

# THE SHACKELFORD REPORT NOV 2020

Residential Real Estate Market Trends – Wayne County – November 2020



Produced by:

**SHACKELFORD & ASSOCIATES**

*Your Appraisal & Brokerage Experts*

**Greenville Office**

3750 S Evans Street, Suite A  
Greenville, NC 27834  
Ph. (252) 215-2250

**Raleigh Office**

6512 Six Forks Road, Suite 502-B  
Raleigh, NC 27615  
Ph. (919) 998-9997

# Quarterly Market Report

## Wayne County Market Summary

Data from this report is taken directly from the MLS of Goldsboro and includes single-family sales throughout Wayne County.

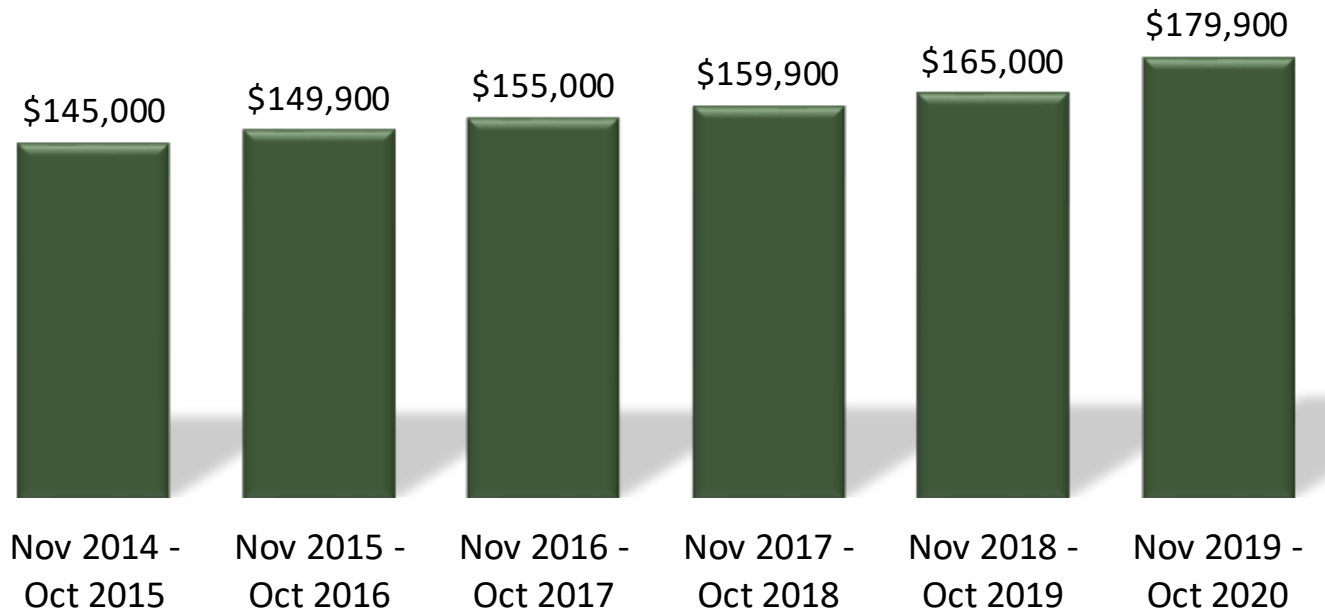
Highlights of the data include:

- 3<sup>rd</sup> quarter sales volume increased 5.3% from the 3<sup>rd</sup> quarter of 2019.
- October sales volume increased 10.9% from October 2019 levels.
- Pending sales at the beginning of November increased 17.8% from November 2019.
- There are 0.9 months of inventory currently on the market.
- There are 0.7 months of new construction inventory on the market.

