

# THE SHACKELFORD REPORT JUN 2020

Residential Real Estate Market Trends – Johnston County – June 2020



Produced by:

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# Quarterly Market Report

## Johnston County Market Summary

Data from this report is taken directly from the Triangle MLS and includes single-family sales throughout Johnston County.

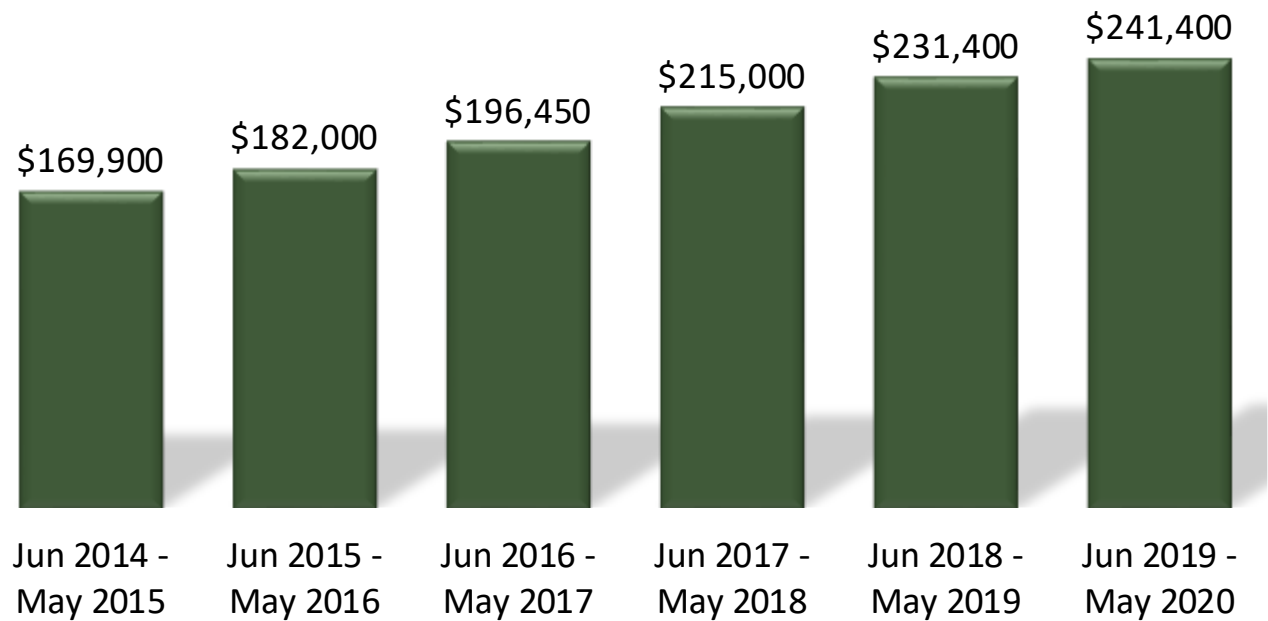
Highlights of the data include:

- 1<sup>st</sup> quarter sales volume increased 16.1% from the 1<sup>st</sup> quarter of 2019.
- May sales volume was 11.4% lower than May 2019 levels.
- Pending sales at the beginning of June increased 14.6% from June 2019.
- There are 1.7 months of inventory currently on the market.
- There are 2.4 months of new construction inventory on the market.

