

Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending July 30, 2022

Data current as of August 8, 2022

As housing supply continues to increase across the country, prospective buyers' housing expectations are on the rise as well, with the National Association of Home Builders (NAHB) reporting the share of prospective buyers expecting their home search to be easier in the coming months climbed to 22% in the second quarter, up from 17% in the first quarter. The NAHB attributes the improved outlook among buyers to increases in inventory and a decline in buyer competition.

In the Catawba region, for the week ending July 30:

- New Listings decreased 12.1% to 102
- Pending Sales decreased 9.9% to 91
- Inventory decreased 6.0% to 547

For the month of July:

- Median Sales Price increased 6.9% to \$239,950
- List to Close increased 3.2% to 65
- Percent of Original List Price Received decreased 2.0% to 98.2%
- Months Supply of Inventory decreased 6.7% to 1.4

Quick Facts

- 12.1%

Change in
New Listings

- 9.9%

Change in
Pending Sales

- 6.0%

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.

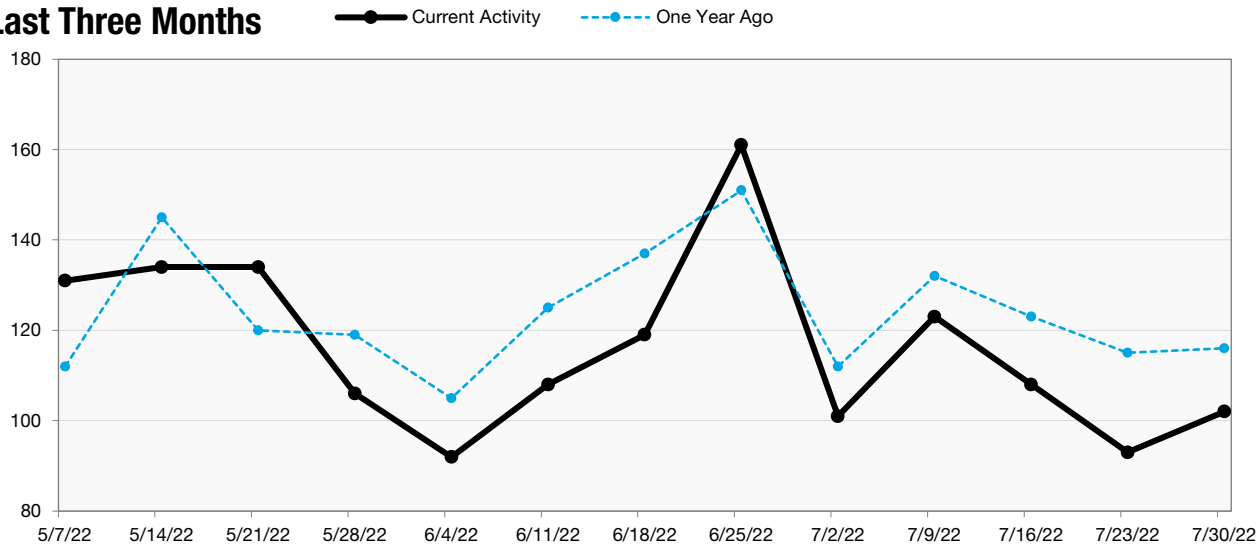


New Listings

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

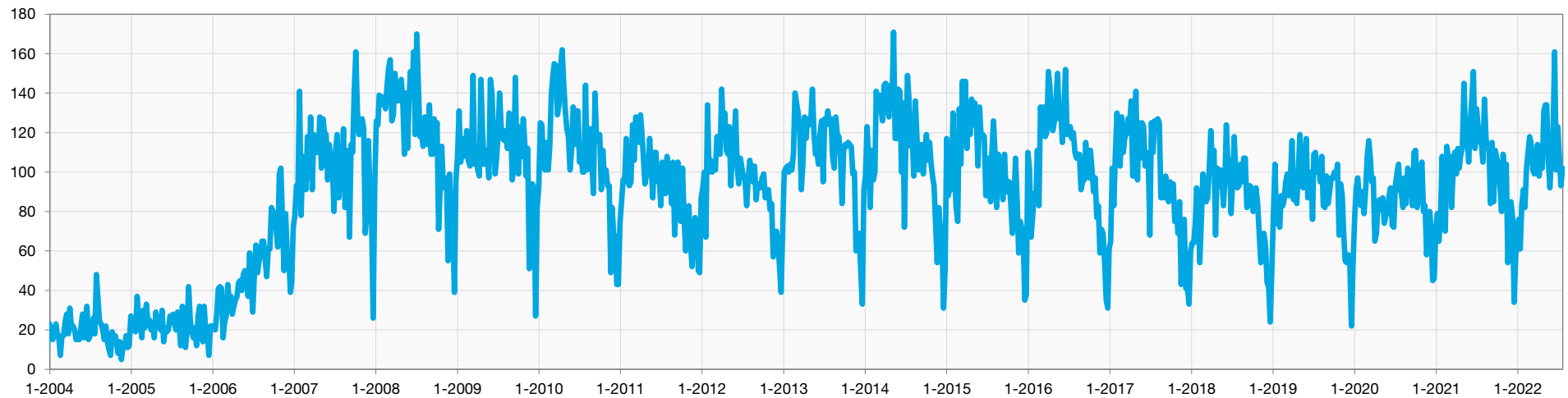


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
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	123	132	- 6.8%
7/16/2022	108	123	- 12.2%
7/23/2022	93	115	- 19.1%
7/30/2022	102	116	- 12.1%
3-Month Total	1,512	1,612	- 6.2%