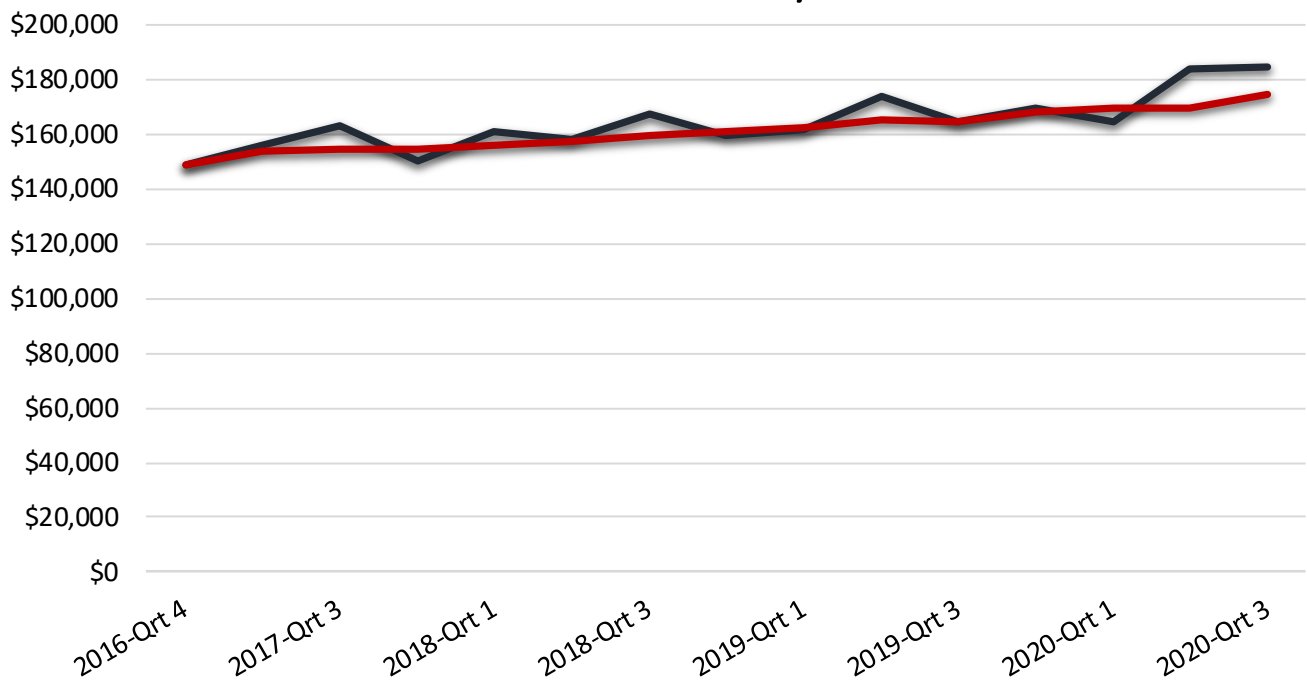
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Nov 2014 - Oct 2015	874	11.9%	\$145,000	4.2%	163	-1.8%
Nov 2015 - Oct 2016	919	5.1%	\$149,900	3.4%	155	-4.9%
Nov 2016 - Oct 2017	1,068	16.2%	\$155,000	3.4%	150	-3.2%
Nov 2017 - Oct 2018	1,101	3.1%	\$159,900	3.2%	124	-17.3%
Nov 2018 - Oct 2019	1,132	2.8%	\$165,000	3.2%	111	-10.5%
Nov 2019 - Oct 2020	1,240	9.5%	\$179,900	9.0%	94	-15.3%
Current Active Listings:		96	Months of Inventory:		0.9	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 4	254	-14.5%	\$160,000	-4.4%	\$161,200	1.0%	127	10.4%
2019-Qrt 1	250	-1.6%	\$162,000	1.3%	\$162,250	0.7%	130	2.4%
2019-Qrt 2	293	17.2%	\$173,900	7.3%	\$165,250	1.8%	108	-16.9%
2019-Qrt 3	324	10.6%	\$165,000	-5.1%	\$165,000	-0.2%	96	-11.1%
2019-Qrt 4	290	-10.5%	\$170,000	3.0%	\$168,000	1.8%	95	-1.0%
2020-Qrt 1	301	3.8%	\$164,950	-3.0%	\$169,900	1.1%	97	2.1%
2020-Qrt 2	292	-3.0%	\$183,950	11.5%	\$170,000	0.1%	99	2.1%
2020-Qrt 3	341	16.8%	\$185,000	0.6%	\$175,000	2.9%	87	-12.1%