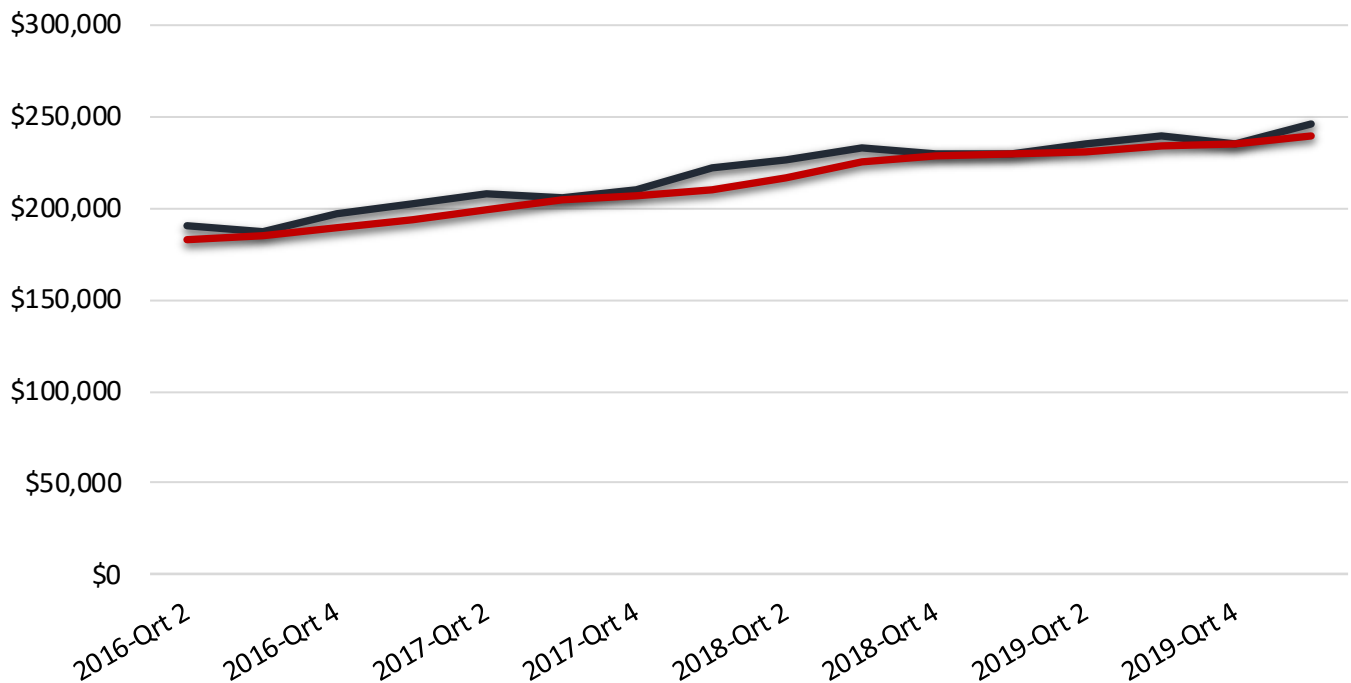
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jun 2014 - May 2015	2,910	15.2%	\$169,900	6.9%	51	-5.6%
Jun 2015 - May 2016	3,358	15.4%	\$182,000	7.1%	40	-21.6%
Jun 2016 - May 2017	3,963	18.0%	\$196,450	7.9%	20	-50.0%
Jun 2017 - May 2018	4,263	7.6%	\$215,000	9.4%	8	-60.0%
Jun 2018 - May 2019	4,914	15.3%	\$231,400	7.6%	2	-75.0%
Jun 2019 - May 2020	5,073	3.2%	\$241,400	4.3%	2	0.0%
Current Active Listings: 699 Months of Inventory: 1.7						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 2	1,256	46.6%	\$226,850	2.0%	\$216,800	3.2%	2	0.0%
2018-Qrt 3	1,235	-1.7%	\$233,000	2.7%	\$224,900	3.7%	2	0.0%
2018-Qrt 4	1,251	1.3%	\$229,757	-1.4%	\$228,900	1.8%	2	0.0%
2019-Qrt 1	989	-20.9%	\$229,900	0.1%	\$229,900	0.4%	2	0.0%
2019-Qrt 2	1,437	45.3%	\$234,800	2.1%	\$231,362	0.6%	2	0.0%
2019-Qrt 3	1,388	-3.4%	\$240,000	2.2%	\$234,000	1.1%	3	50.0%
2019-Qrt 4	1,210	-12.8%	\$235,000	-2.1%	\$235,000	0.4%	2	-33.3%
2020-Qrt 1	1,148	-5.1%	\$246,214	4.8%	\$239,500	1.9%	2	0.0%