Historical New Listing Activity



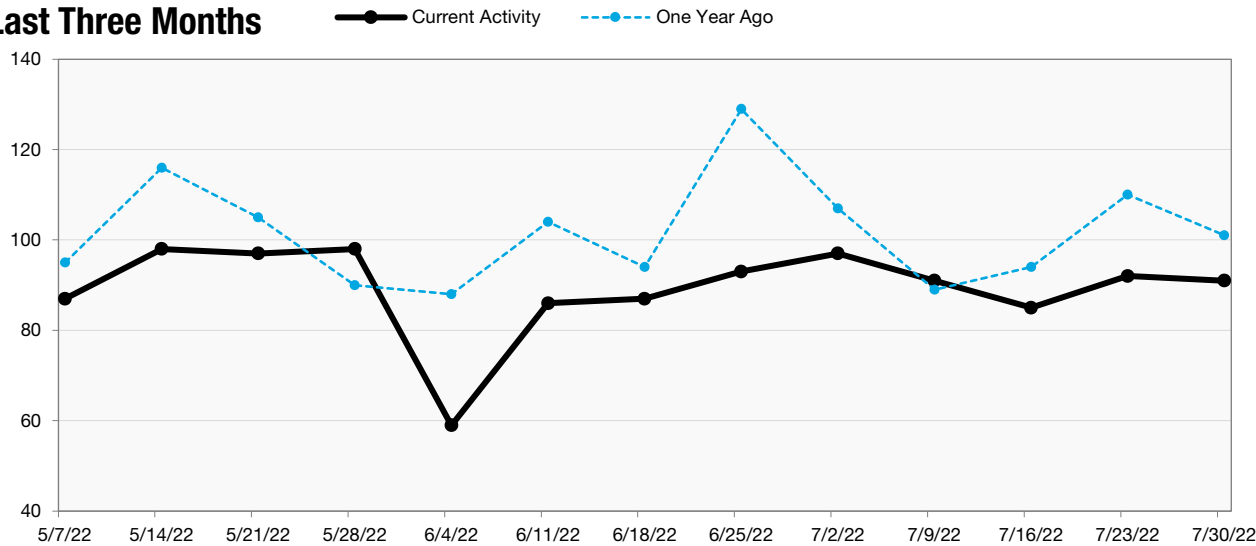
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Pending Sales

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.

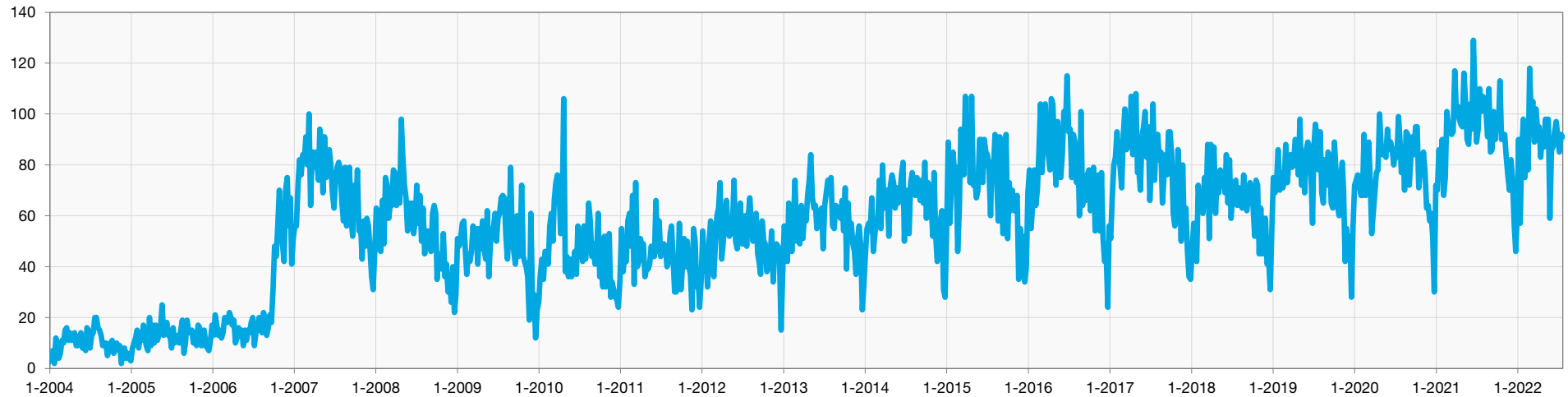


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/7/2022	87	95	- 8.4%
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	86	104	- 17.3%
6/18/2022	87	94	- 7.4%
6/25/2022	93	129	- 27.9%
7/2/2022	97	107	- 9.3%
7/9/2022	91	89	+ 2.2%
7/16/2022	85	94	- 9.6%
7/23/2022	92	110	- 16.4%
7/30/2022	91	101	- 9.9%
3-Month Total	1,161	1,322	- 12.2%

Historical Pending Sales Activity



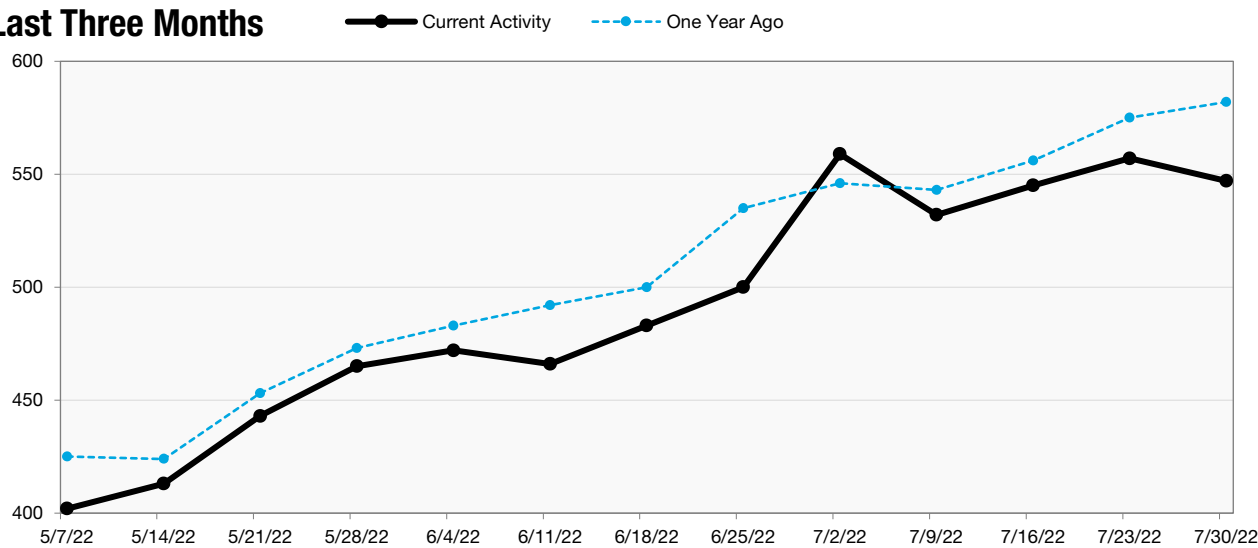
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

