



Week 3 June 2020; Influence of COVID-19 on residential real estate market

YTD 2020 v. YTD 2019 metrics

Houses listed down 8%

Showings down 7%

Pending listings up 1%

Current week v. same week last year metrics

Showings up 14%

Houses listed down 13%

Pending listings up 27%

Withdrawn listings up 2x

Current week v. prior week metrics

Week end inventory up 1%

Week end inventory with at least one price drop down 3%.

Showings up 2%

Houses listed up 3%

Pending listings up 0%

Dow Jones Industrial Average up 1%

Commentary

While positive metrics were observed in week end inventory and houses listed compared to the prior week, inventory remains an issue. The graph on page 2 indicates YTD new home listings up 1% while YTD re-sale listings down 11%. In spite of COVID-19, demand for residential housing is strong from a national and local perspective. Decreasing mortgage rates have offset rising house prices. Mortgage application metrics reported by the Mortgage Bankers Association indicated week 3 June purchase applications were up 18% compared to week 3 June 2019. In our market, I would assume a higher percentage given the 27% increase in pending listings.

In my opinion headwinds can be observed in two areas; 1). Insufficient inventory. 2). Concerns as to the pace of buying activity in the 3rd and 4th quarters as they should be related to employment metrics. First time unemployment claims have flattened but have not decreased at anticipated rates as spikes in new COVID-19 cases have dampened enthusiasm for a V-shaped recovery.