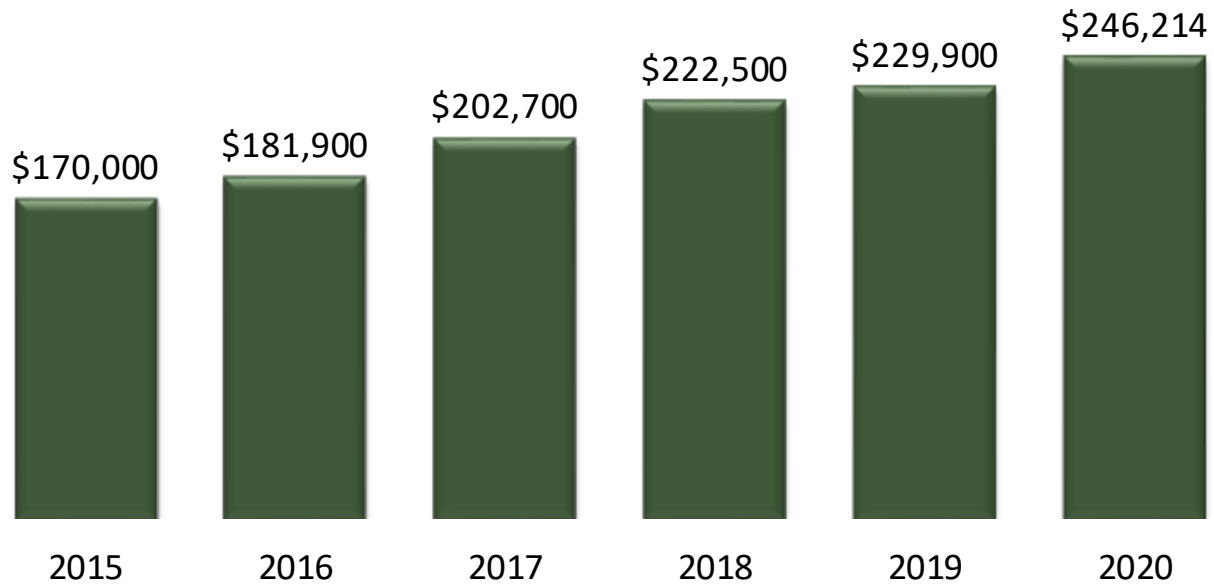
## Annual Median Sales Price



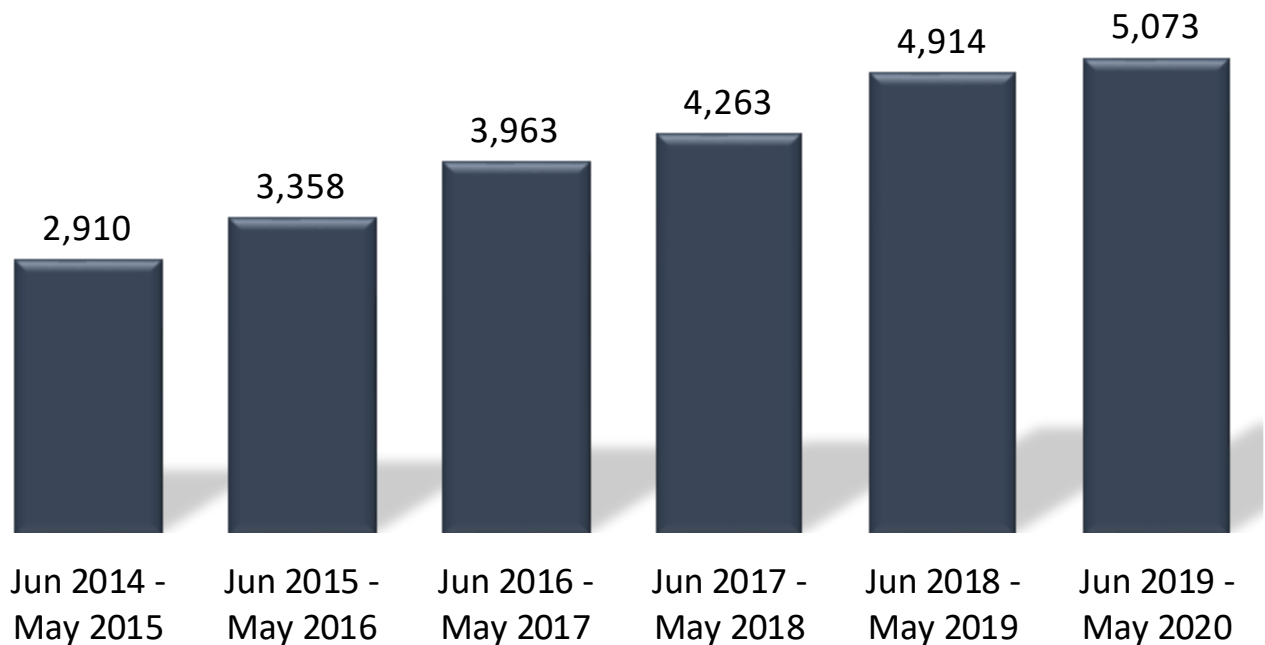
## Median Sales Price by Quarter



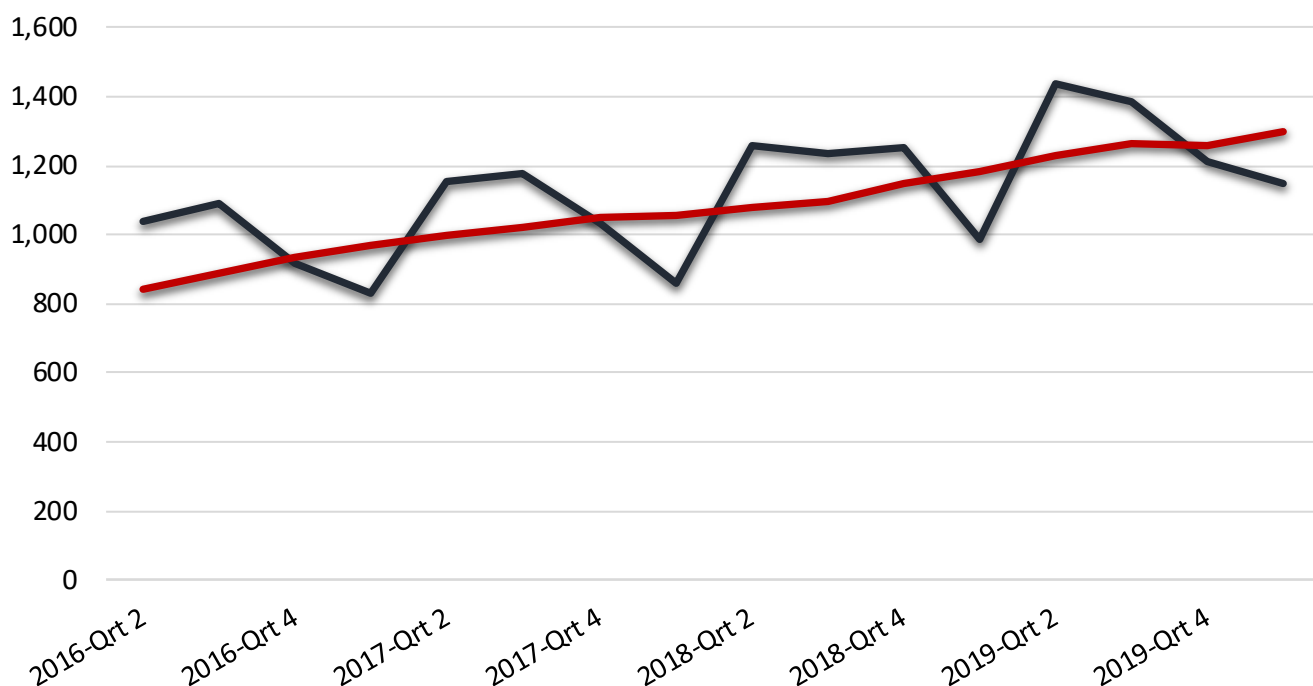
## 1st Qtr Year over Year Median Sales Price