## Annual Median Sales Price



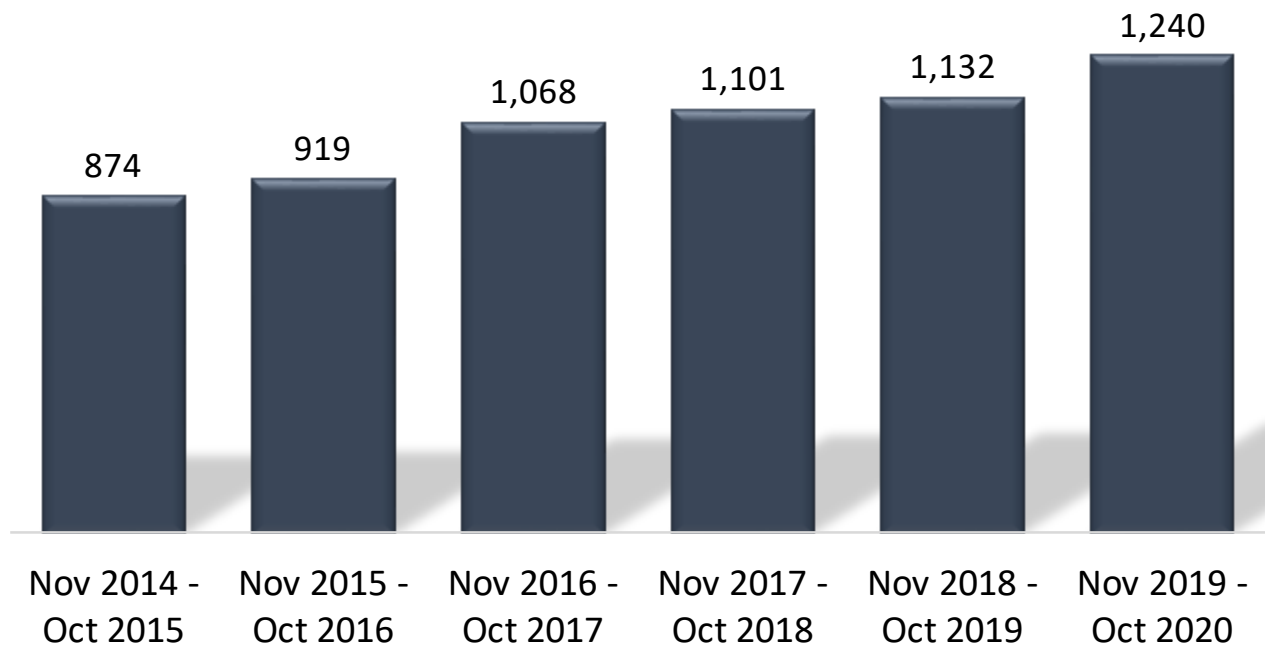
## Median Sales Price by Quarter



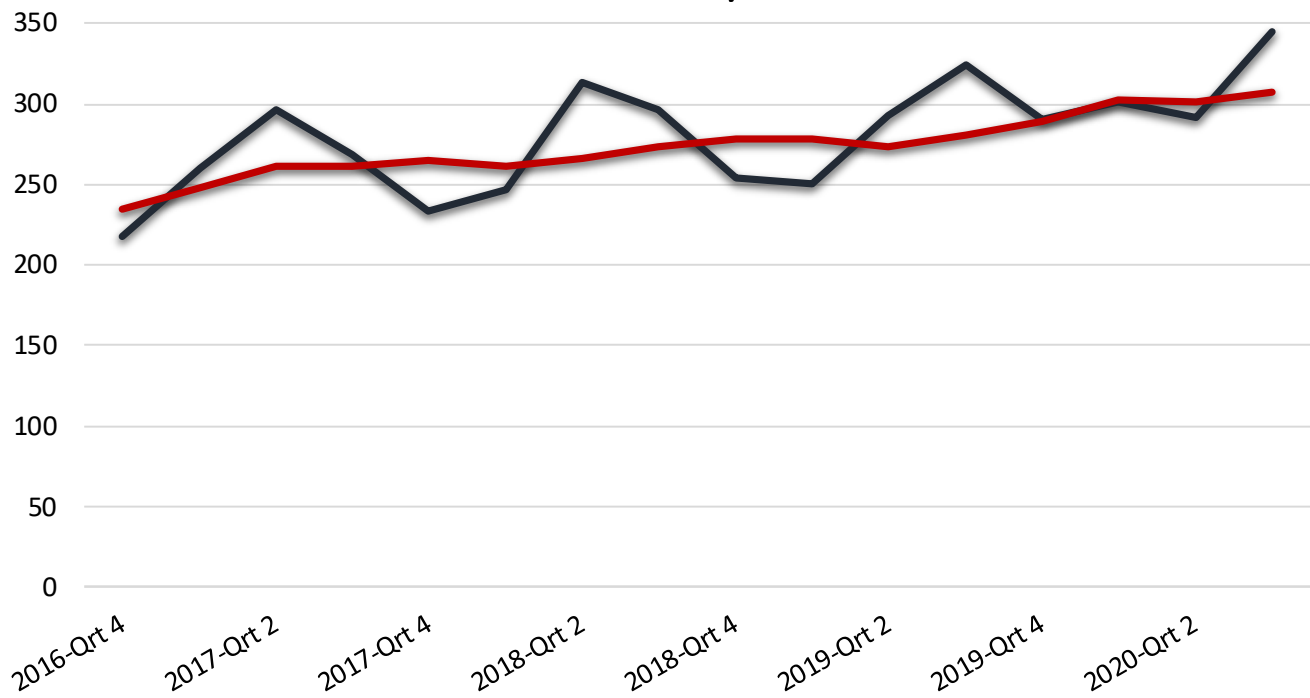
## 3rd Qtr Year over Year Median Sales Price