Graph commentary

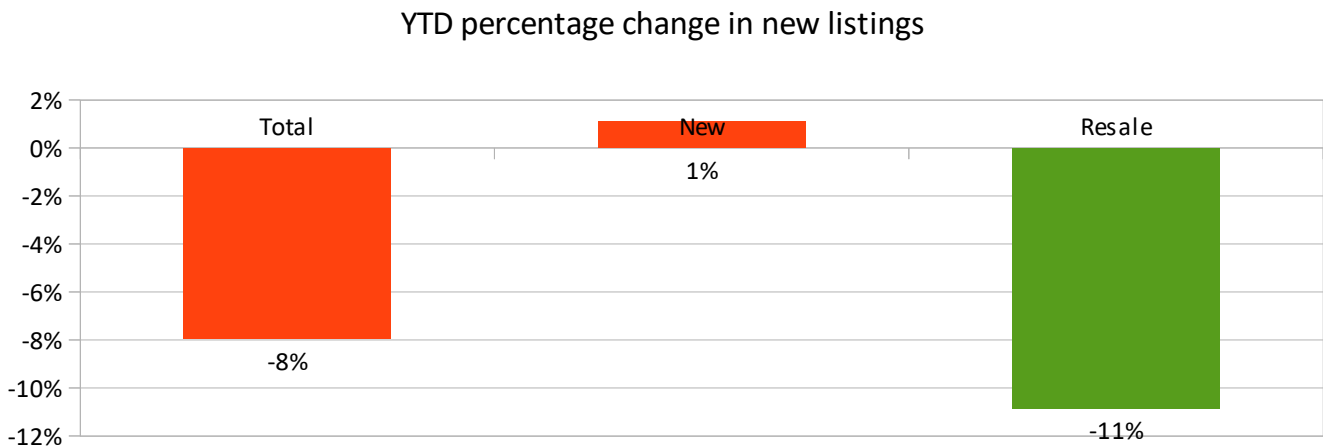
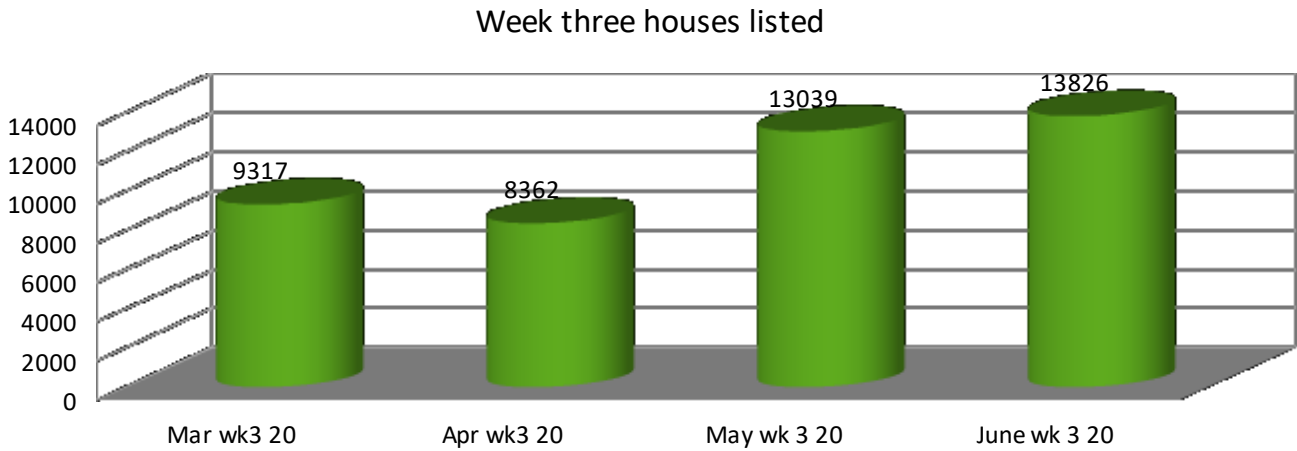
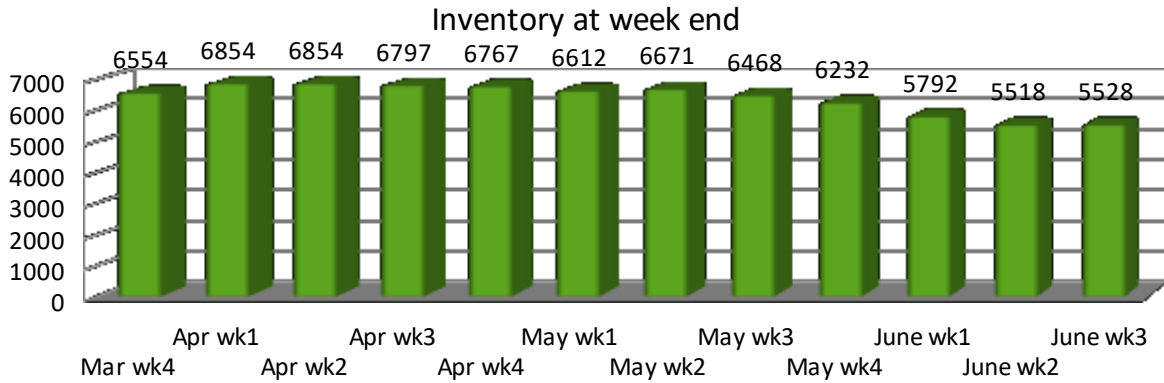
Inventory-page 2; top graph illustrates week 3 broke a 4 week downward trend in week end inventory. Middle graph illustrates week 3 houses listed since pandemic onset. The metrics indicate a valley during week 3 April. Bottom graph illustrates year to date (YTD) houses listed through week 3 June; total, new and re-sale.

Showings-page 3; top graph illustrates week 3 showings since pandemic onset. The metrics mimic the houses listed graph and indicate a valley during week 3 April. Middle graph illustrates YTD showings. Bottom table compares weekly showings during the pandemic with the same week during 2019 and presents the percentage differences based upon geographic location. Chapel Hill had decreased showings past 2 weeks.

Pending listings-page 4; top graph illustrates week 3 pending listings since pandemic onset. The metrics mimic the houses listed and showings graphs and indicate a valley during week 3 April. Middle graph illustrates week 3 June pending listings since 2010. The metrics indicate week 3 June had the highest level of pending listings during the illustrated time period. Bottom graph illustrates YTD pending listings; for the second consecutive week, 2020 is above 2019.