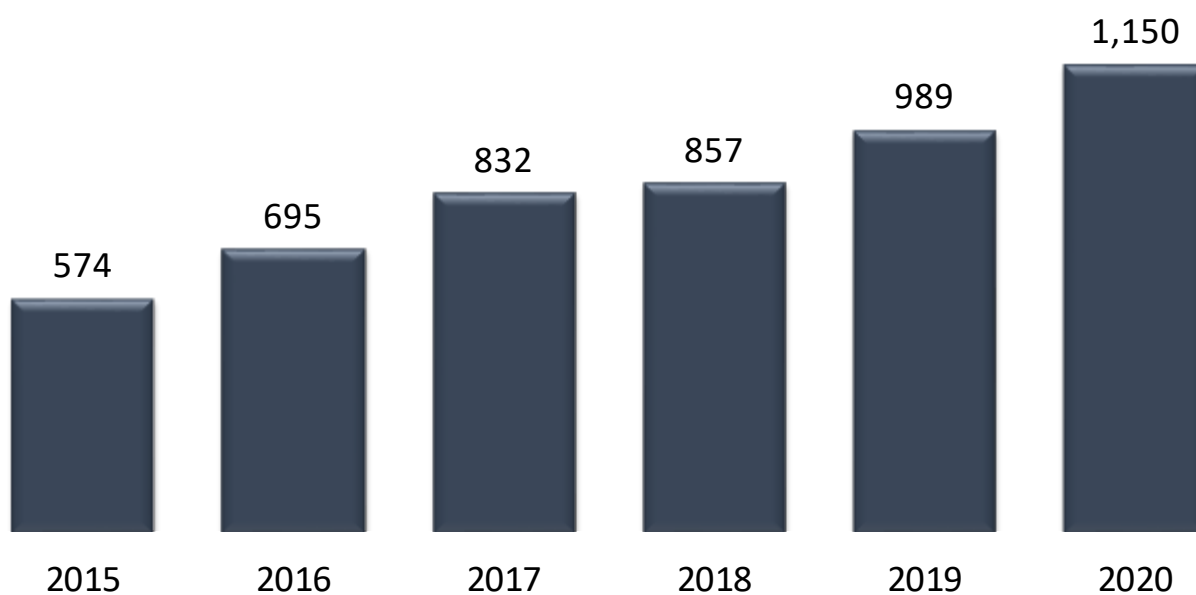
## Annual Sales Volume



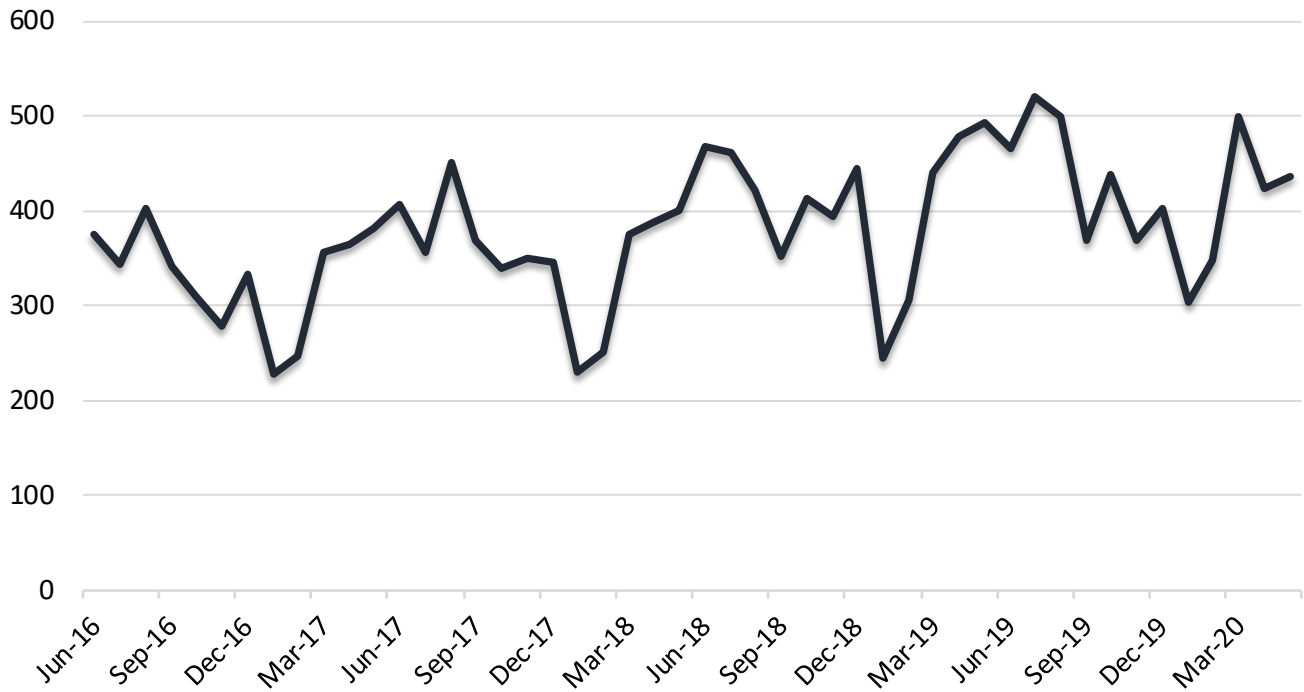
## Sales Volume by