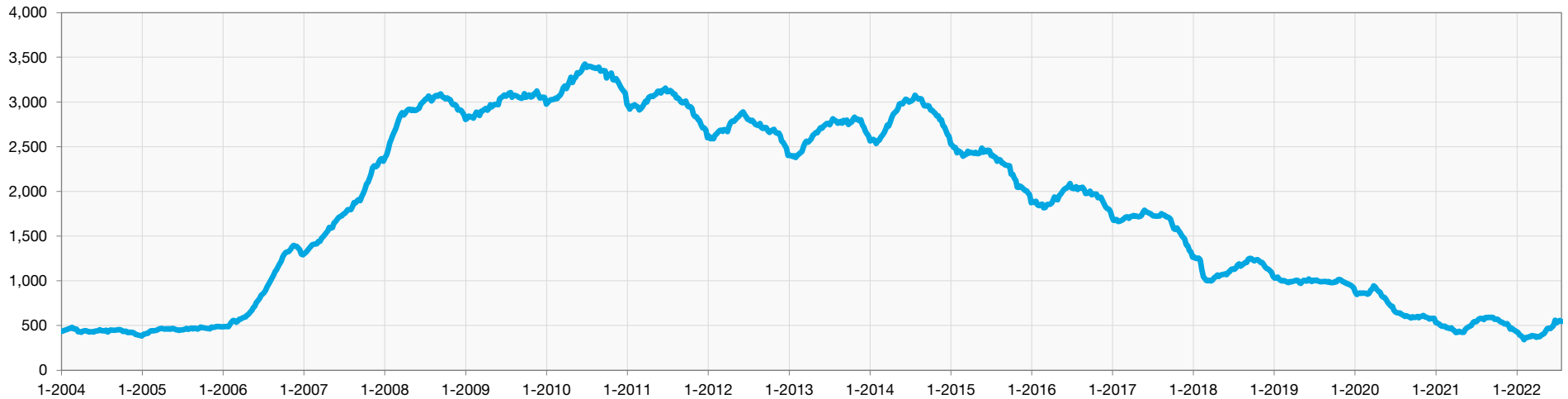


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/7/2022	402	425	- 5.4%
5/14/2022	413	424	- 2.6%
5/21/2022	443	453	- 2.2%
5/28/2022	465	473	- 1.7%
6/4/2022	472	483	- 2.3%
6/11/2022	466	492	- 5.3%
6/18/2022	483	500	- 3.4%
6/25/2022	500	535	- 6.5%
7/2/2022	559	546	+ 2.4%
7/9/2022	532	543	- 2.0%
7/16/2022	545	556	- 2.0%
7/23/2022	557	575	- 3.1%
7/30/2022	547	582	- 6.0%
3-Month Avg	491	507	- 3.1%

Historical Inventory Activity



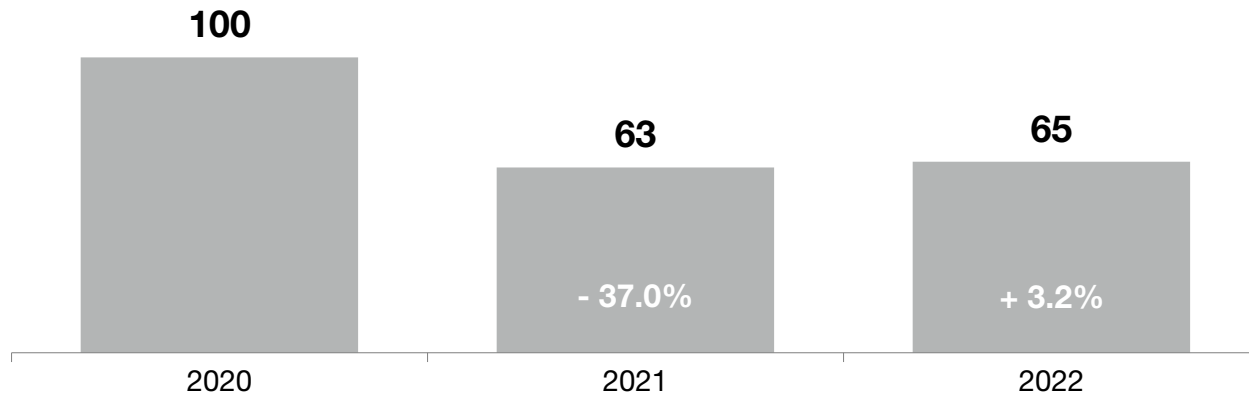
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List to Close

