

Catawba Valley Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending November 12, 2022

Data current as of November 21, 2022

Homeownership was up slightly in the third quarter of 2022, with the percentage of owner-occupied households rising 0.6 points from the same period last year to 66% nationally, according to Federal Reserve Economic Data (FRED). The homeownership rate has continued to increase despite higher sales prices and a significant increase in mortgage rates this year, illustrating that buyer demand persists, especially in markets where the median listing prices were below the national median.

In the Catawba region, for the week ending November 12:

- New Listings decreased 9.3% to 88
- Pending Sales decreased 17.4% to 76
- Inventory increased 20.5% to 634

For the month of October:

- Median Sales Price increased 16.8% to \$260,450
- List to Close increased 6.0% to 71
- Percent of Original List Price Received decreased 1.6% to 96.4%
- Months Supply of Inventory increased 38.5% to 1.8

Quick Facts

- 9.3%	- 17.4%	+ 20.5%
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.

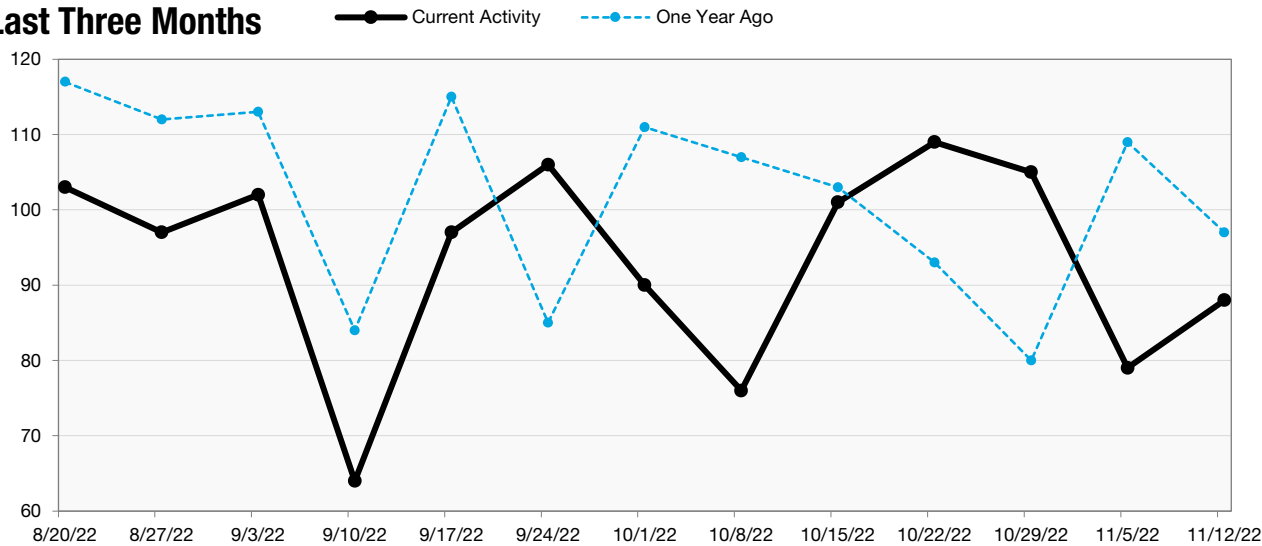


New Listings

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

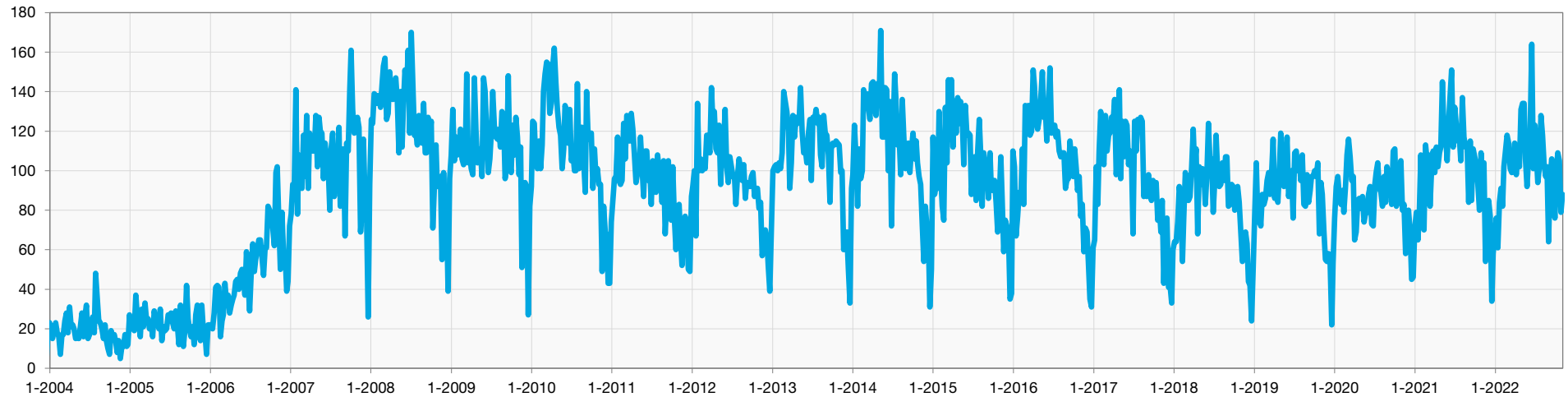


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
8/20/2022	103	117	- 12.0%
8/27/2022	97	112	- 13.4%
9/3/2022	102	113	- 9.7%
9/10/2022	64	84	- 23.8%
9/17/2022	97	115	- 15.7%
9/24/2022	106	85	+ 24.7%
10/1/2022	90	111	- 18.9%
10/8/2022	76	107	- 29.0%
10/15/2022	101	103	- 1.9%
10/22/2022	109	93	+ 17.2%
10/29/2022	105	80	+ 31.3%
11/5/2022	79	109	- 27.5%
11/12/2022	88	97	- 9.3%
3-Month Total	1,217	1,326	- 8.2%

