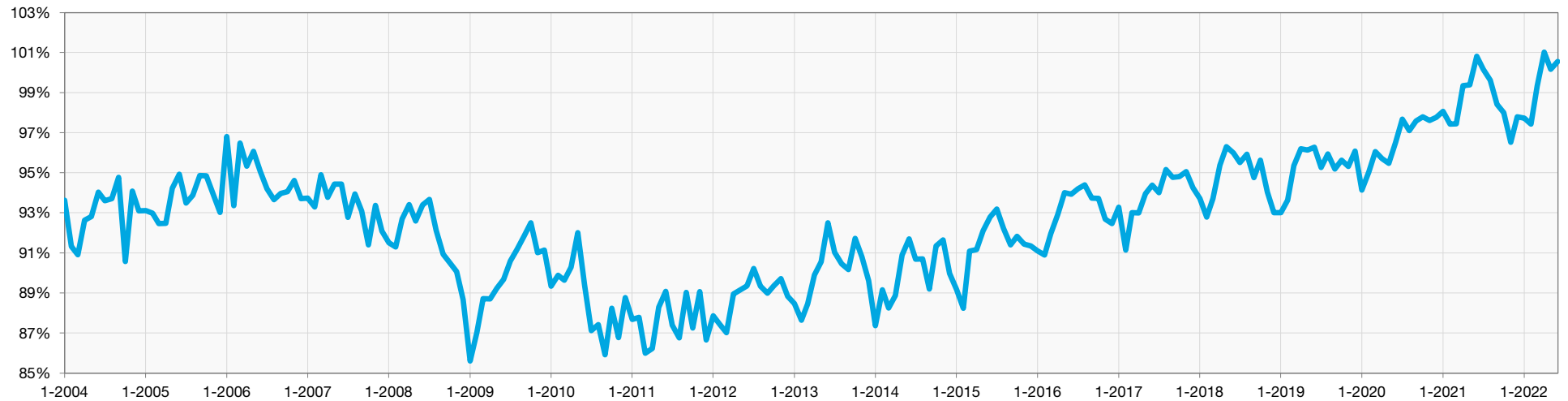


June



Month	Current Activity	One Year Previous	+ / -
July 2021	100.2%	97.7%	+ 2.6%
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	99.3%	97.4%	+ 2.0%
April 2022	101.0%	99.3%	+ 1.7%
May 2022	100.2%	99.4%	+ 0.8%
June 2022	100.6%	100.8%	- 0.2%
12-Month Avg	99.0%	98.3%	+ 0.7%

Historical Percent of Original List Price Received



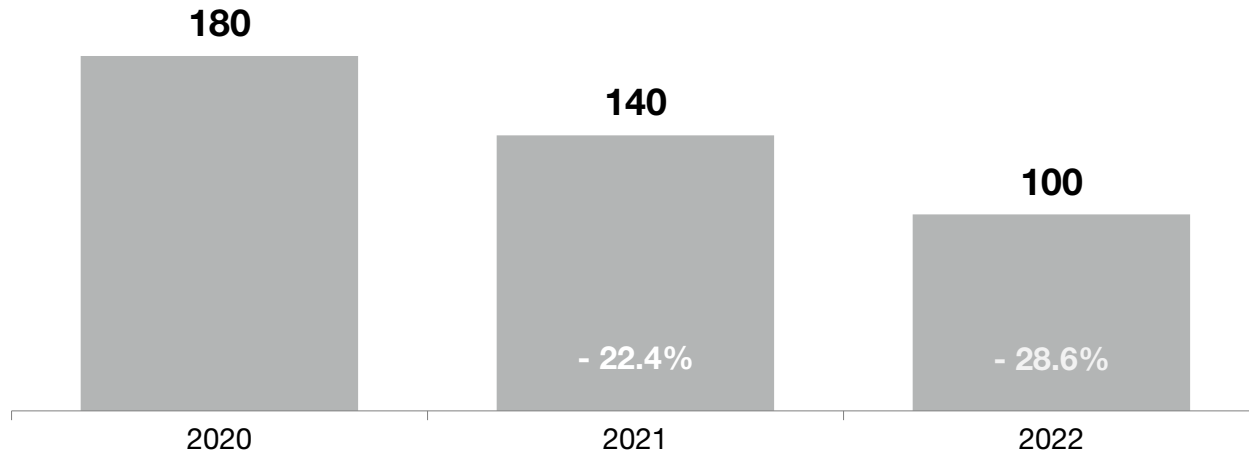
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Housing Affordability Index