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

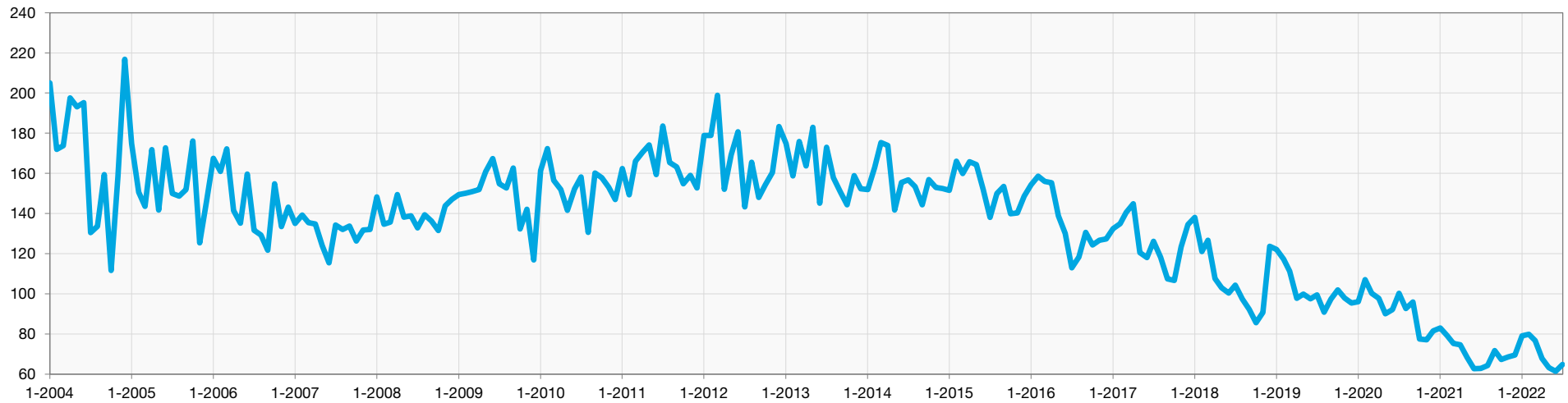


July



Month	Current Activity	One Year Previous	+ / -
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%
July 2022	65	63	+ 3.2%
12-Month Avg	69	77	- 10.4%

Historical List to Close



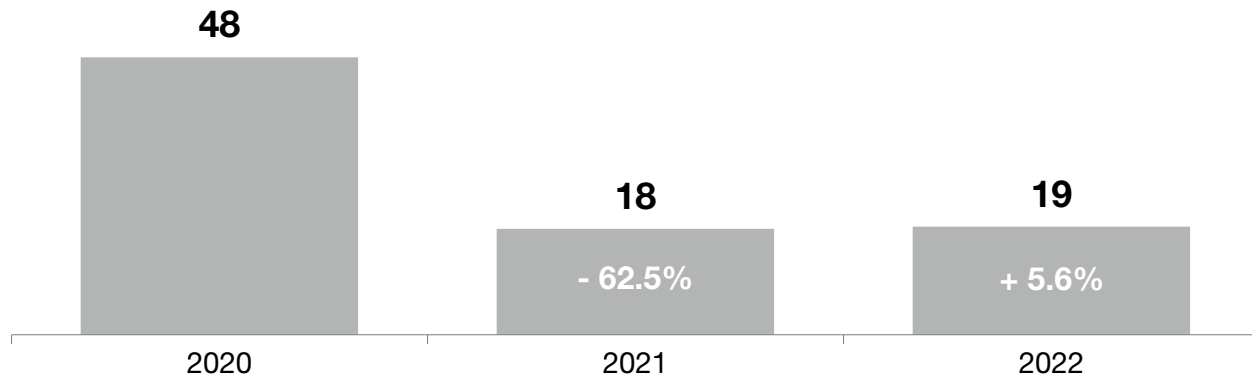
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Days on Market

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.

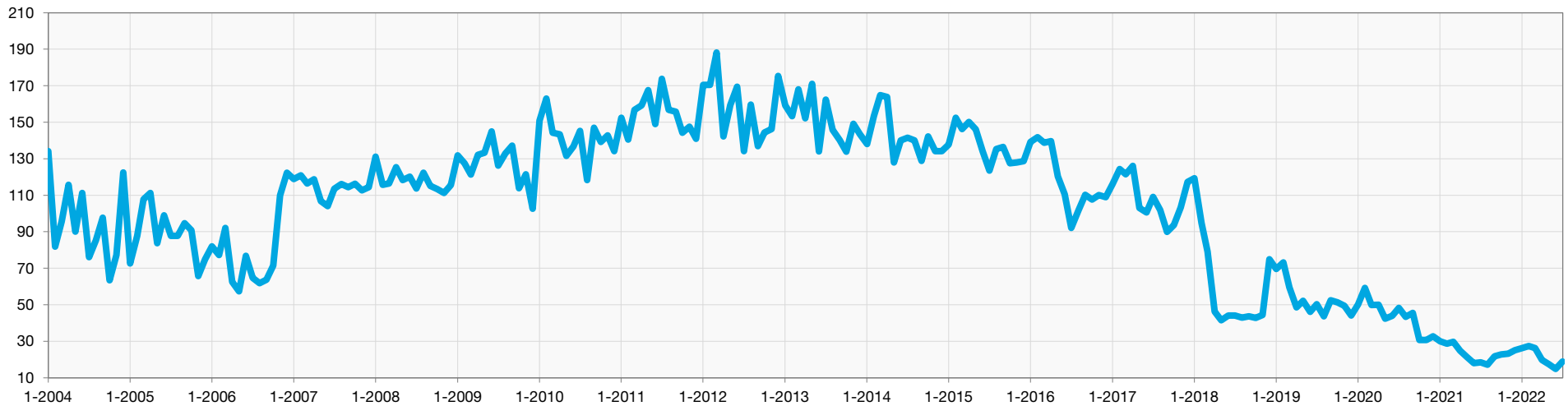


July



Month	Current Activity	One Year Previous	+/-
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%
July 2022	19	18	+ 5.6%
12-Month Avg	21	29	- 27.6%