Historical New Listing Activity



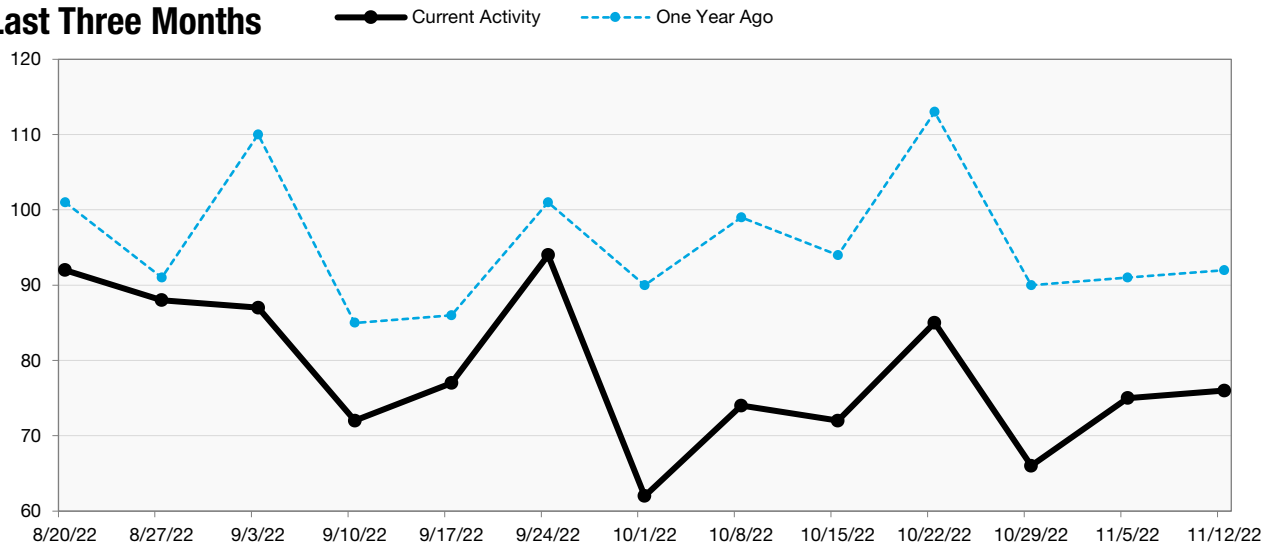
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Pending Sales

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.

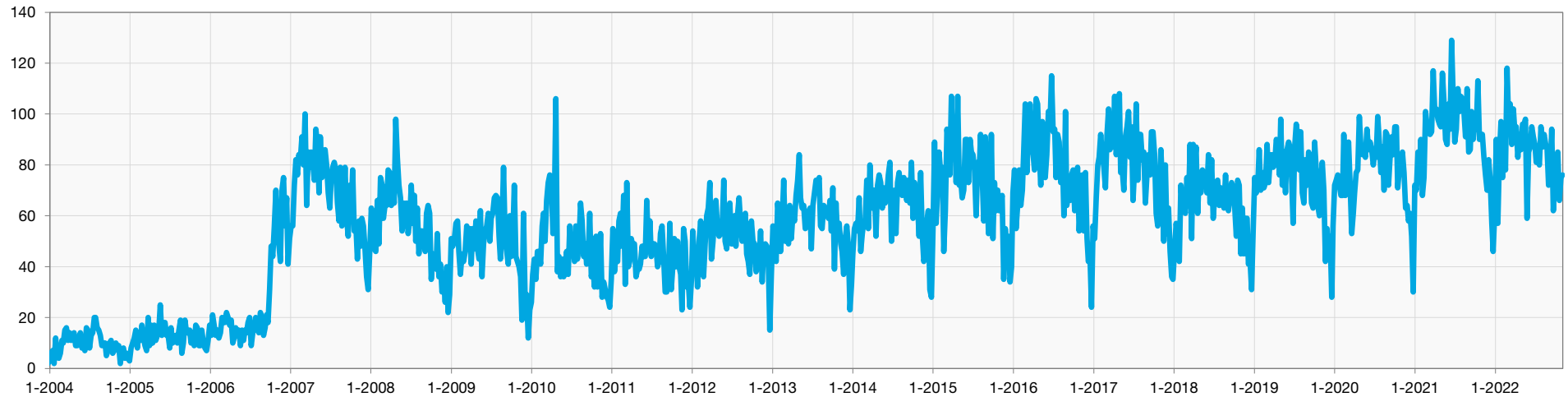


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
8/20/2022	92	101	- 8.9%
8/27/2022	88	91	- 3.3%
9/3/2022	87	110	- 20.9%
9/10/2022	72	85	- 15.3%
9/17/2022	77	86	- 10.5%
9/24/2022	94	101	- 6.9%
10/1/2022	62	90	- 31.1%
10/8/2022	74	99	- 25.3%
10/15/2022	72	94	- 23.4%
10/22/2022	85	113	- 24.8%
10/29/2022	66	90	- 26.7%
11/5/2022	75	91	- 17.6%
11/12/2022	76	92	- 17.4%
3-Month Total	1,020	1,243	- 17.9%

