

North Central News

The Newsletter of the North Central WV Home Builders Association



May 2024

March New Home Sales Up Despite Higher Rates

Despite higher interest rates, [new home sales](#) rose in March due to limited inventory of existing homes. Sales of newly built, single-family homes in March rose 8.8% to a 693,000 seasonally adjusted annual rate from a downwardly revised reading in February, according to recent data from HUD and the U.S. Census Bureau. The pace of new home sales in March is up 8.3% from a year earlier.

New single-family home inventory remained elevated at a level of 477,000, up 2.6% from February. This represents an 8.3 months' supply at the current building pace. Inventory of newly-built single-family homes is up 10.2% on a year-over-year basis. The median new home sale price in March was \$430,700, up nearly 6% from February, and down 1.9% compared to a year ago.

Regionally, on a year-to-date basis, new home sales are up 15.1% in the Northeast.

Plan to Take Part in NAHB's Legislative Conference

Make plans to participate in NAHB's [2024 Legislative Conference](#) on Wednesday, June 12 in Washington, D.C. The meetings, held on Capitol Hill, are a critical part of NAHB's efforts to make sure lawmakers understand the home builders' perspective on key issues. The Legislative Conference will be conducted in conjunction with NAHB's Spring Leadership Meetings, June 11-14. The day begins at the Marriott Marquis with a briefing on key issues. NAHB will provide bus transportation between the Marriott Marquis and Capitol Hill.

2nd Annual Golf Classic
17 May 2024

Green Hills Country Club
Proceeds to benefit WVU Children's Hospital

[Click Here to register/donate/volunteer](#)

***Editors Note: This edition will cover highlights from March through May as there was not a published newsletter for March nor April.**

DOE Heeds NAHB Concerns In Final Transformer Rule

The Department of Energy's (DOE) newly issued final energy efficiency rule for distribution transformers explicitly [heeds NAHB's call](#) to ensure that it would not impede the production of badly needed transformers. DOE's original rule would have effectively required all distribution transformers to shift from the industry standard grain-oriented electrical steel (GOES) cores to amorphous steel cores and marginally increased energy efficiency standards for transformers. DOE significantly amended the final rule to ensure that 75% of transformers can continue to use the industry's standard GOES cores.

HBAWV Membership Dues Increase

At the HBAWV Spring meeting, it was voted and approved to increase the state portion of HBA dues \$40 for Builder and Associate members and \$10 for Affiliate members.

Effective 1 July 2024 membership NCWVHBA dues:

- **\$435 annual dues for Builder/Associate Members**
- **\$35 annual dues for Affiliate Members**

Codes Mandate Harms Affordability

HUD and the U.S. Department of Agriculture (USDA) announced recently that they will [insure mortgages for new homes](#) only if they are built to the 2021 International Energy Conservation Code (IECC). NAHB believes this will bring no benefit to home buyers. Studies have shown that building to the 2021 IECC can add up to \$31,000 to the price of a new home and take up to 90 years for a home buyer to realize a payback on the added cost of the home.

46th Annual Morgantown Home Show

The NCWVHBA annual home show was held 15-17 March at the Hazel & J.W. Ruby Community Center, Mylan Park. It was a sold out show with over 150 vendors and 240 booths.

Our goal was to host an event for our local community to provide access to quality builders, developers and providers of products and services. We wanted to provide information and one-on-one access to the latest home and garden products, local design and construction companies, financial institutions, and other resources to help the public with successful home projects and topics of interest.

April General Membership Event

We would like thank Insurance Centers for sponsoring our April event. It was a GREAT event with 40 members and guests in attendance! As an event sponsor, they receive free advertising on the NCWVHBA website, social media and newsletters for 3 months!



Interested in sponsorship?

Contact Terri

NCVHBA Membership Report

Our renewing members are the backbone of our Association... It is for that reason we would like to thank the following members for renewing:

DO
BUSINESS
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NAHB
MEMBER.

Chip Merritt, **Fairmont Kitchen Center**

Nate Martin, **First Exchange Bank**

Rick Wright, **Hoy Redi-Mix Company**

Amy Koval, **Koval Bldg & Supply Co.**

David Kuneff, **Woodchucks General Contractors**

Amy Warnick-West, **WCO Flooring American**

Todd Perry, **Stair Lift Pros, LLC**

Harry Hayes, **Clear Mountain Bank**

Thomas Board, **Fairmont Federal Credit Union**

Michele Messenger, **Hardwood Interiors, Inc.**

Travis Craig, **Mountain State Log Homes**

Dan Lanham, Jr., **TMS Publishing Inc**

Cliff Jackson, **ALLPro Home Improvements**

Tony Sainato, **Generators Plus**

Melanie Thompson, **Huntington National Bank**

Chad Kisamore, **Kisamore Enterprises, LLC**

Carrie Lilly, **Preferred Surfaces**

David Snead, **Denison Landscaping**

Gene Perilli, **Geper, Inc**

Bernie Boyers, **Advance Building & Development**

Ralph Raspa, **Community Homes, Inc**

John Woods, **Crossroads Property Rescue**

Zebulon Lewis, **Zebulon Lewis, Financial Advisor**

Jeff Montgomery, **T.J. Contracting & Custom Homes**

NCWVHBA Membership Report

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Bob Dulin, **Action Built, LLC**