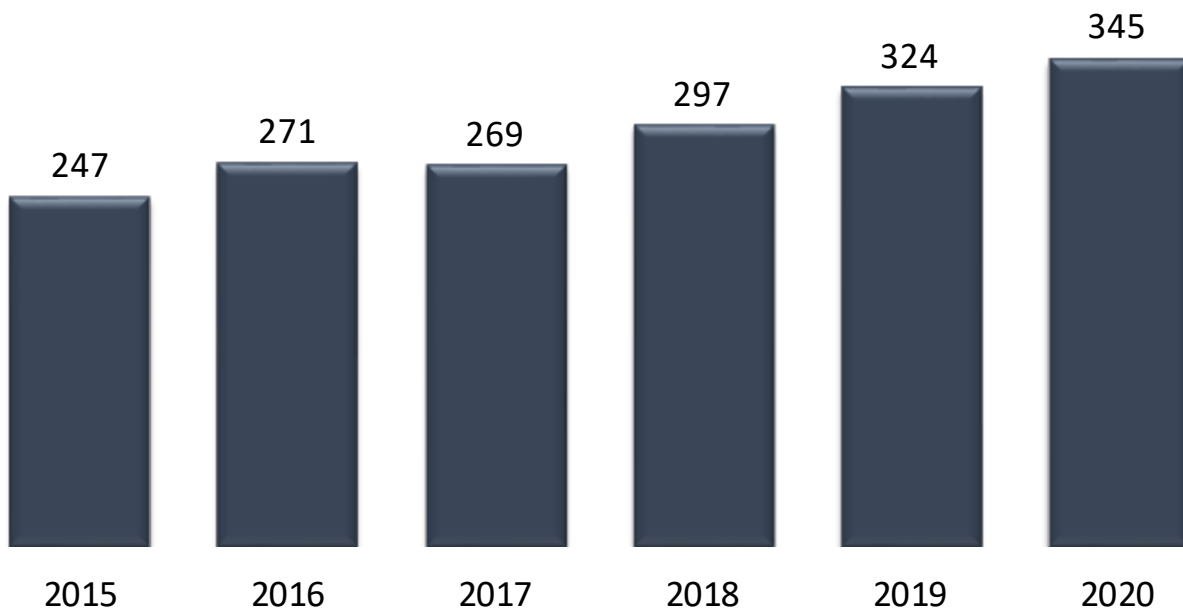
## Annual Sales Volume



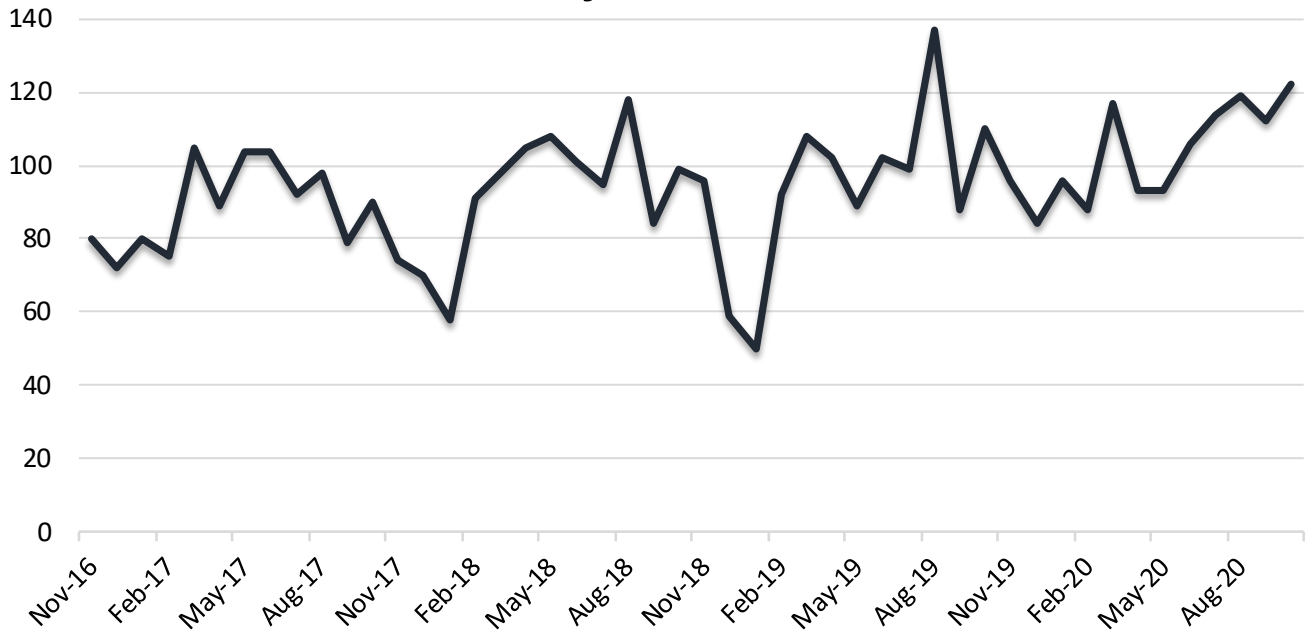
## Sales Volume by Quarter