Historical Pending Sales Activity



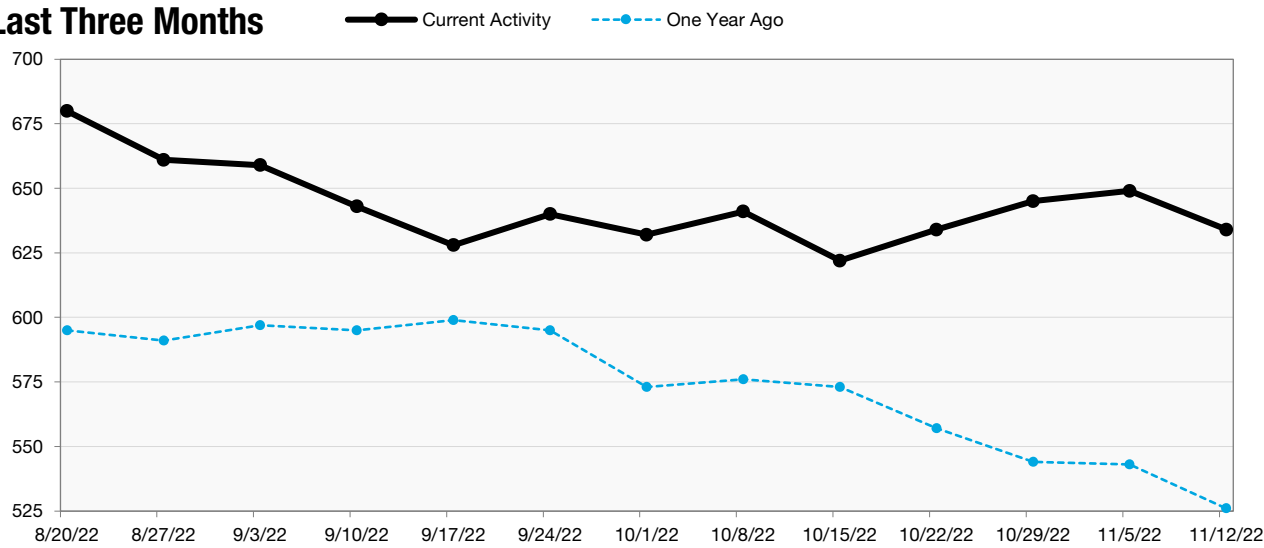
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

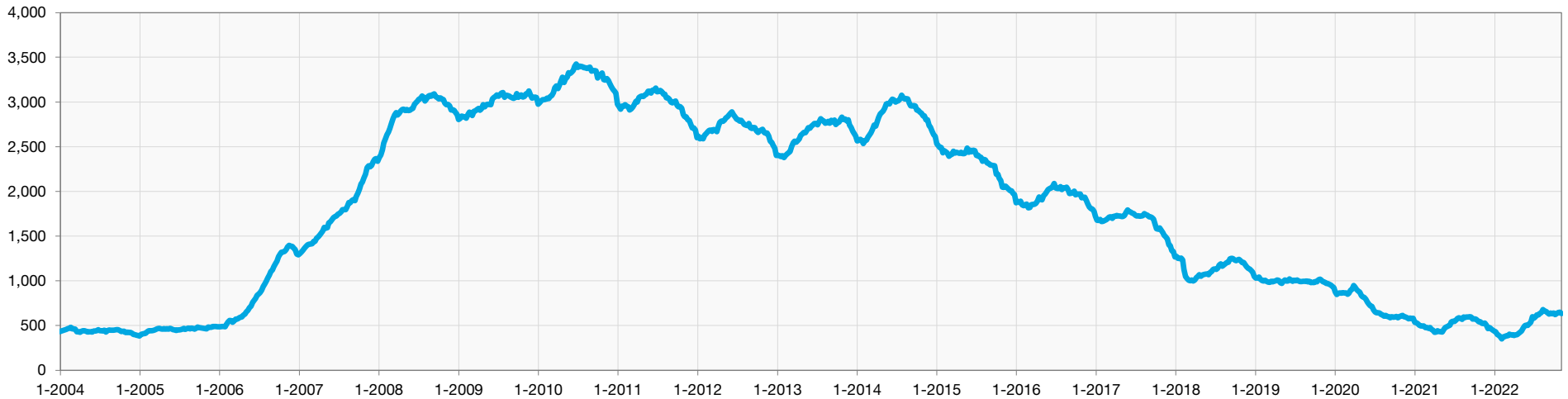


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
8/20/2022	680	595	+ 14.3%
8/27/2022	661	591	+ 11.8%
9/3/2022	659	597	+ 10.4%
9/10/2022	643	595	+ 8.1%
9/17/2022	628	599	+ 4.8%
9/24/2022	640	595	+ 7.6%
10/1/2022	632	573	+ 10.3%
10/8/2022	641	576	+ 11.3%
10/15/2022	622	573	+ 8.6%
10/22/2022	634	557	+ 13.8%
10/29/2022	645	544	+ 18.6%
11/5/2022	649	543	+ 19.5%
11/12/2022	634	526	+ 20.5%
3-Month Avg	644	574	+ 12.1%

Historical Inventory Activity



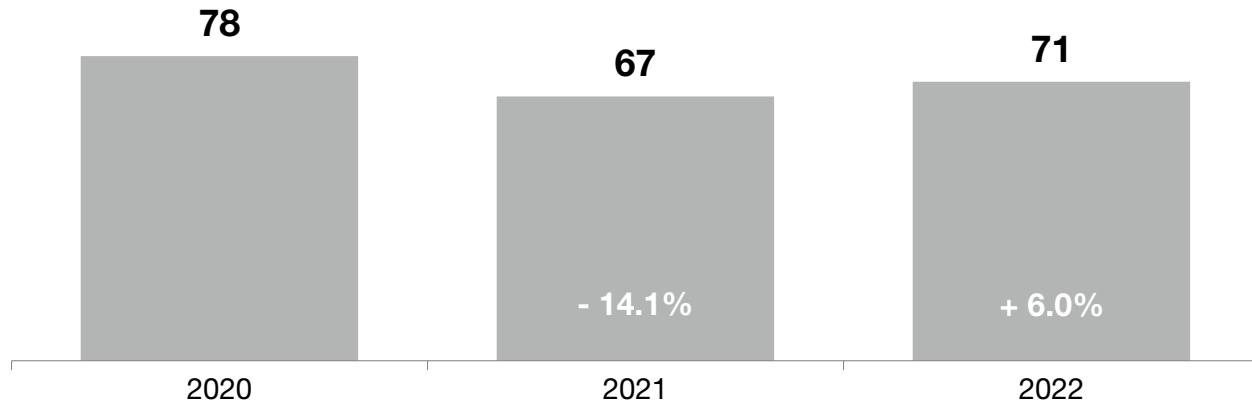
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List to Close