Historical Days on Market



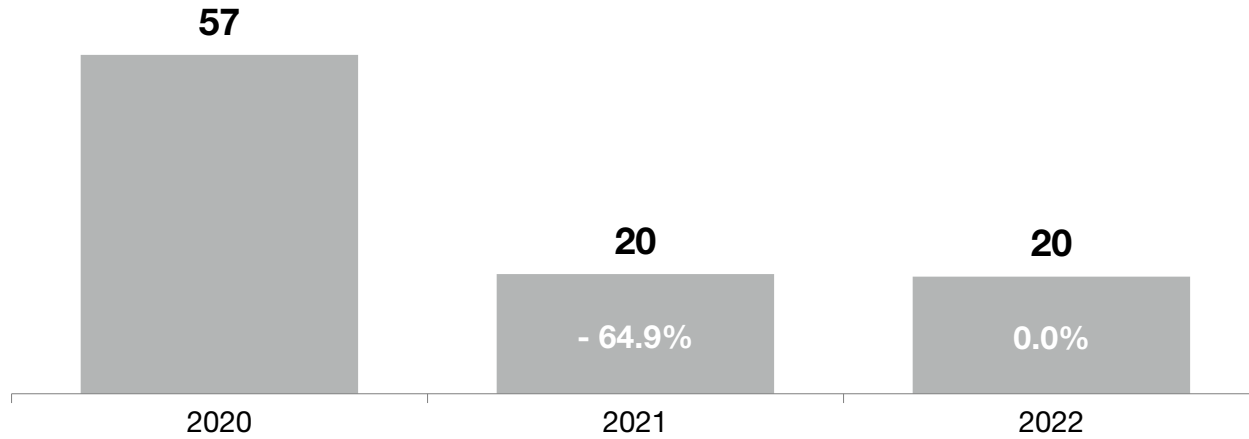
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Cumulative Days on Market



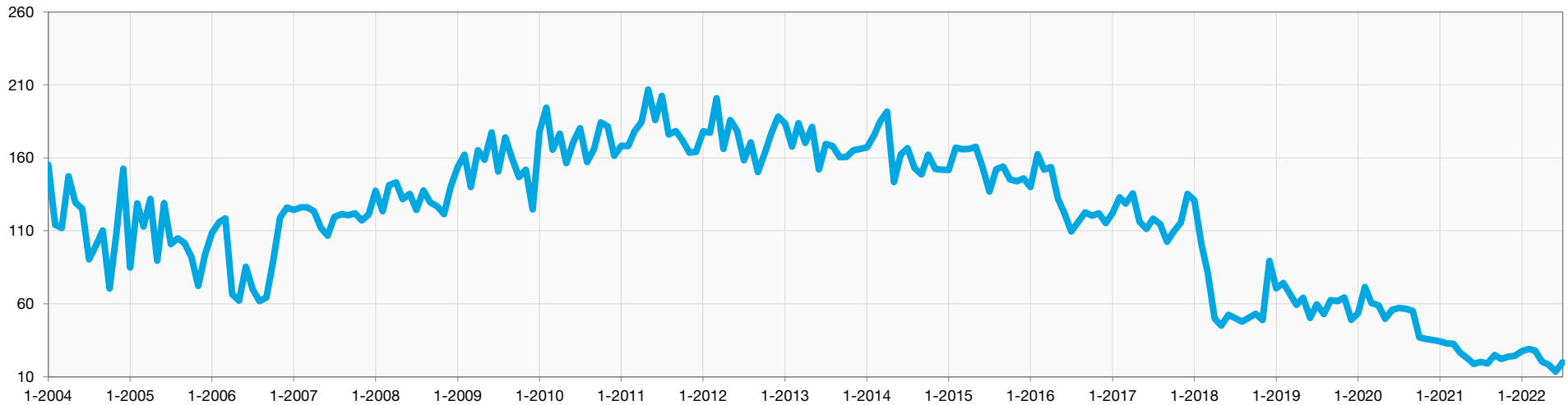
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

July



Month	Current Activity	One Year Previous	+/-
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%
July 2022	20	20	0.0%
12-Month Avg	22	33	- 33.3%

Historical Cumulative Days on Market



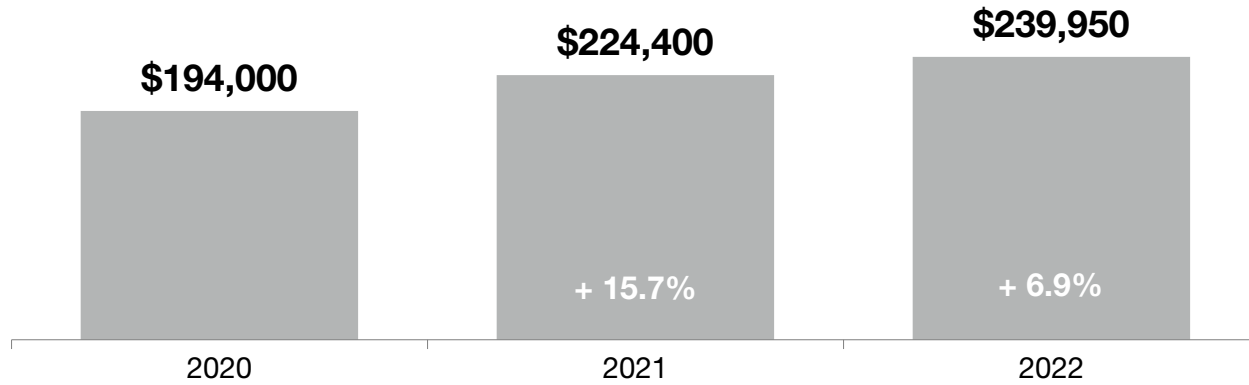
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Median Sales Price