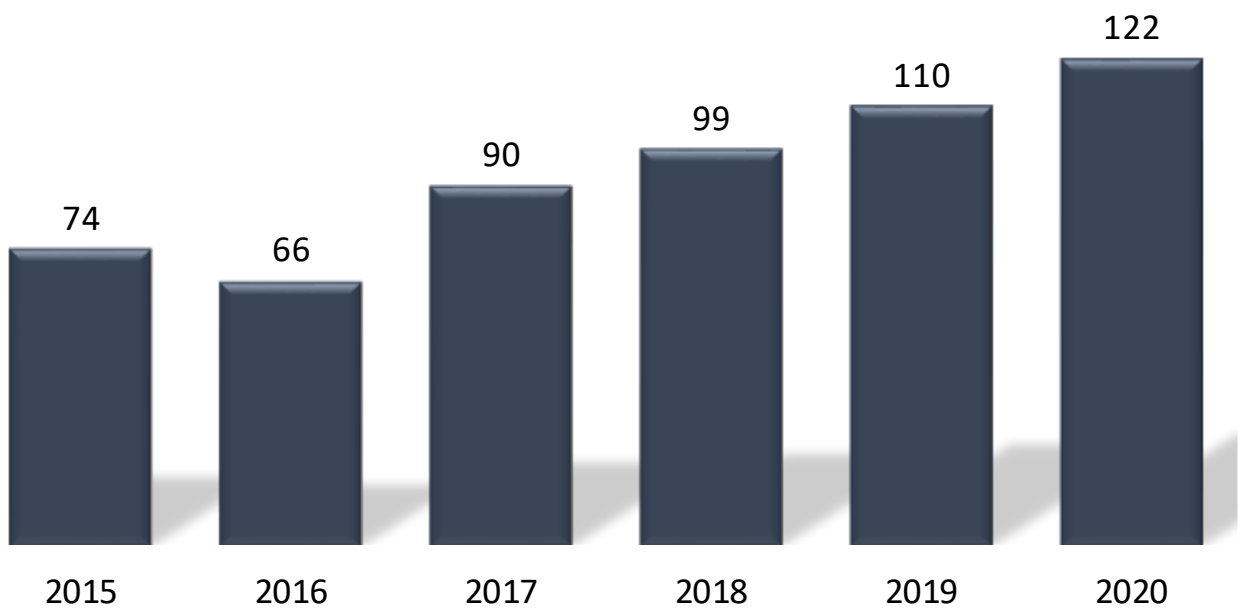
## 3rd Qtr Year over Year Sales Volume

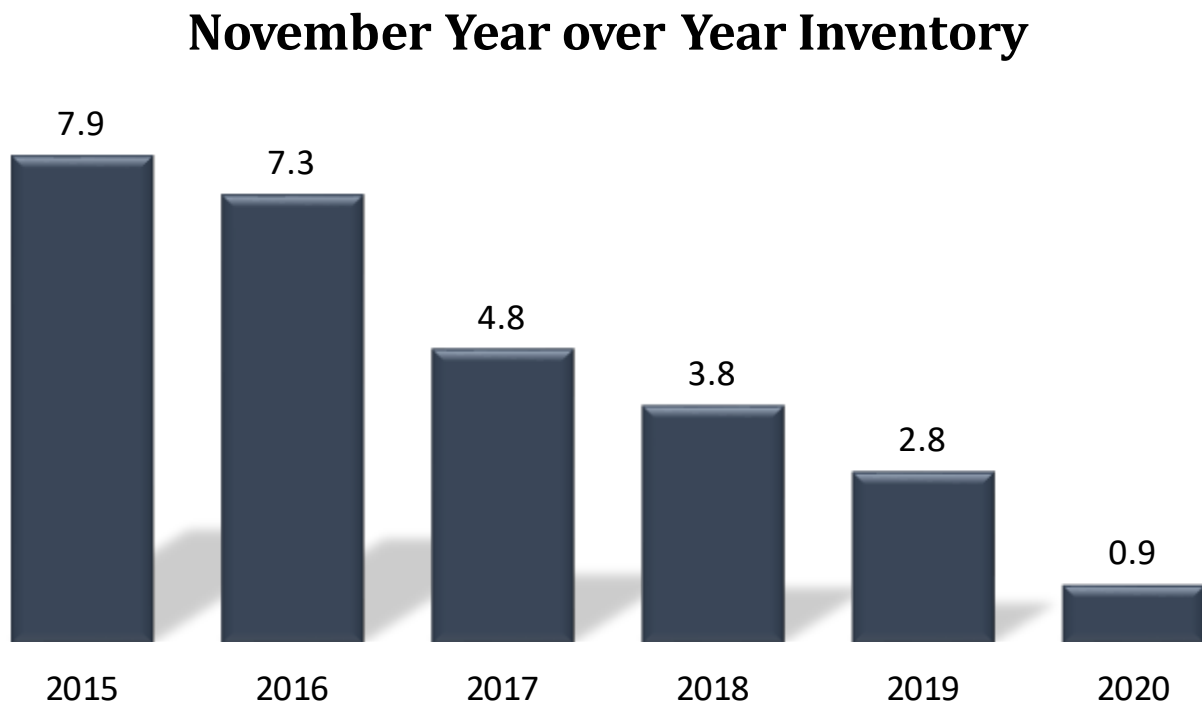
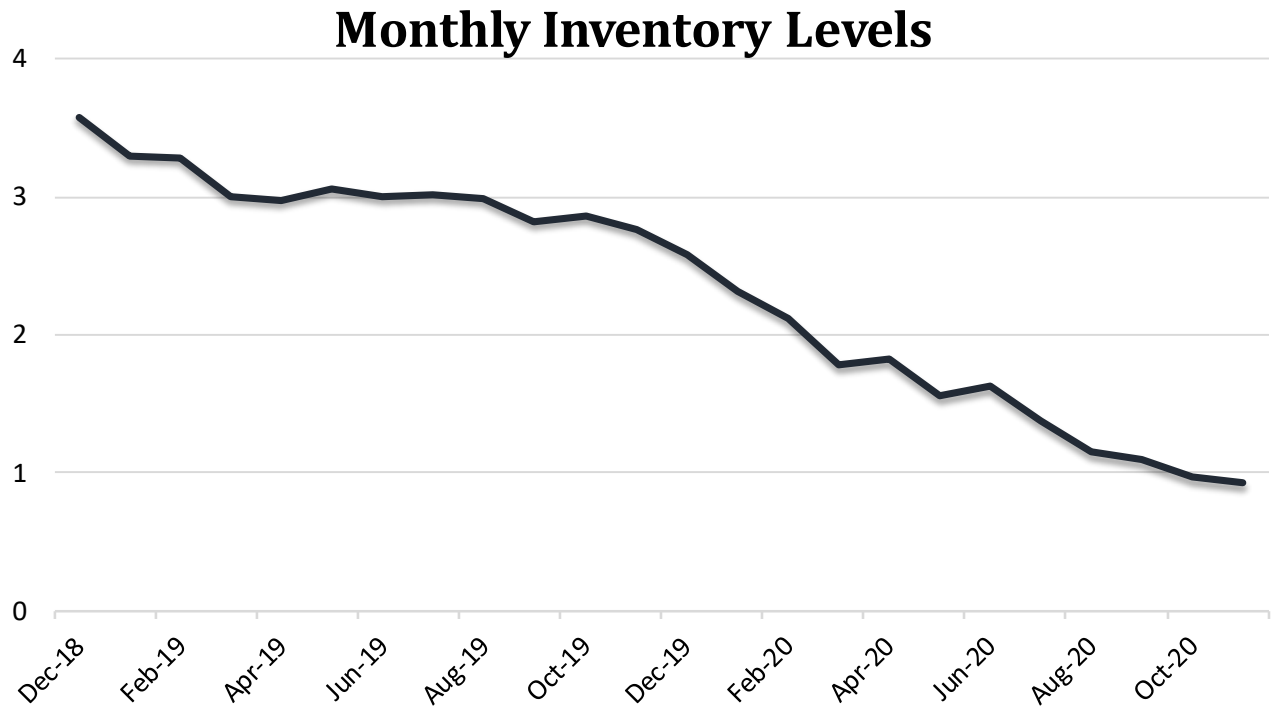