Hayley Graham, **Bruceton Farm Service**

Sherry Michael, **Budget Blinds of NCWV**

Jamie Burch, **Creek Siding & Roofing**

Dan Baliker, **Danny's Door Service**

J Lafollette, **Jacobs & Hutchinson**

Jonathon Broce, **MHI Roofing**

Chris Bailey, **Rising Sun Construction**

Gary Maust, **Empire 2000**

David Carter, **Laurel Home Improvements**

James Saunders, **Titan Roofing**

WELCOME to our **newest** NCWVHBA Members:

Hayden Carver, **Elite Roofing**

Gina Gribble, **Mountain Tidy Cleaning Services**

James Brown, **Appalachian Seamless, LLC**

Kevin McMillen, **Kevin A. McMillen Real Estate, LLC**

Phillip Garber, **Bruceton Powerwashing, LLC**

Jacob Davis, **Davis Family Construction**

Scott Morris, **Scott's Electric, Inc**

Shawn Davis, **G&T Gutter Supply**

Chad Hefner, **Hefscapes**

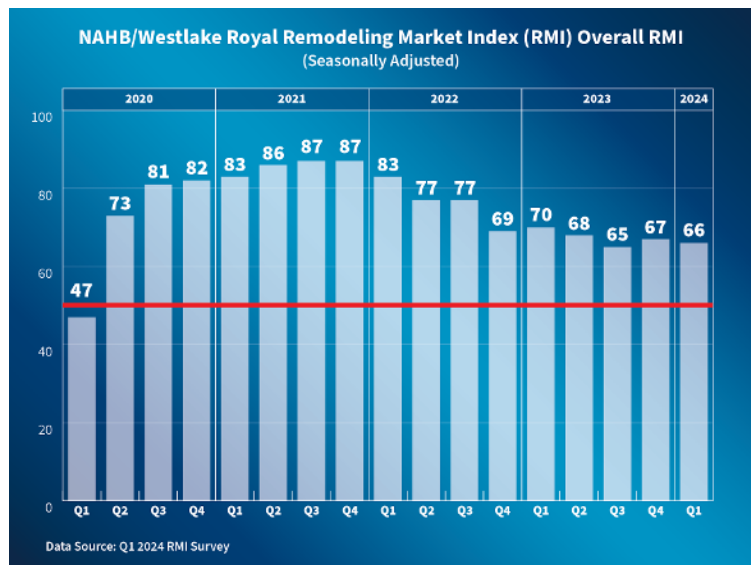
Jeffrey Dreyer, **Media Kings, Inc**

Jason Riffle, **Loudoun Valley Concrete**

Remodeling Market Sentiment Remains Positive in Q1

NAHB recently released its NAHB/Westlake Royal Remodeling Market Index (RMI) for the first quarter of 2024, posting a reading of 66, down one point compared to the previous quarter.

The NAHB/Westlake Royal RMI survey asks remodelers to rate five components of the remodeling market as “good,” “fair” or “poor.” Each question is



measured on a scale from 0 to 100, where an index number above 50 indicates that a higher share view conditions as good than poor.

The overall RMI is calculated by averaging the three components of the Current Conditions Index and the two

components of the Future Indicators Index. The Current Conditions Index averaged 74. The Future Indicators Index averaged 59.

Offsite Construction Video Series

NAHB has launched a new [Offsite Construction Video Series](#) that explores essential topics in modular, panelized, concrete, log and timber frame home construction. Subscribers will gain access to a new 15-minute on-demand video examining a foundational aspect of prefabricated building systems. The first installment features Sam Rashkin, author of *Housing 2.0: A Disruption Survival Guide*, discussing zero-energy homes and how to integrate critical components to achieve energy performance targets.

[Register](#) to receive each video via email as soon as it's available. This series is free for NAHB members and \$50 for non-members.

NAHB Offers Jobsite Safety App

NAHB, a leader in safety and health education and compliance assistance for residential construction, has released [a new mobile tool](#) called the NAHB Jobsite Safety Handbook. This application — available in both the Apple and Google Play app stores — was built to help home builders, contractors and workers identify safe work practices.