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

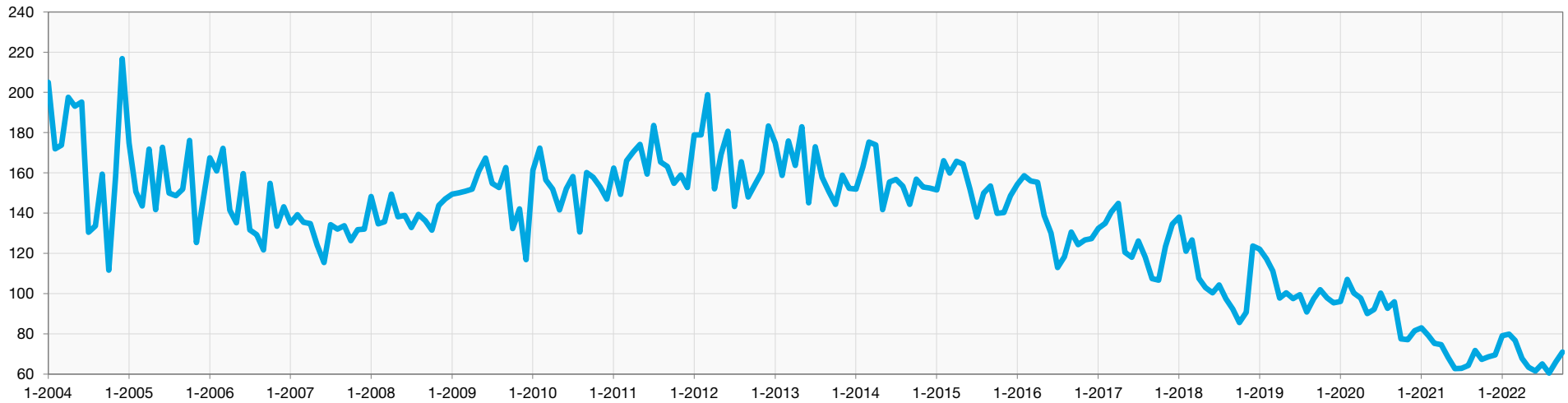


October



Month	Current Activity	One Year Previous	+ / -
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%
August 2022	61	64	- 4.7%
September 2022	66	72	- 8.3%
October 2022	71	67	+ 6.0%
12-Month Avg	69	71	- 2.8%

Historical List to Close



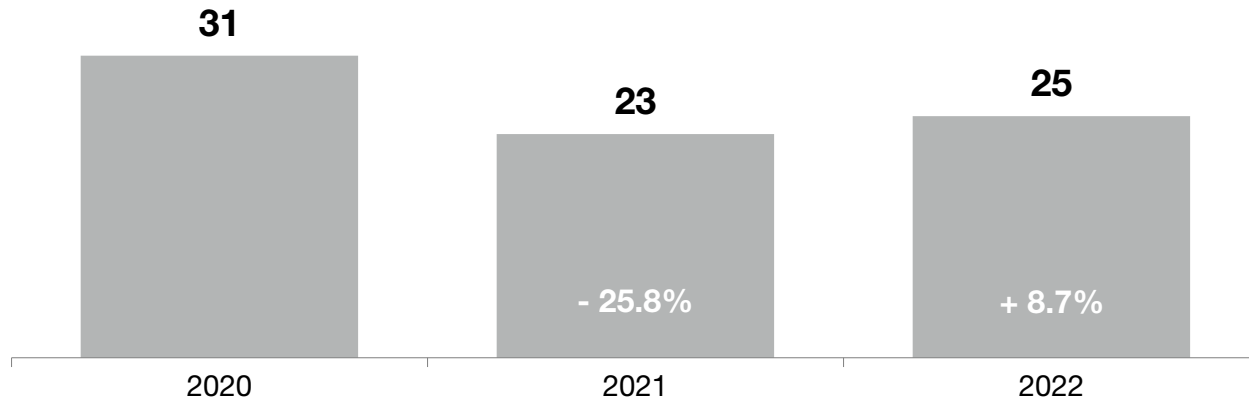
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Days on Market



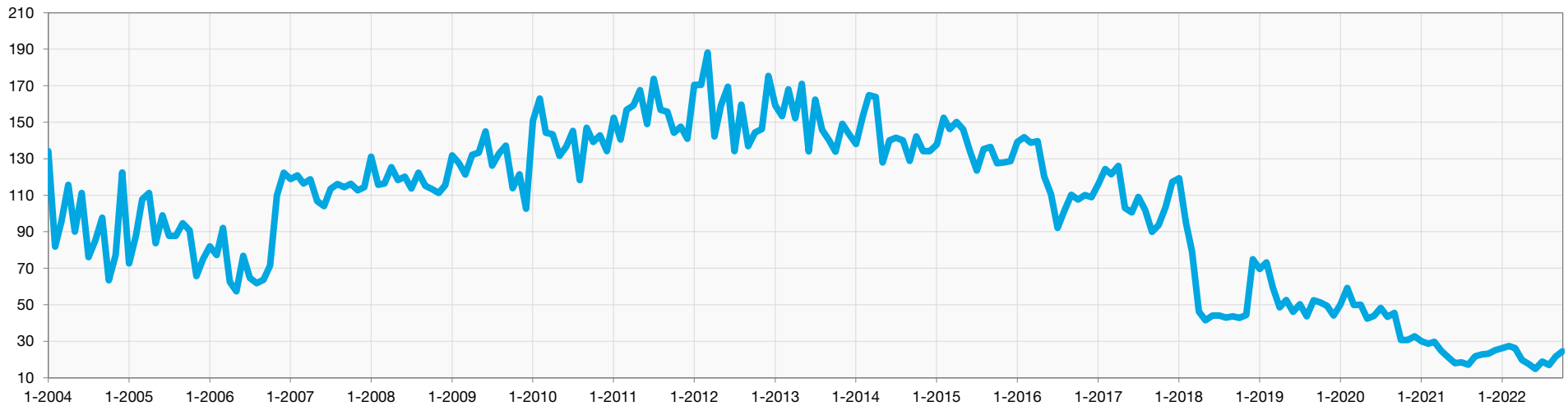
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