Quarter



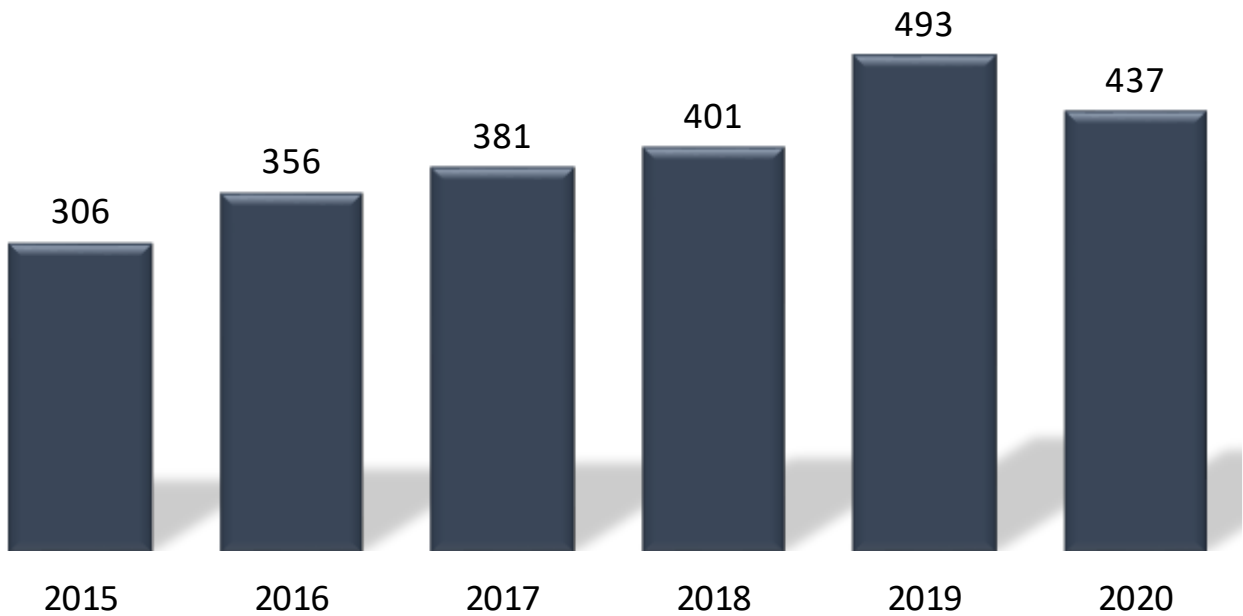
## 1st Qtr Year over Year Sales Volume



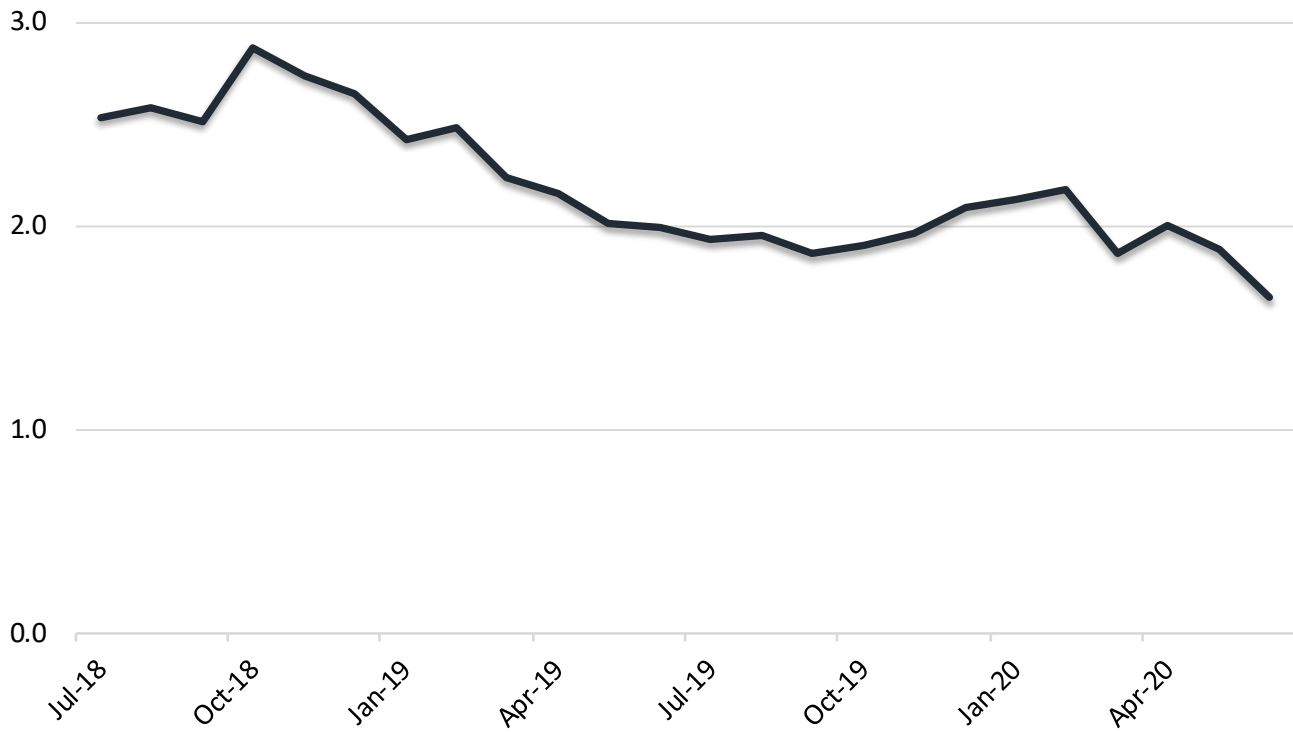