## Monthly Sales Volume

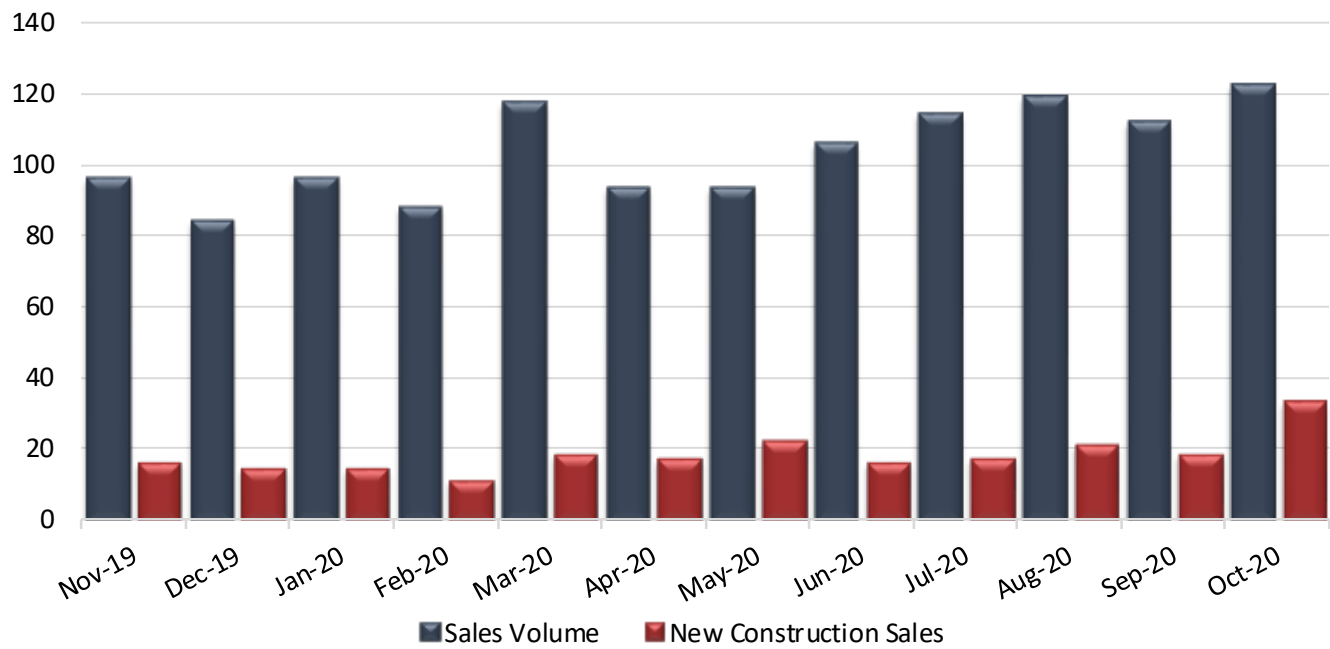


## October Year over Year Sales Volume

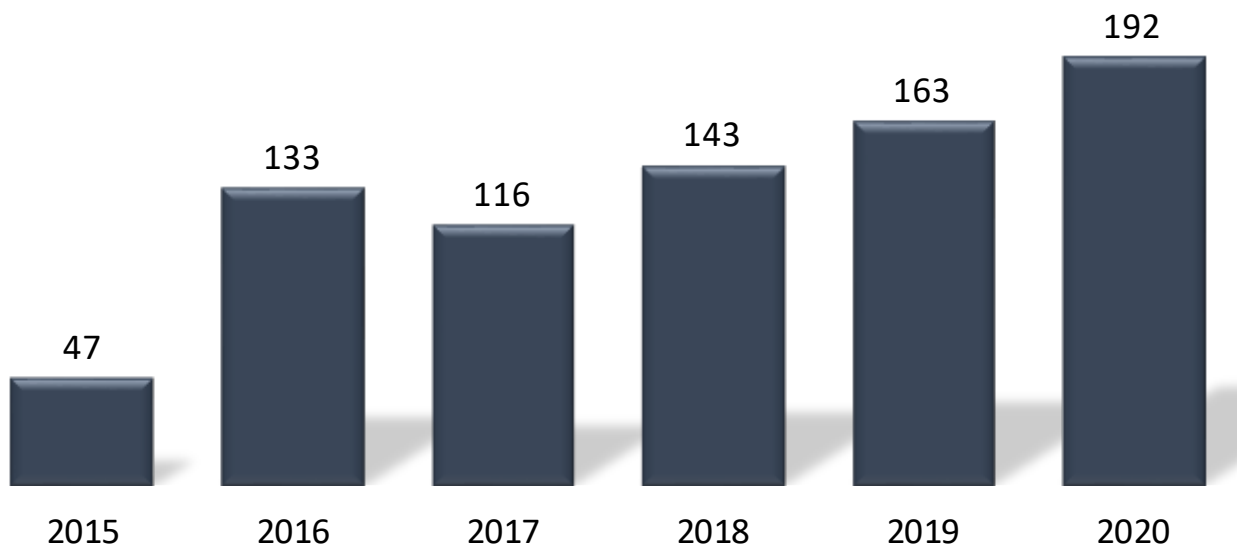




## Monthly Sales Volume Past 12 Months

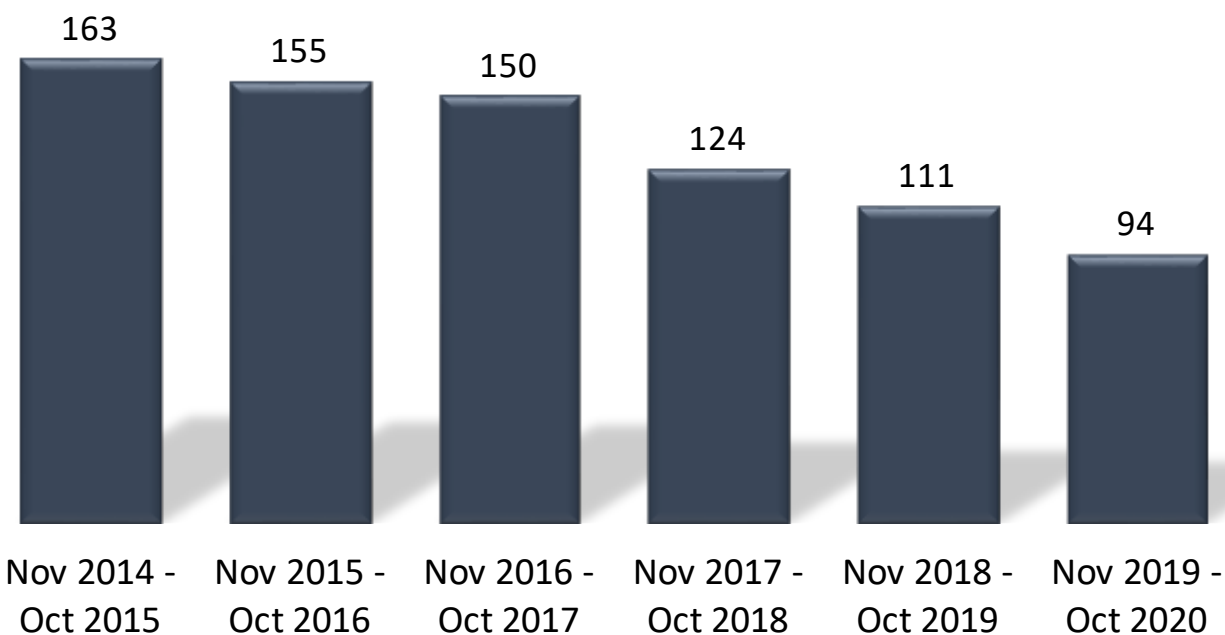