October



Month	Current Activity	One Year Previous	+/-
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	18	21	- 14.3%
June 2022	15	18	- 16.7%
July 2022	19	18	+ 5.6%
August 2022	17	17	0.0%
September 2022	22	22	0.0%
October 2022	25	23	+ 8.7%
12-Month Avg	22	24	- 8.3%

Historical Days on Market



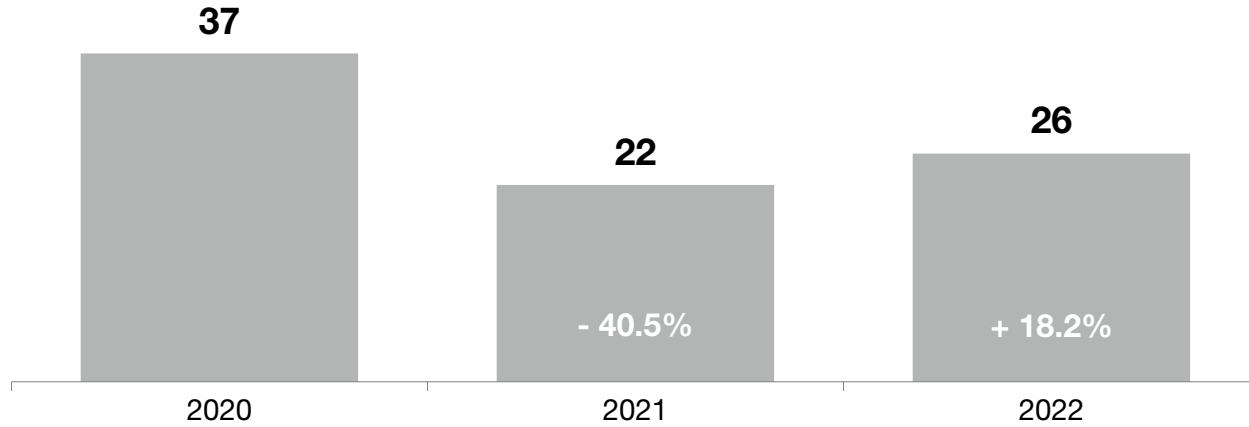
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Cumulative Days on Market

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.

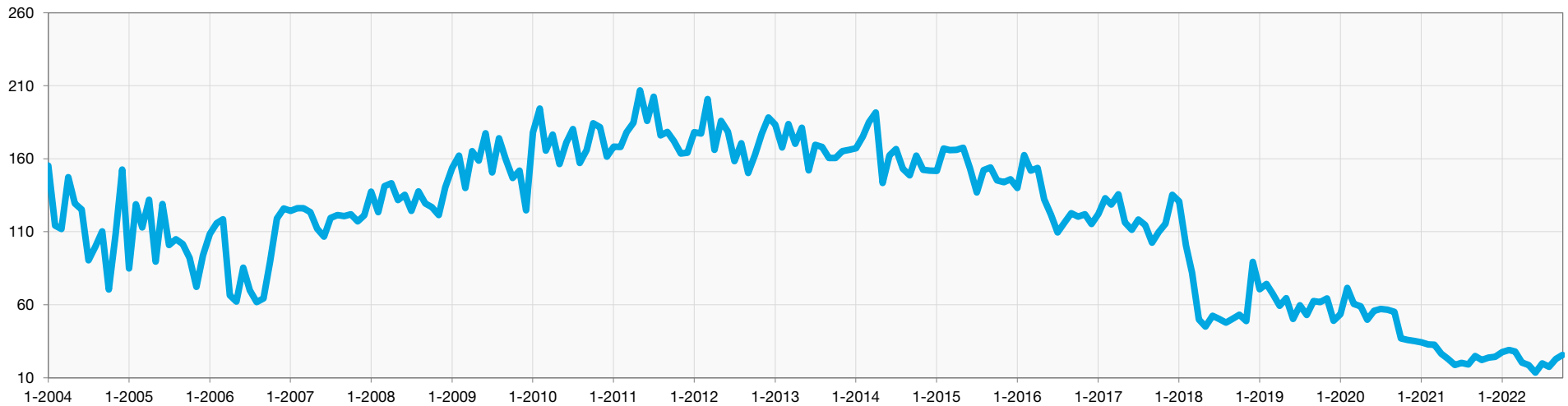


October



Month	Current Activity	One Year Previous	+/-
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	19	23	- 17.4%
June 2022	14	19	- 26.3%
July 2022	20	20	0.0%
August 2022	17	19	- 10.5%
September 2022	23	25	- 8.0%
October 2022	26	22	+ 18.2%
12-Month Avg	22	26	- 15.4%

Historical Cumulative Days on Market



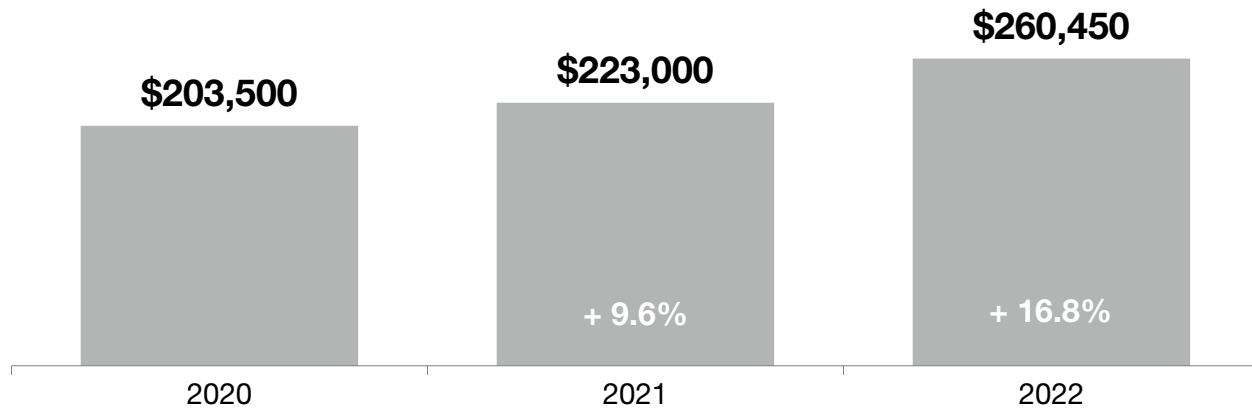
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Median Sales Price