## Monthly Sales Volume



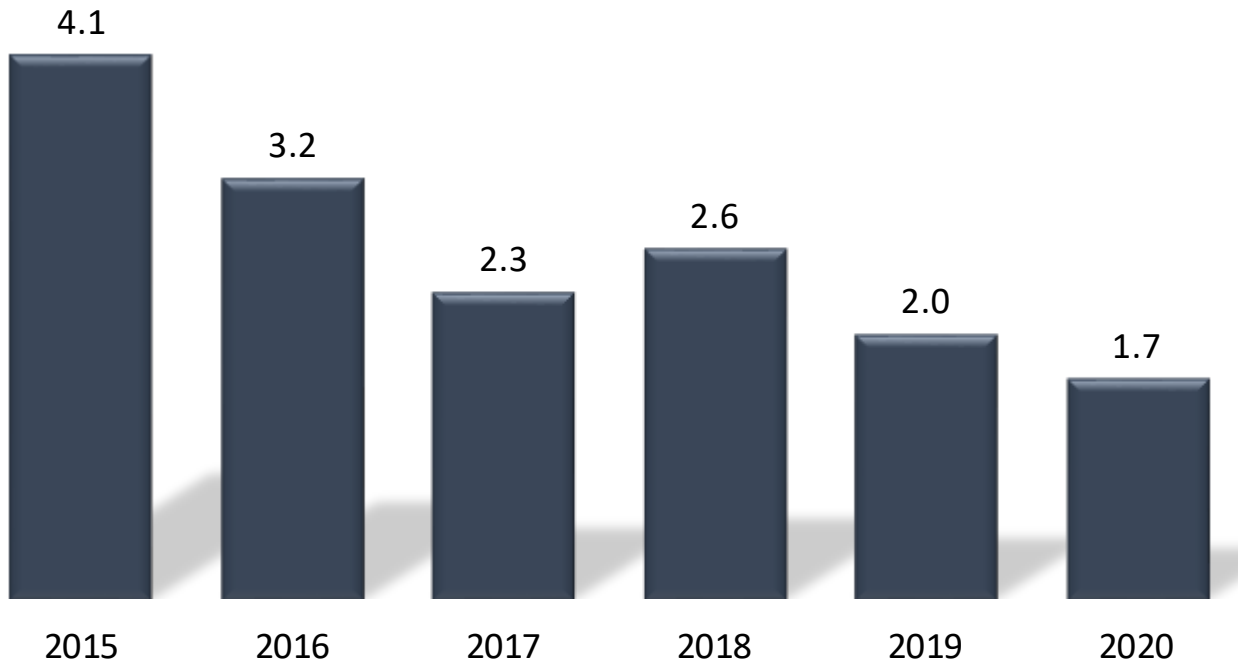
## May Year over Year Sales Volume