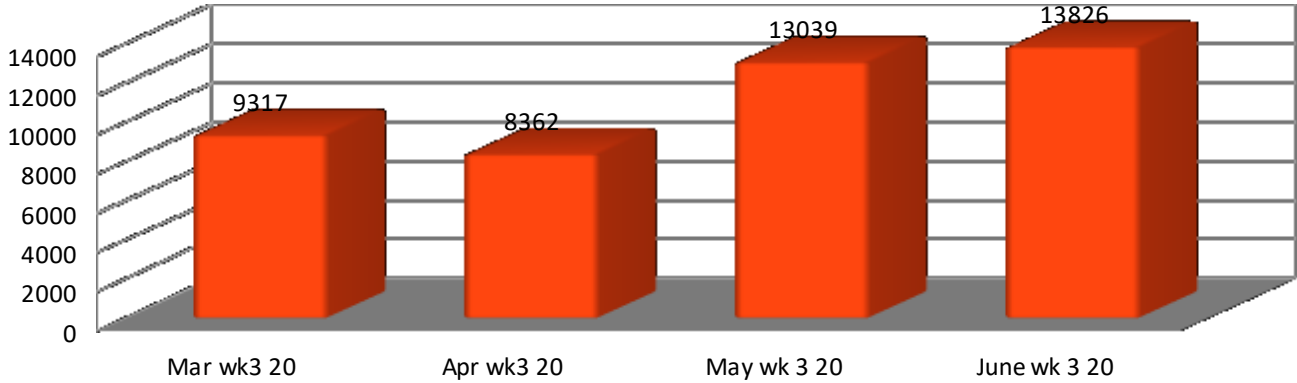
Inventory metrics



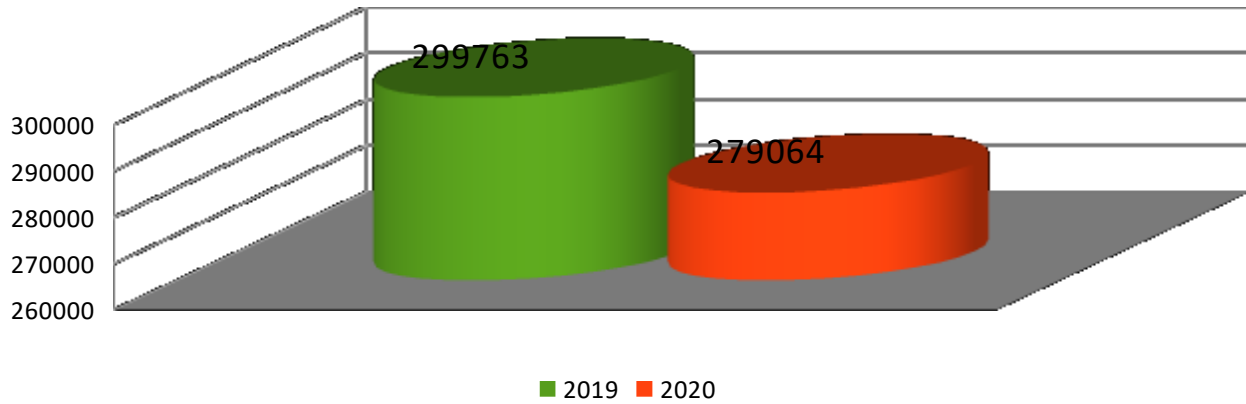


Showing metrics

Week three showings



YTD Showings

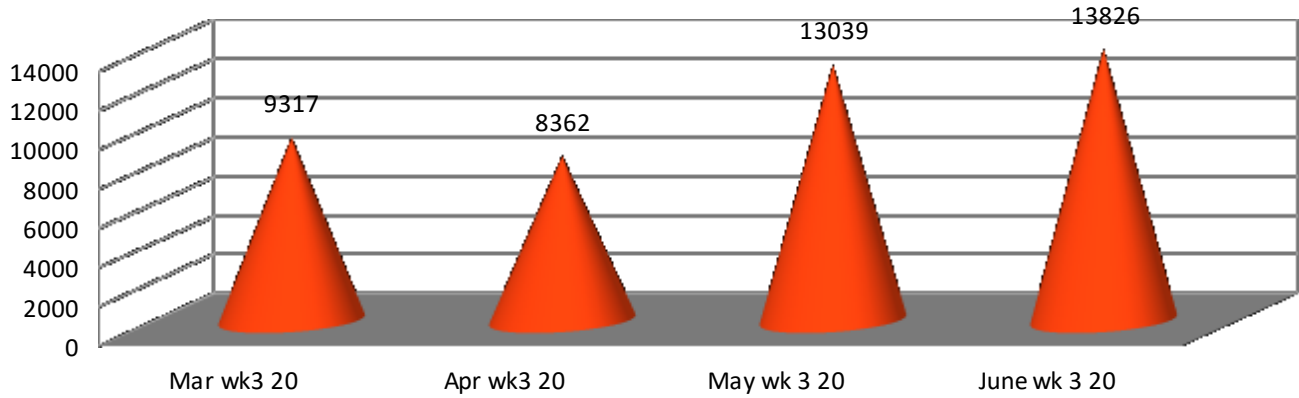


Percent change v PWPY	Wake	Durham City	Chapel Hill	JoCo	Chatham
3/27-4/2	-59%	-79%	-78%	-33%	-61%
4/3-4/9	-57%	-84%	-80%	-23%	-66%
4/10-4/16	-48%	-87%	-75%	-35%	-61%
4/17-4/23	-25%	-59%	-65%	-45%	-48%
4/24-4/30	-39%	-59%	-48%	-12%	-28%
5/1-5/7	-26%	-43%	-55%	20%	-28%
5/8-5/14	-4%	-24%	-37%	46%	-29%
5/15-5/21	-6%	-9%	-16%	14%	-7%
5/22-5/31	20%	18%	12%	43%	13%
6/1-6/6	-2%	17%	8%	41%	1%
6/7-6/13	7%	21%	-1%	29%	-20%
6/14-6/20	11%	22%	-9%	33%	2%