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

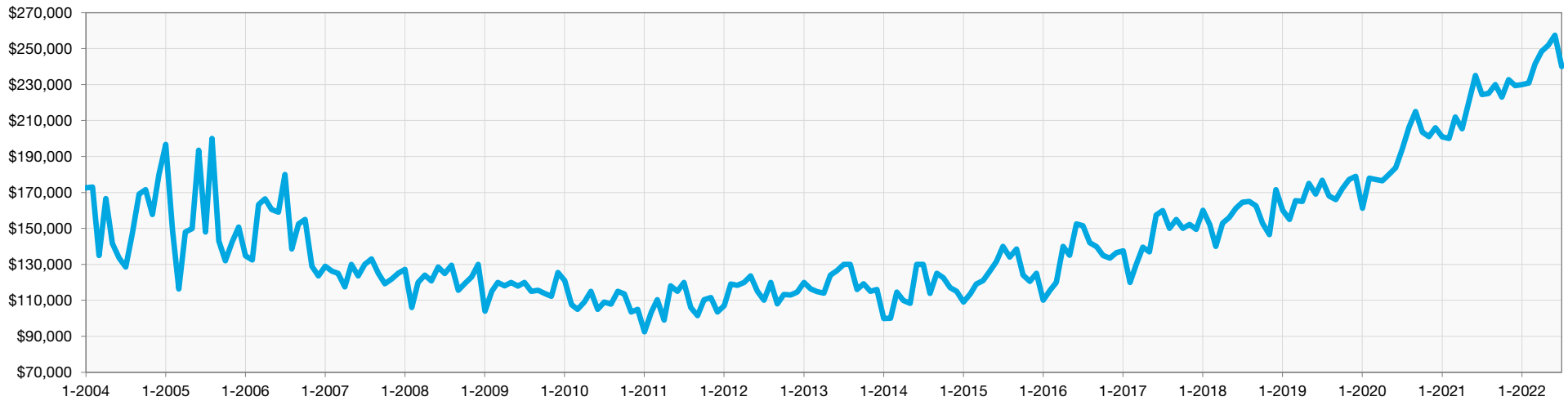


July



Month	Current Activity	One Year Previous	+ / -
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%
July 2022	\$239,950	\$224,400	+ 6.9%
12-Month Avg	\$236,000	\$212,000	+ 11.3%

Historical Median Sales Price



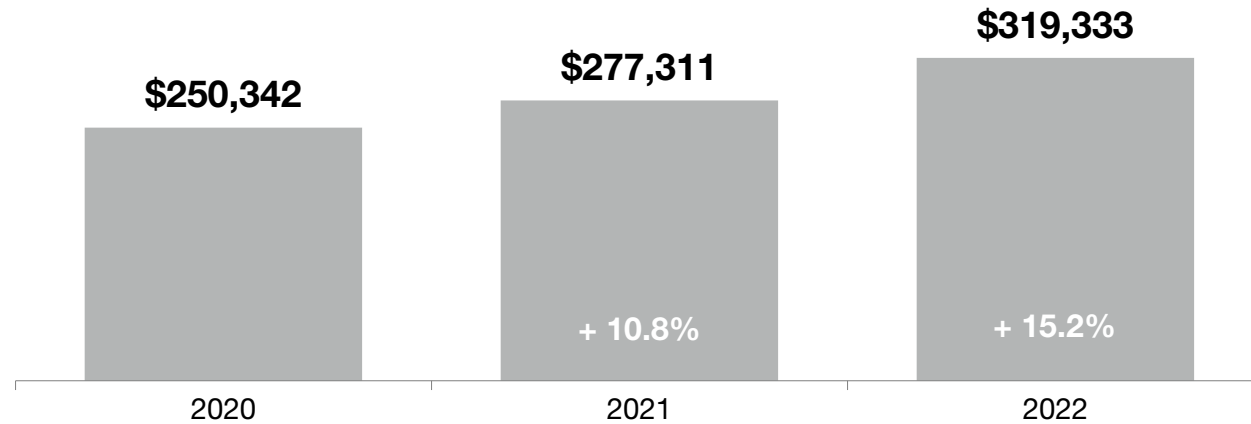
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Average Sales Price

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

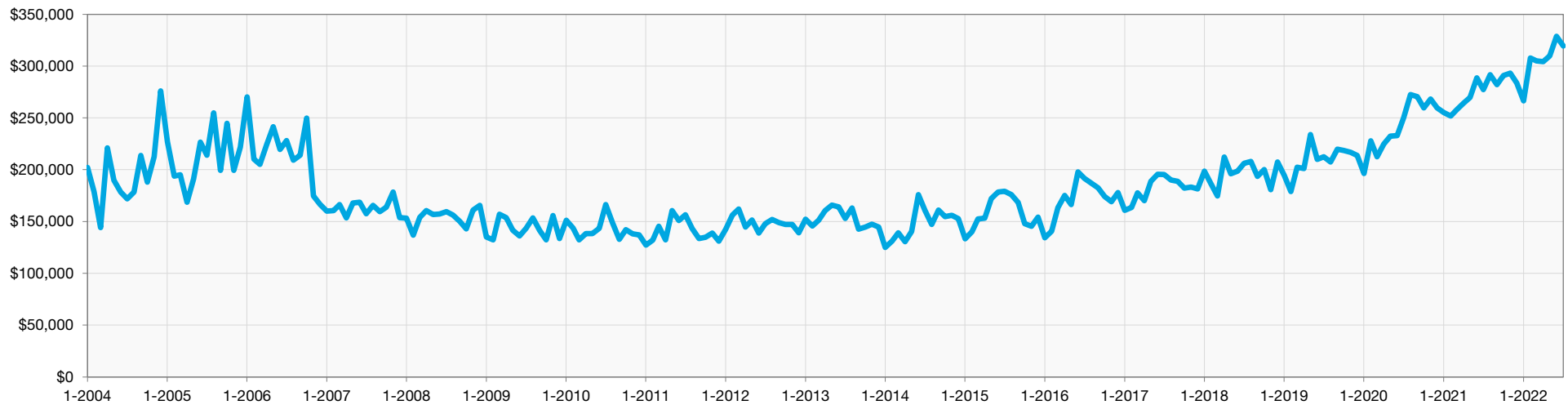


July



Month	Current Activity	One Year Previous	+ / -
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%
July 2022	\$319,333	\$277,311	+ 15.2%
12-Month Avg	\$298,510	\$267,514	+ 11.6%