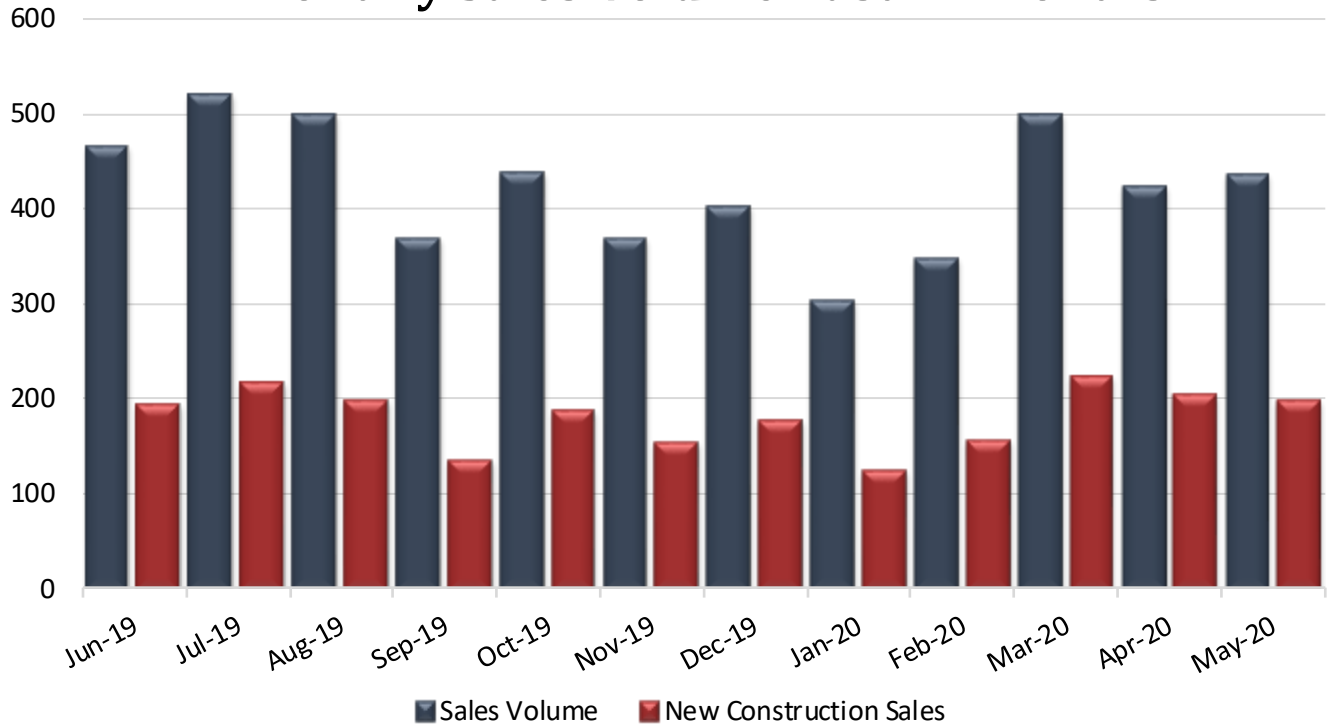
## Monthly Inventory Levels



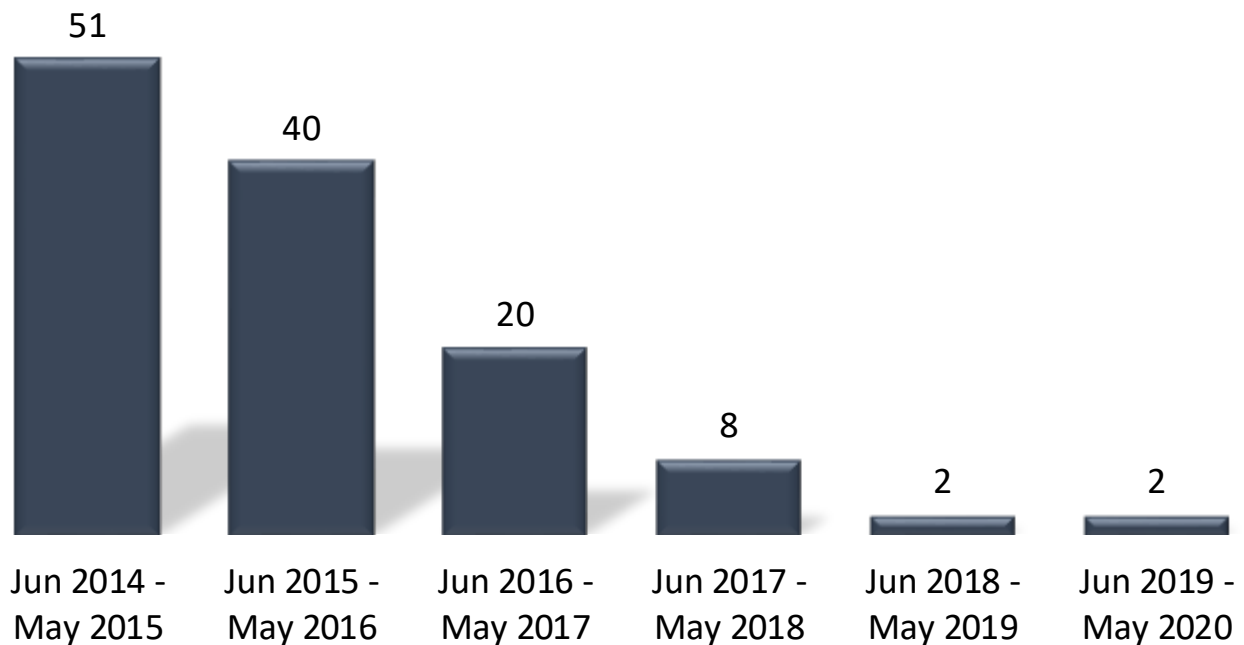
## June Year over Year