The app features resources for both classroom learning and on-the-job compliance, such as NAHB's full Jobsite Safety Handbook, more than 50 safety video toolbox talks, all NAHBNow safety content, and an interactive quiz for users to test their safety knowledge. The app's content is available in 15 languages.

Leadership List

President

William Burdett

1st Vice-President

Chris Bailey

2nd Vice-President

John Keener

Associate Vice-President

Tom Board

Secretary

Terri Boone

Treasurer

Nate Martin

State Area Vice-President

Chris Bailey

National Delegate

Aaron Dickerson

Elections will be in November

Find us on 

www.ncwvhba.org

Calendar of Events

May is National Home Remodeling Month

16 May 24, General Membership Event
Location: Preferred Surfaces

17 May 24, 2nd Annual Golf Classic
Location: Green Hills Country Club,
Fairmont

24 May 24, MTEC event, Introduction to
NAHB Student Chapter Program

6 June 24, Board or Directors Meeting
Location: Marion County

20 June 24, General Membership Event
Location: Don's Appliances

26-27 July 24, HBAWV Summer Board
Meeting
Location: Adventures on the Gorge

Encova new member discount for
policies effective **September 1, 2023**
through **August 31, 2024** will be
2.6%.

encova
INSURANCE

POC: Terri Boone (304) 599-0880 | info@ncwvhba.org

FINISH YOUR PROJECT.

NAHB members **save an average of \$2,648**
on building materials.

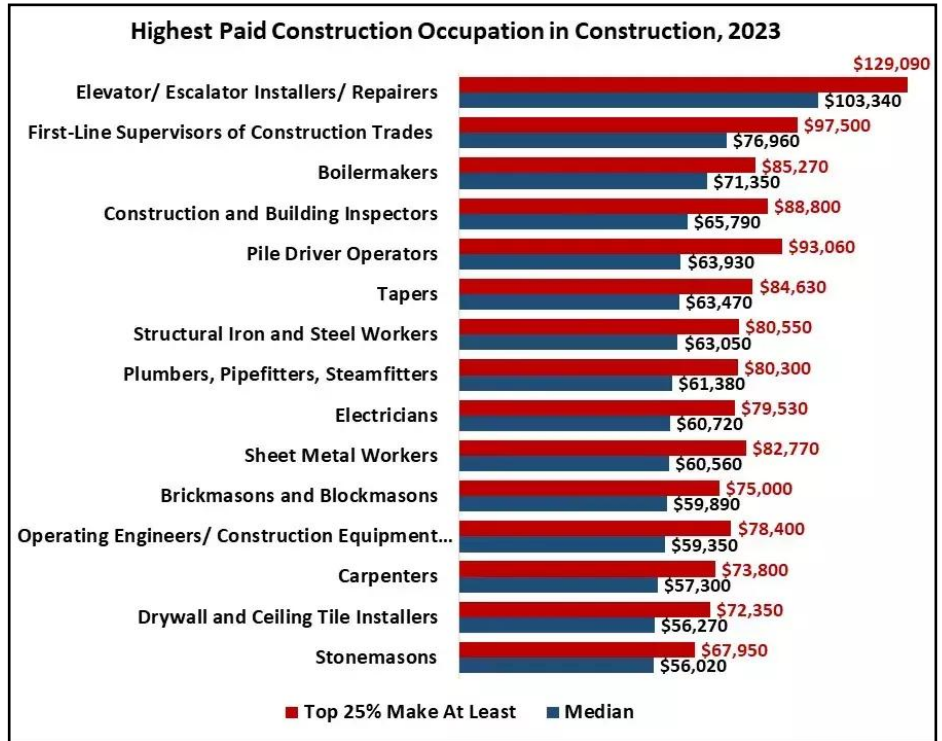
LEARN MORE



Highest Paid Occupations in Construction Trades

Half of payroll workers in construction earn more than \$58,500 and the top 25% make at least \$79,450, according to the latest 2023 Bureau of Labor Statistics Occupational Employment and Wage Statistics and [analysis by NAHB](#).

In comparison, the U.S. median wage is \$48,060, while the top 25% makes at least \$76,980. Among construction trades, elevator installers and repairers top the list, with half of them earning over \$103,340 a year, and the top 25% making at least \$129,090. First-line supervisors of construction trades are next on the list with



median salaries of \$76,960, with the top 25% highest paid supervisors earning more than \$97,500.

Small Business Owners

DO YOU HAVE THE INSURANCE YOU NEED TO PROTECT YOUR BUSINESS?

- Liability Insurance
- Worker's Comp
- Business Auto
- Cyber Liability
- Business Catastrophe Liability

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