

# What's Up with Real Estate?

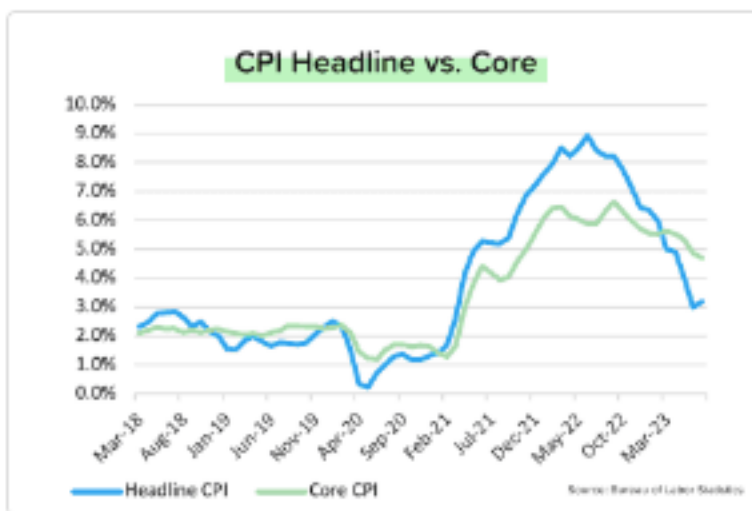
National news and local views for the week ending Friday, August 11, 2023



LET'S TALK REAL ESTATE.

## National Real Estate News

### Inflation heads lower



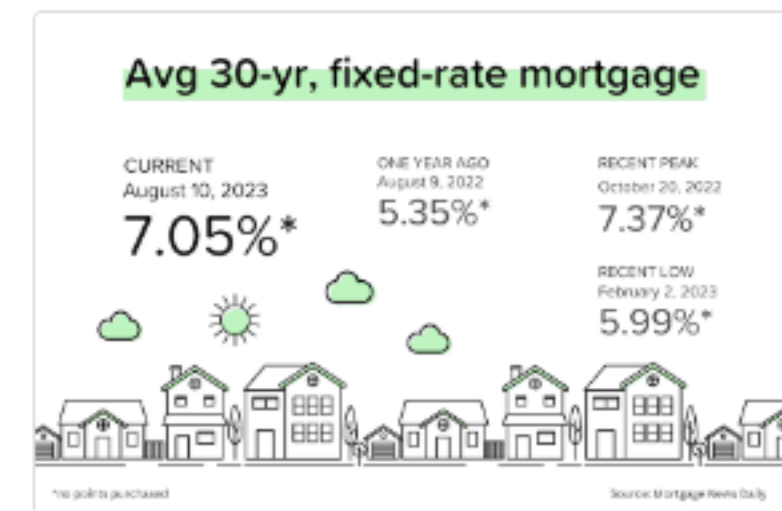
"Core" inflation (which excludes food & fuel prices), dropped to +4.7% year-over-year in July, from +4.9% in June. Back in September 2022, that figure was 6.6%. So we're definitely moving in the right direction, but the Fed would like to see core inflation closer to its 2% target before it would consider cutting rates.

### That inventory issue



The mild rebound in inventory (# of existing homes for sale) that started in early 2022 has come to a stop, with July's active inventory falling 6% YoY to just 647,000 units nationwide. In July 2019 (pre-pandemic), that same figure was 1.24 million! So the number of homes for sales has halved over the last 4 years. Is it any wonder that home prices are rising again?

### Rates stay high



The first time that average 30-yr mortgage rates exceeded 7% (in recent years) was October 2022 - and headline inflation at that time was 7.8%. Today, average 30-yr mortgage rates are back above 7%, and the latest headline inflation figure was 3.2%! Rates will follow inflation down eventually, but it can't happen fast enough for would-be buyers AND sellers.

## Local Market Trends

As of Friday, August 11, 2023



These stats include all active residential properties.

Area	Median Price	Active Listings	New Listings - 5 days	Median Days on Market
Chico, CA	\$485,990 ▼ -0.1%	147 ▲ 0.3%	18	51 ▲ 0.1%
Paradise, CA	\$499,000 ▲ 0.1%	71 ▲ 0.1%	9	42 ▼ -0.2%
Oroville, CA	\$350,000 ◆ 0%	71 ▼ -0.2%	5	62 ◆ 0%

Local Market Trends (▼/▲) from Jul. to Aug. 2023.



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Questions about these articles or the state of your local market?  
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