## November Year over Year Pending Sales

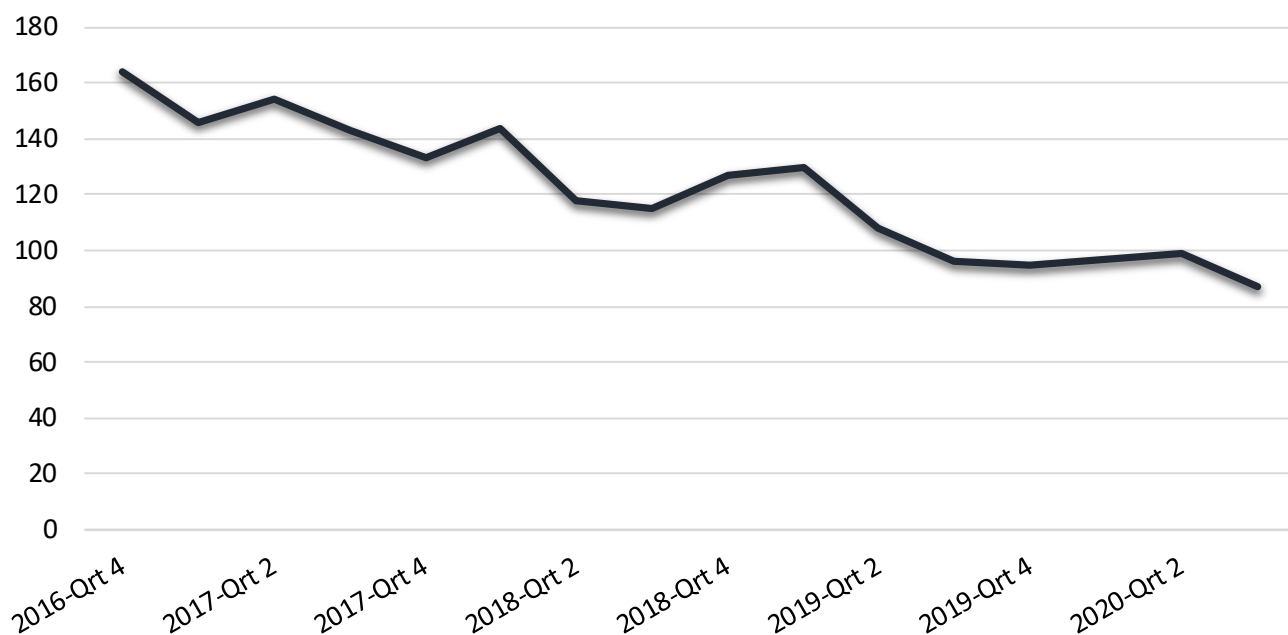




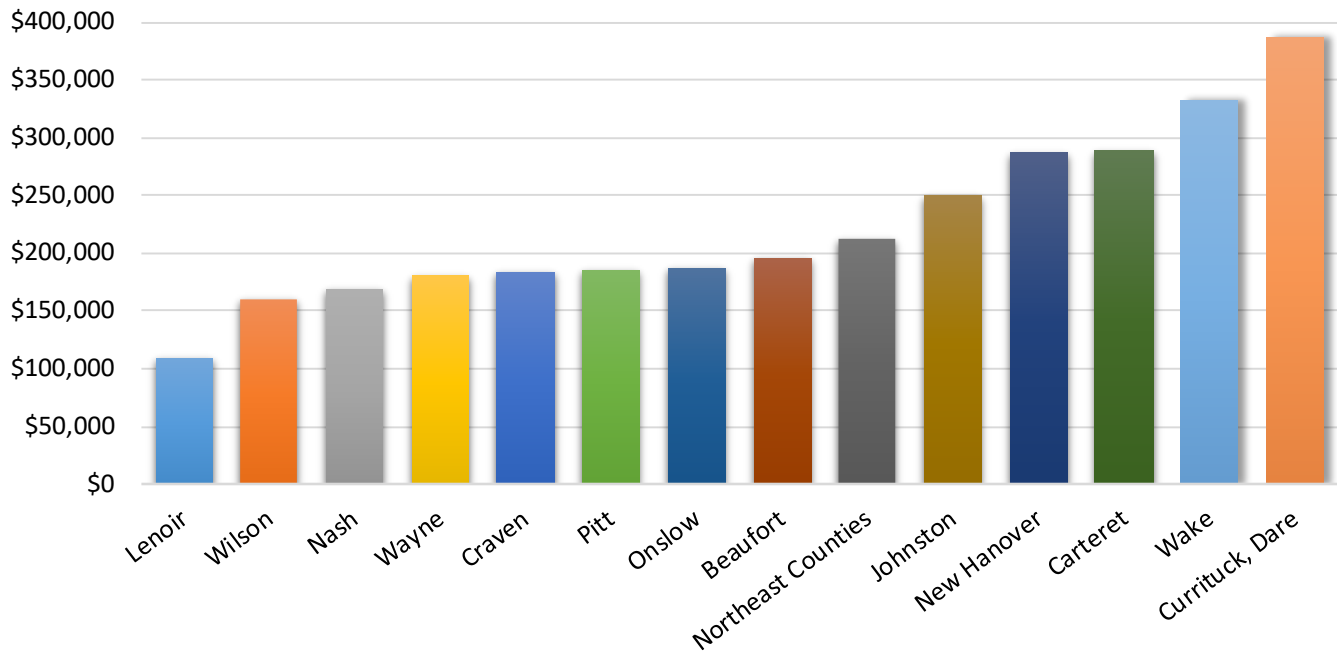
## Annual Average Days on the Market



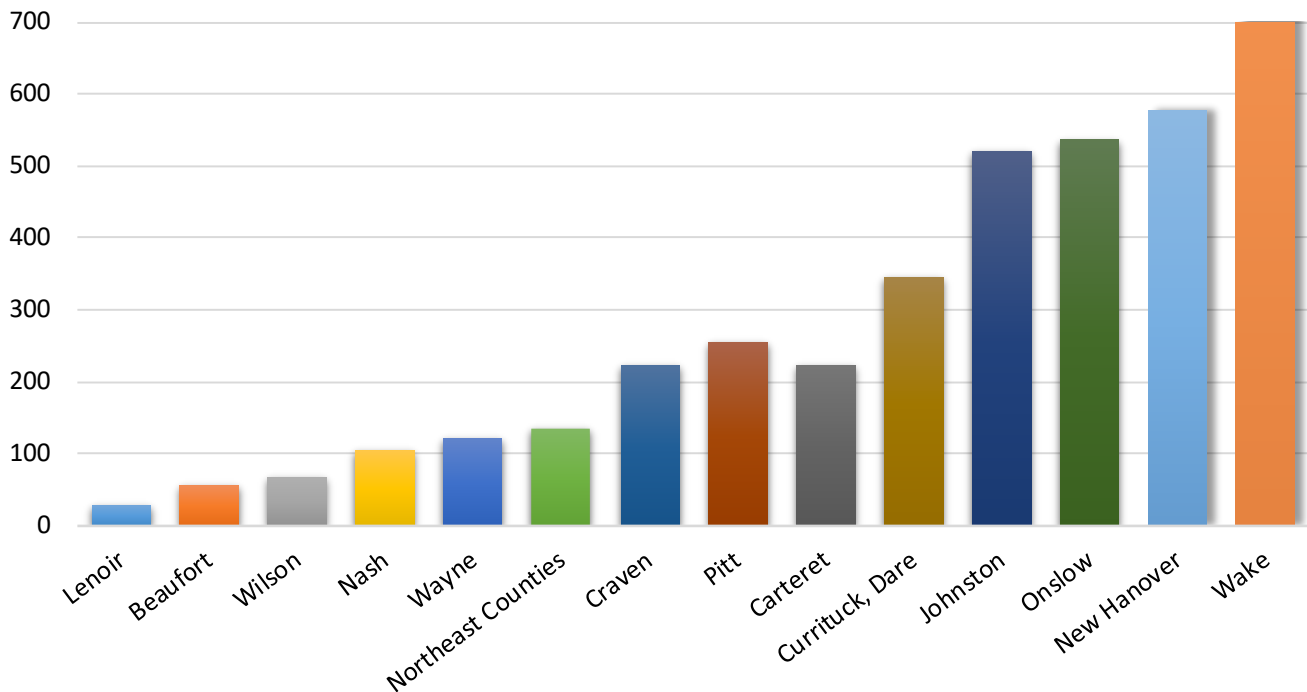