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

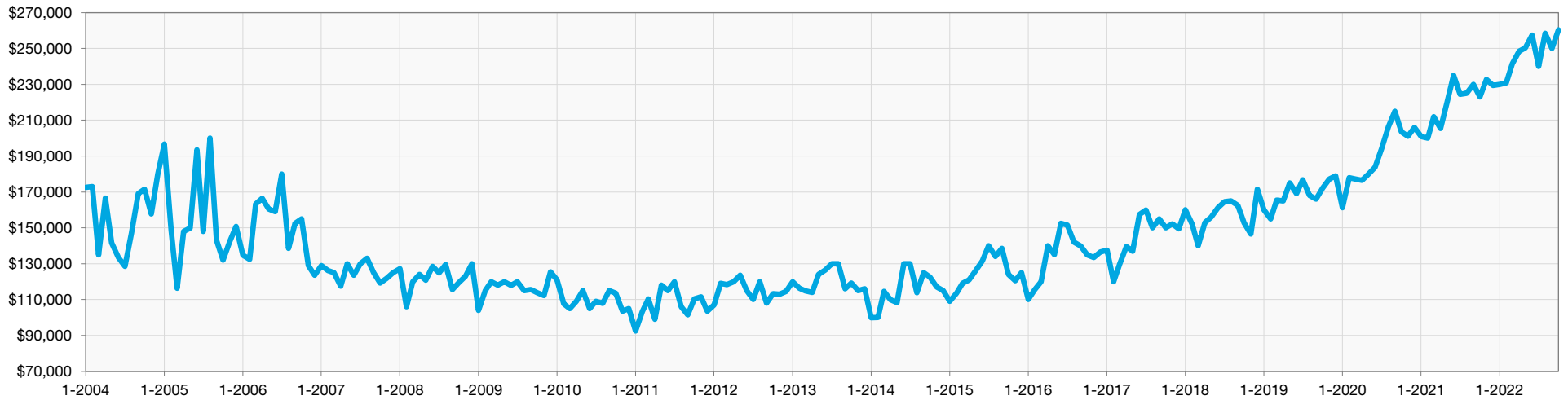


October



Month	Current Activity	One Year Previous	+ / -
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	\$250,400	\$220,000	+ 13.8%
June 2022	\$257,490	\$235,000	+ 9.6%
July 2022	\$239,950	\$224,400	+ 6.9%
August 2022	\$258,500	\$225,000	+ 14.9%
September 2022	\$250,000	\$229,950	+ 8.7%
October 2022	\$260,450	\$223,000	+ 16.8%
12-Month Avg	\$245,000	\$217,000	+ 12.9%

Historical Median Sales Price



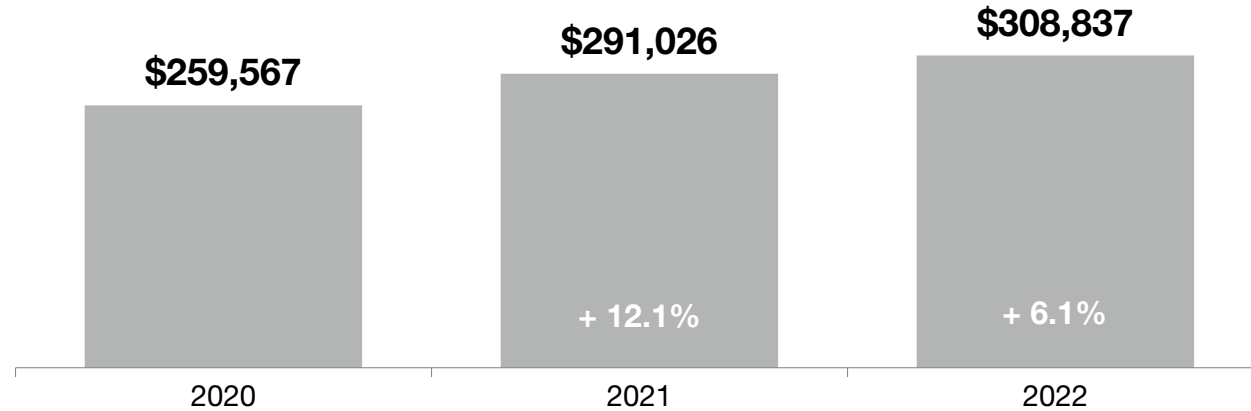
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Average Sales Price