Historical Average Sales Price



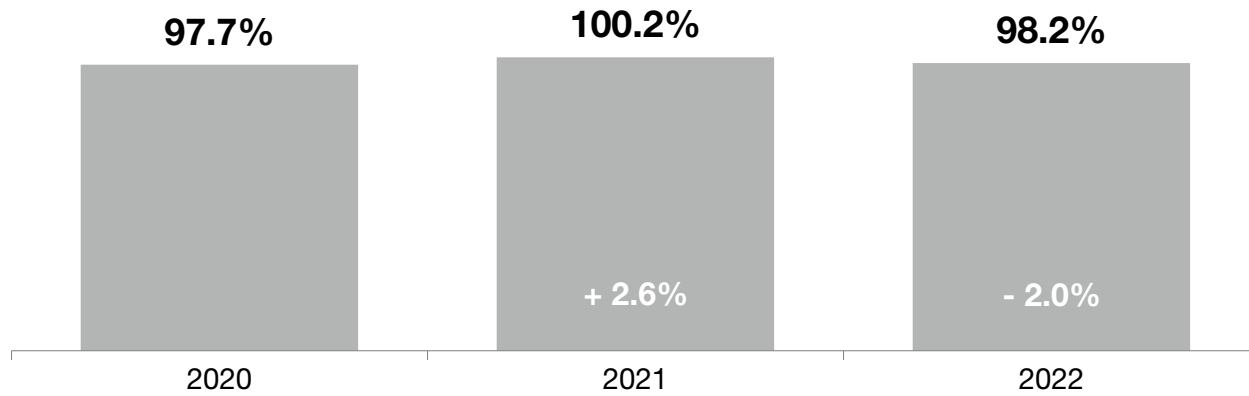
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Percent of Original List Price Received

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.

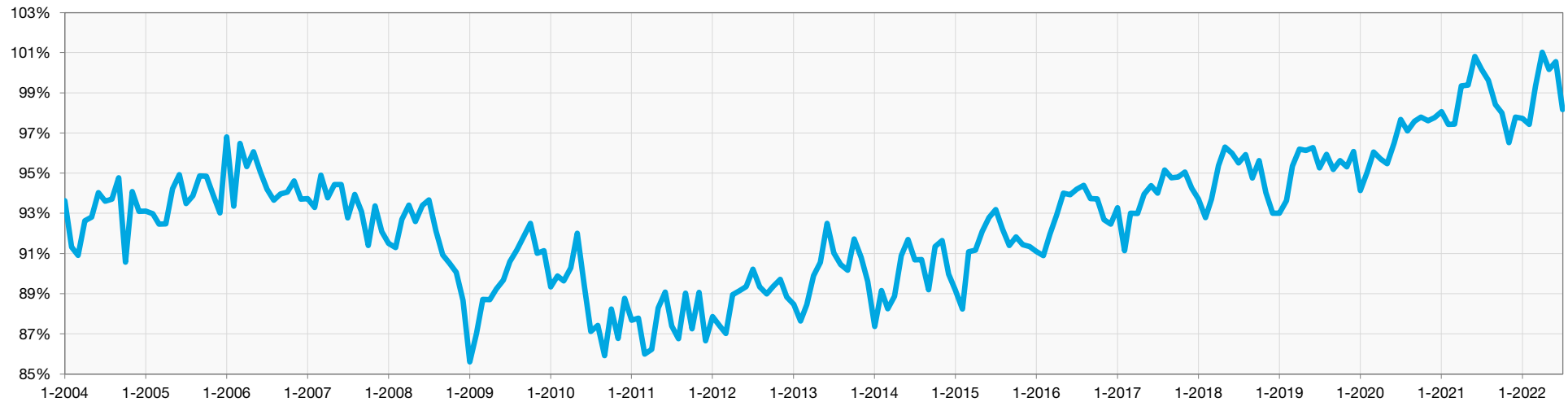


July



Month	Current Activity	One Year Previous	+ / -
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%
July 2022	98.2%	100.2%	- 2.0%
12-Month Avg	98.8%	98.5%	+ 0.3%

Historical Percent of Original List Price Received



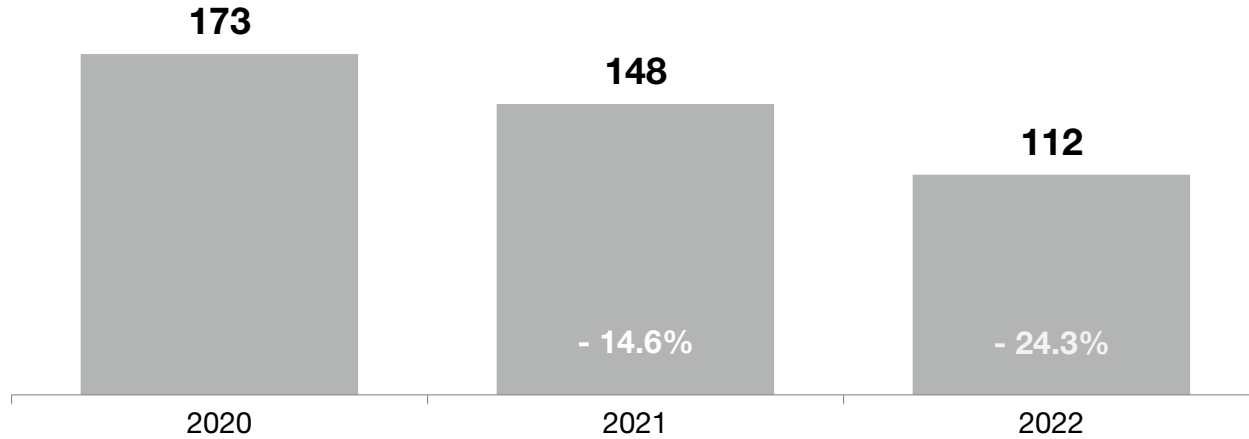
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Housing Affordability Index