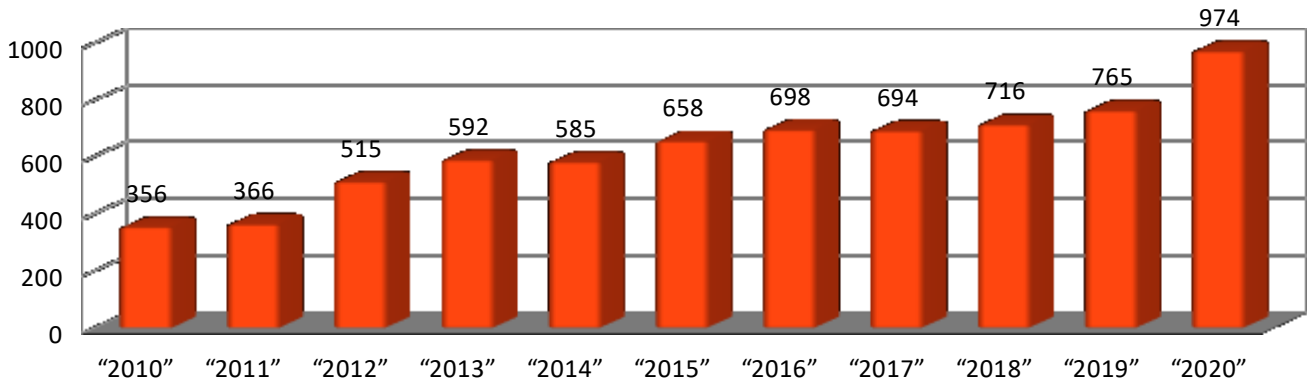


Pending metrics

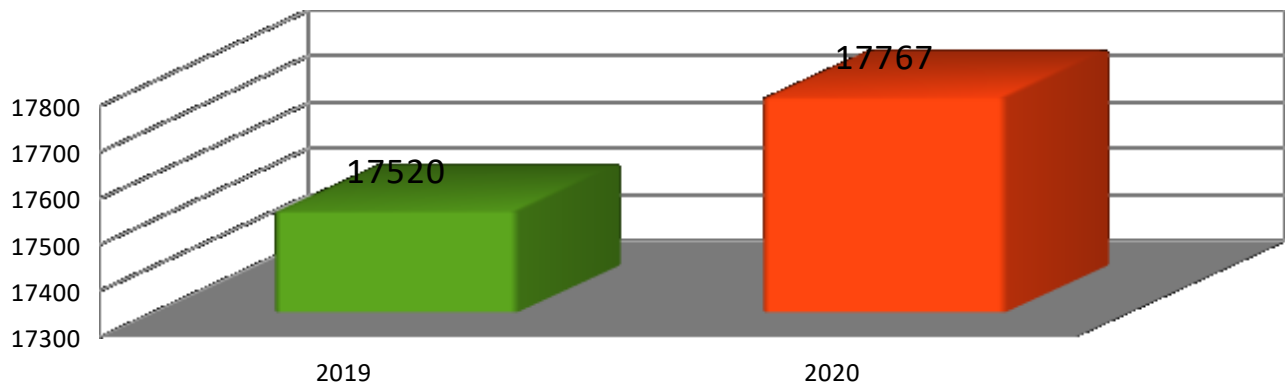
Week three pending listings



Pending listings by week/year



YTD Pending listings





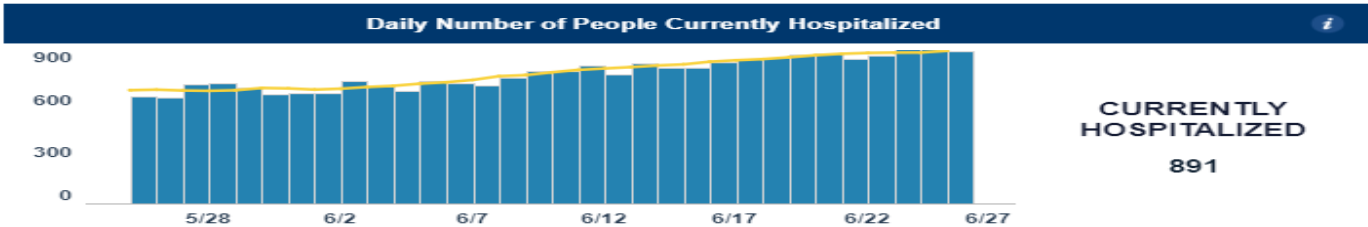
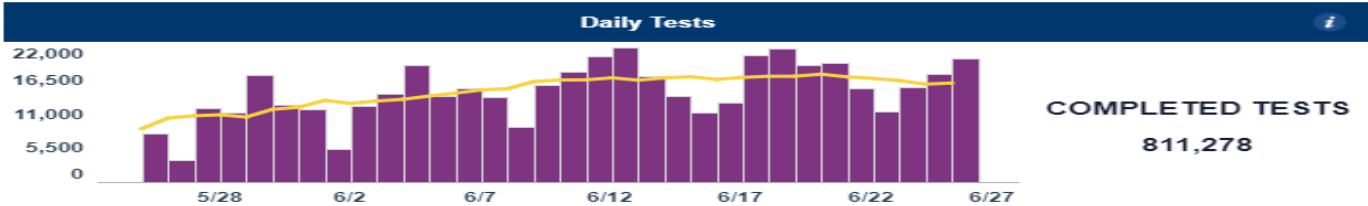
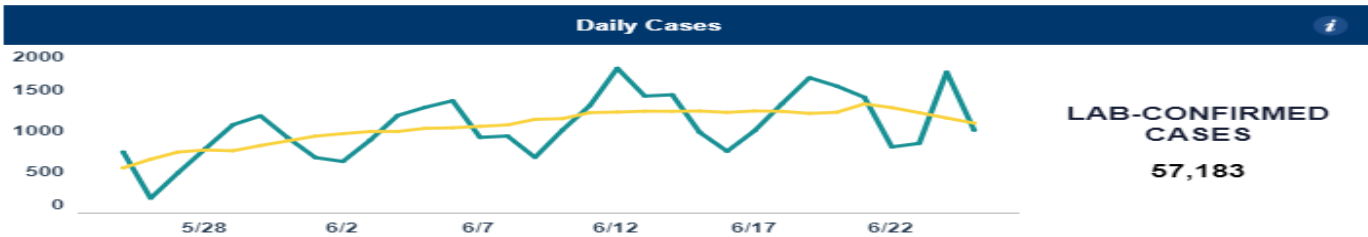
Cases in the U.S.

Other Languages ▾

Print Page

Last updated on June 25, 2020

<p>TOTAL CASES</p> <p>2,374,282</p> <p>37,667 New Cases*</p>	<p>TOTAL DEATHS</p> <p>121,809</p> <p>692 New Deaths*</p>
*Compared to yesterday's data	
About the Data	



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Triangle Area Residential Realty

Editor
Stacey P. Anfinsen

Phone #
919-460-7993

E-Mail
staceyanfinsen@gmail.com

Web-site
www.tarreport.com

Blog
smapublications.wordpress.com

Publisher
S.M.A. Publications, Inc.
720 Old Kestrel Drive Apex, NC 27523