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

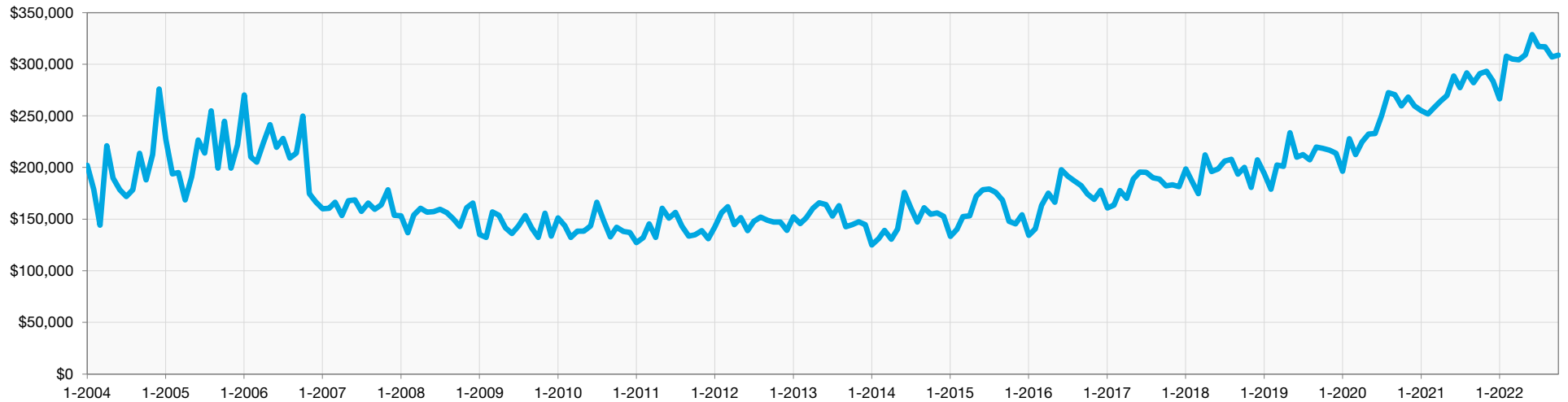


October



Month	Current Activity	One Year Previous	+ / -
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	\$309,093	\$269,761	+ 14.6%
June 2022	\$328,852	\$288,574	+ 14.0%
July 2022	\$317,133	\$277,311	+ 14.4%
August 2022	\$316,878	\$291,624	+ 8.7%
September 2022	\$306,962	\$282,087	+ 8.8%
October 2022	\$308,837	\$291,026	+ 6.1%
12-Month Avg	\$304,395	\$273,456	+ 11.3%

Historical Average Sales Price



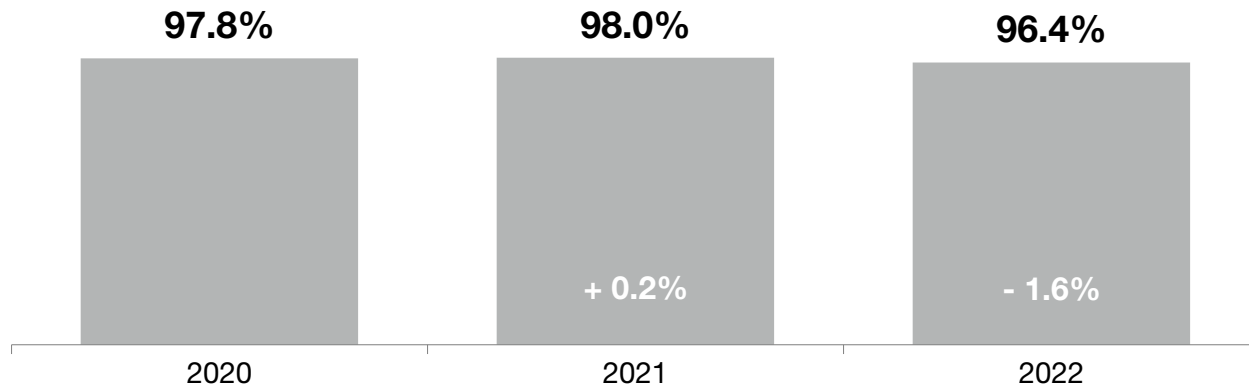
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Percent of Original List Price Received

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.

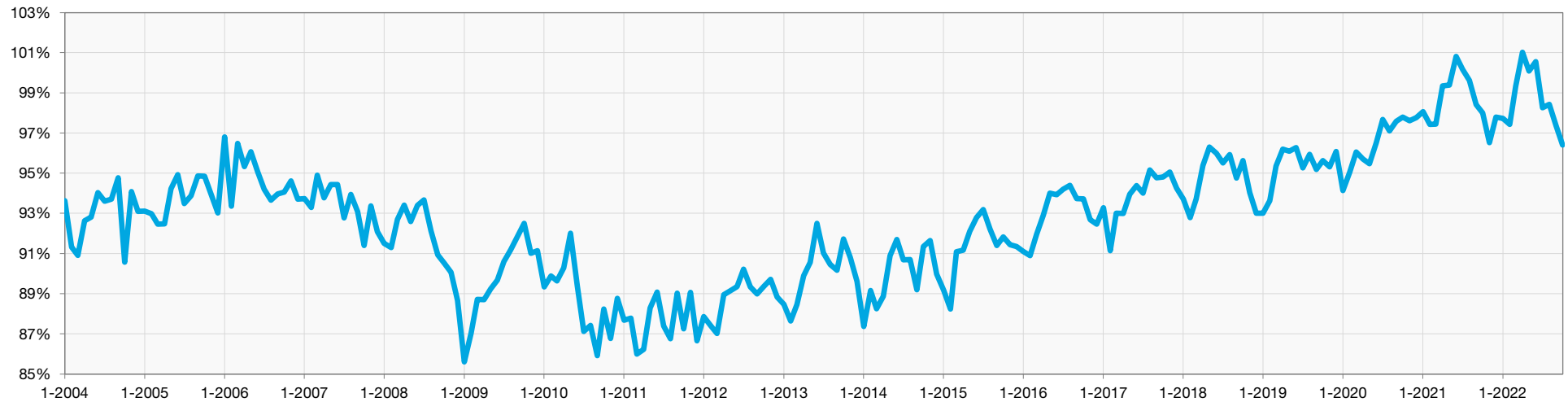


October



Month	Current Activity	One Year Previous	+ / -
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	100.1%	99.4%	+ 0.7%
June 2022	100.6%	100.8%	- 0.2%
July 2022	98.3%	100.2%	- 1.9%
August 2022	98.4%	99.6%	- 1.2%
September 2022	97.4%	98.4%	- 1.0%
October 2022	96.4%	98.0%	- 1.6%
12-Month Avg	98.5%	98.8%	- 0.3%