## Average Days on Market by Quarter



## Current Year Median Sales Price by County

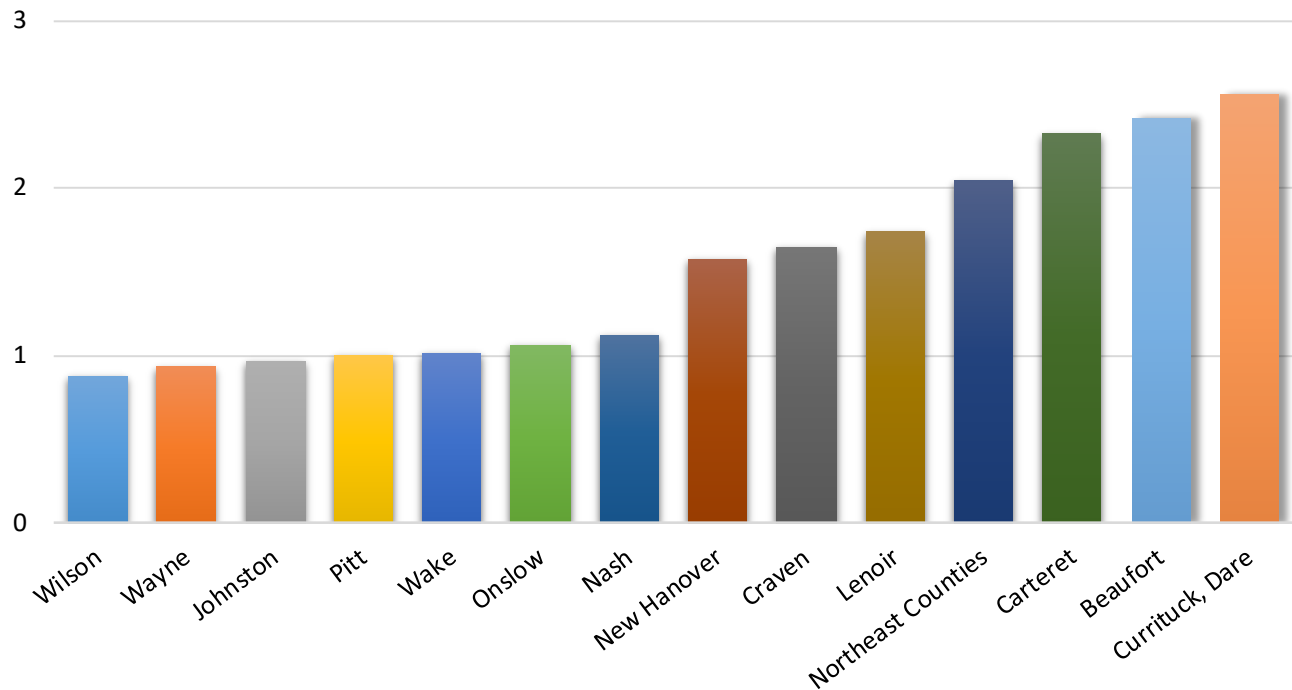


## Current Month Sales Volume by County



\*Wake County is off the chart at 2,130 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)