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.**

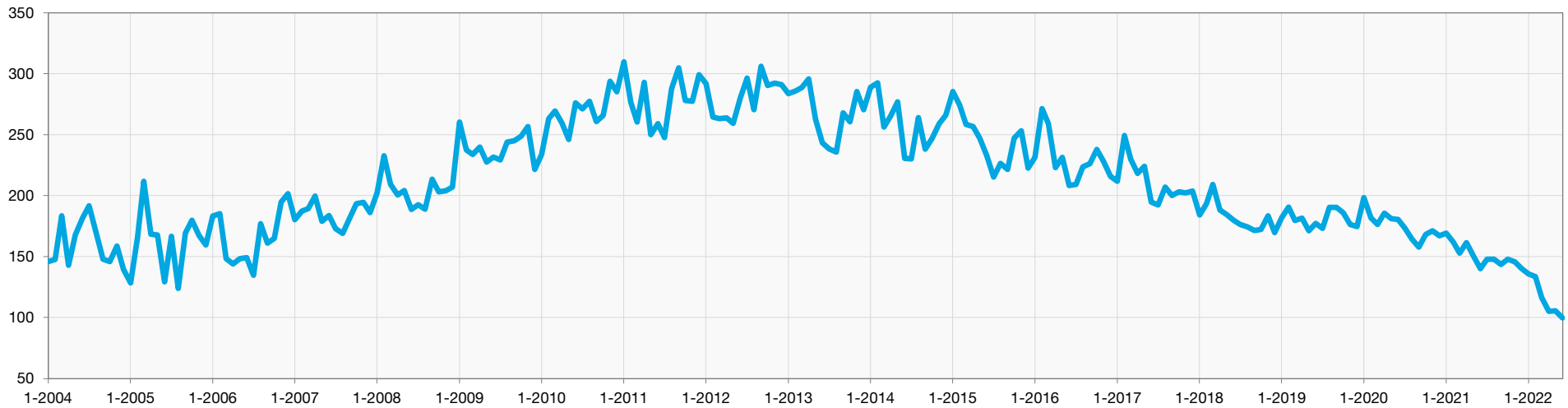


June



Month	Current Activity	One Year Previous	+ / -
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%
June 2022	100	140	- 28.6%
12-Month Avg	131	161	- 18.6%

Historical Housing Affordability Index



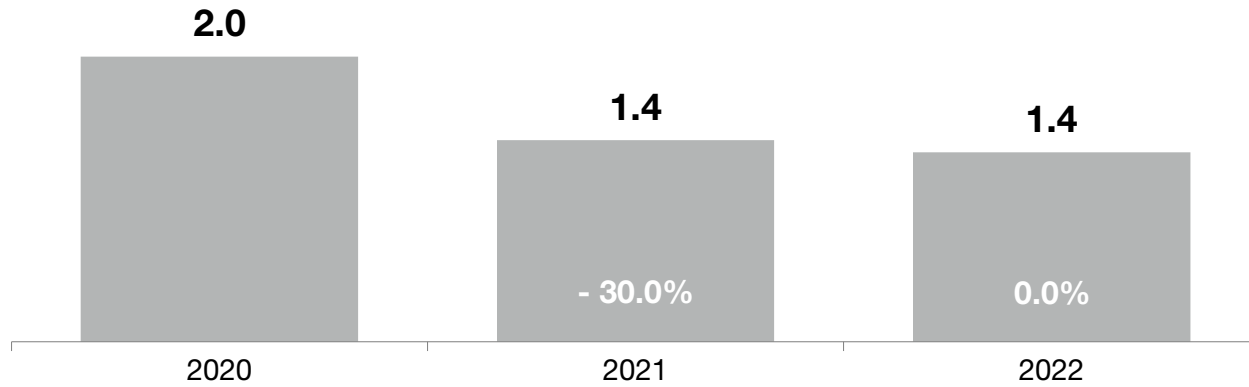
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Months Supply of Homes for Sale

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.

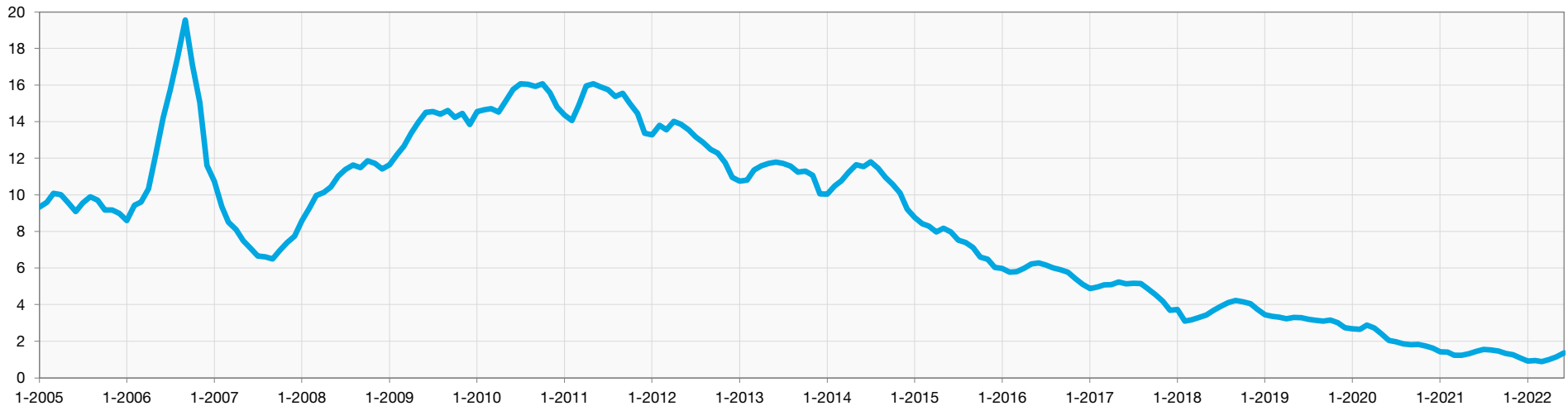


June



Month	Current Activity	One Year Previous	+ / -
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	1.3	1.7	- 23.5%
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	1.0	1.2	- 16.7%
May 2022	1.1	1.3	- 15.4%
June 2022	1.4	1.4	0.0%
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.