Historical Percent of Original List Price Received



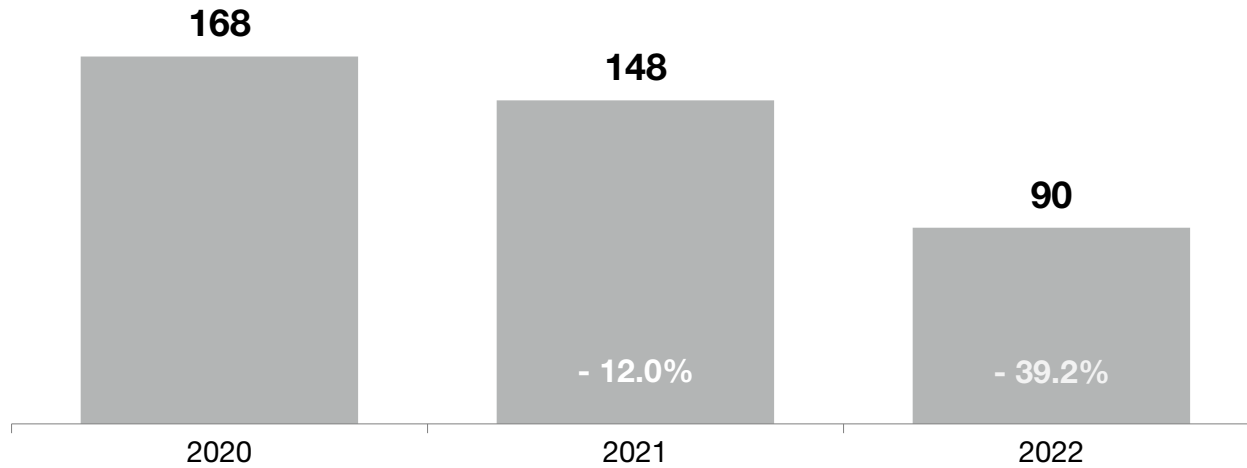
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Housing Affordability Index



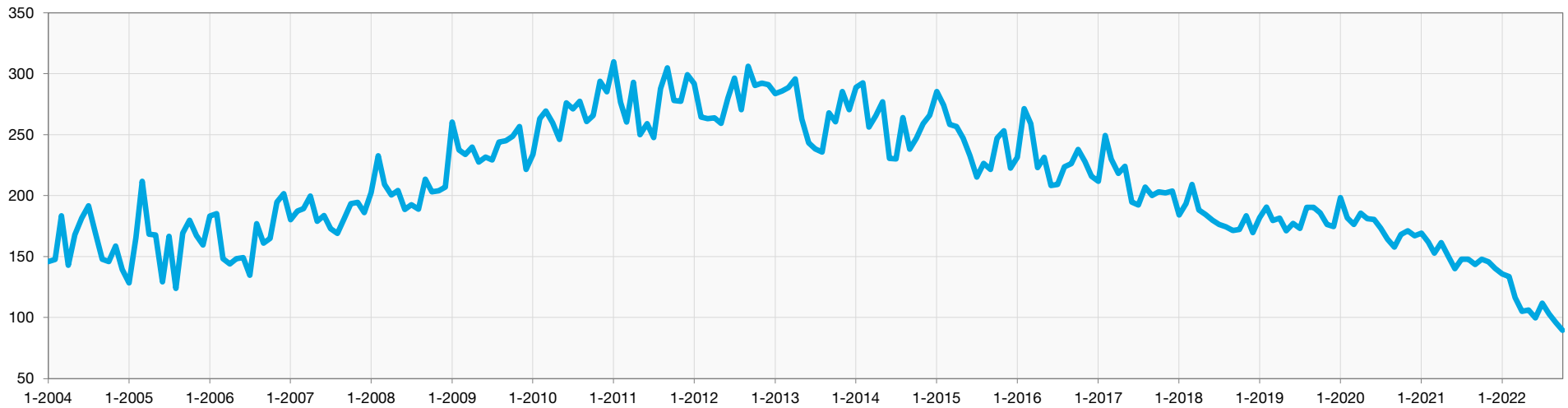
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

October



Month	Current Activity	One Year Previous	+ / -
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%
August 2022	103	148	- 30.4%
September 2022	96	143	- 32.9%
October 2022	90	148	- 39.2%
12-Month Avg	115	155	- 25.8%

Historical Housing Affordability Index



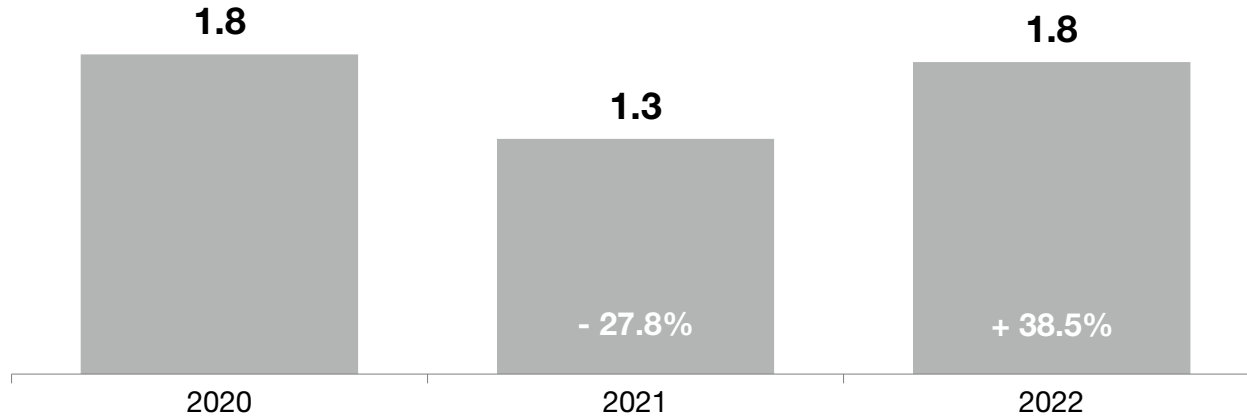
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Months Supply of Homes for Sale

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.



October



Month	Current Activity	One Year Previous	+ / -
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	1.0	1.4	- 28.6%
March 2022	0.9	1.2	- 25.0%
April 2022	1.1	1.2	- 8.3%
May 2022	1.2	1.3	- 7.7%
June 2022	1.5	1.5	0.0%
July 2022	1.6	1.6	0.0%
August 2022	1.7	1.5	+ 13.3%
September 2022	1.7	1.5	+ 13.3%
October 2022	1.8	1.3	+ 38.5%
12-Month Avg	1.3	1.4	- 7.1%

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.