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.**

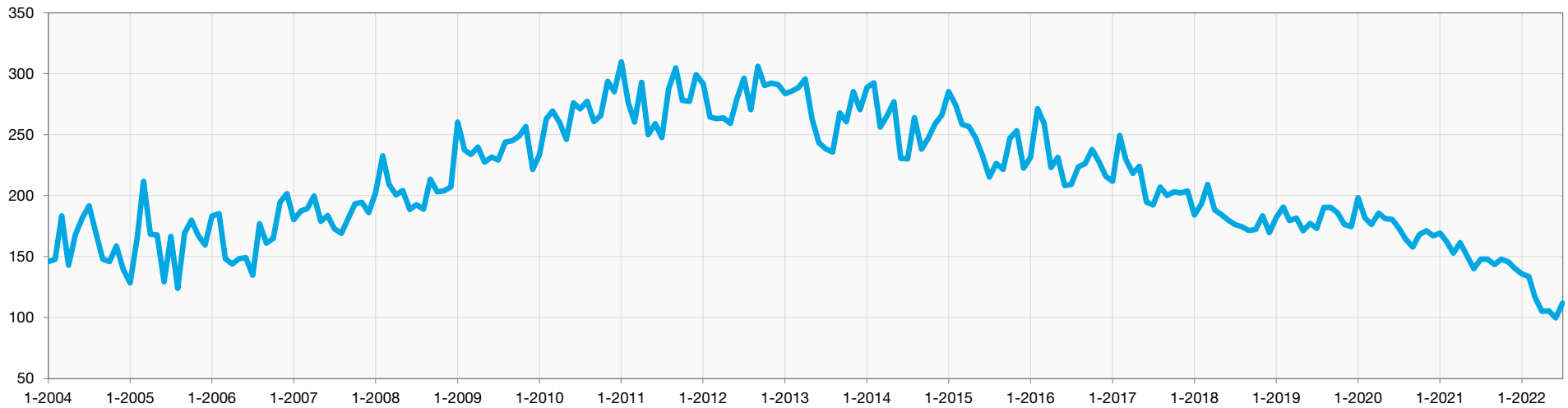


July



Month	Current Activity	One Year Previous	+ / -
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%
July 2022	112	148	- 24.3%
12-Month Avg	128	159	- 19.5%

Historical Housing Affordability Index



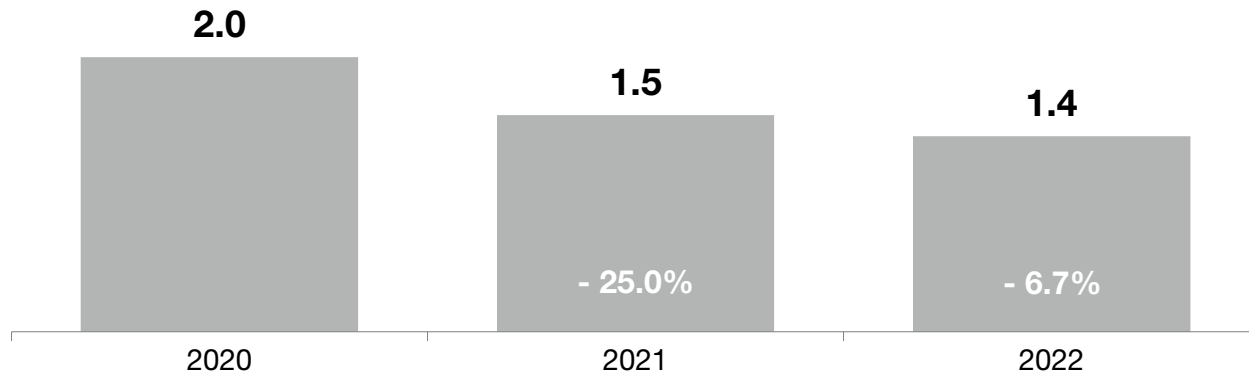
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Months Supply of Homes for Sale

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.

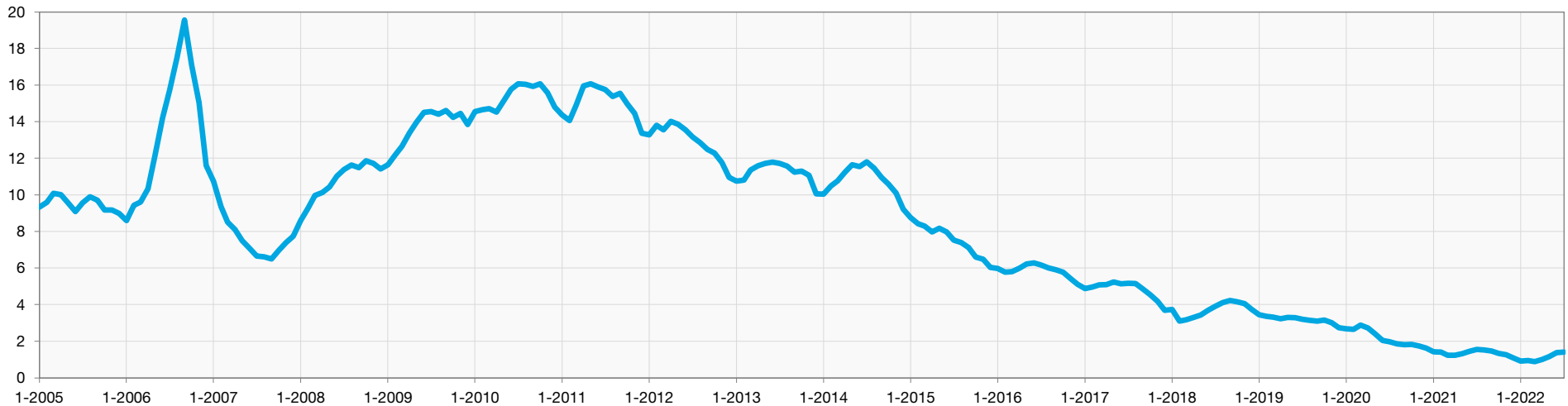


July



Month	Current Activity	One Year Previous	+ / -
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	1.2	1.3	- 7.7%
June 2022	1.4	1.4	0.0%
July 2022	1.4	1.5	- 6.7%
12-Month Avg	1.2	1.5	- 20.0%

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.