Inventory



## Monthly Sales Volume Past 12 Months

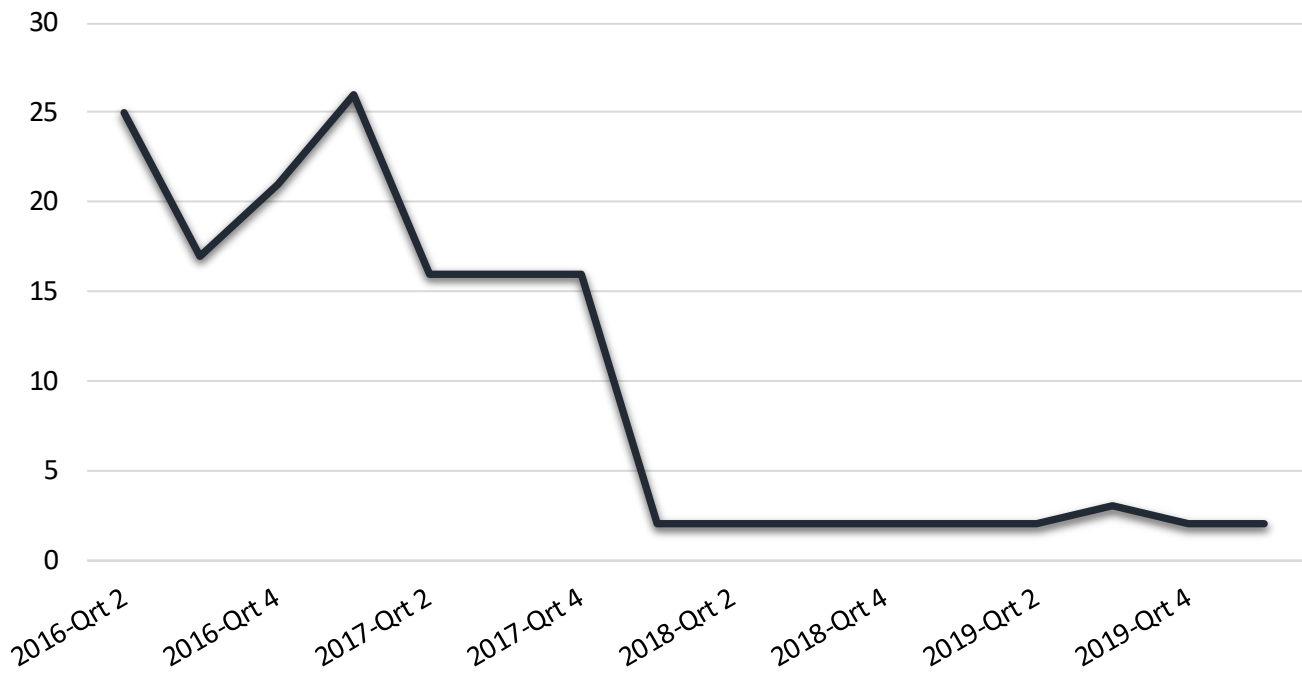


## Annual Median Days on the Market

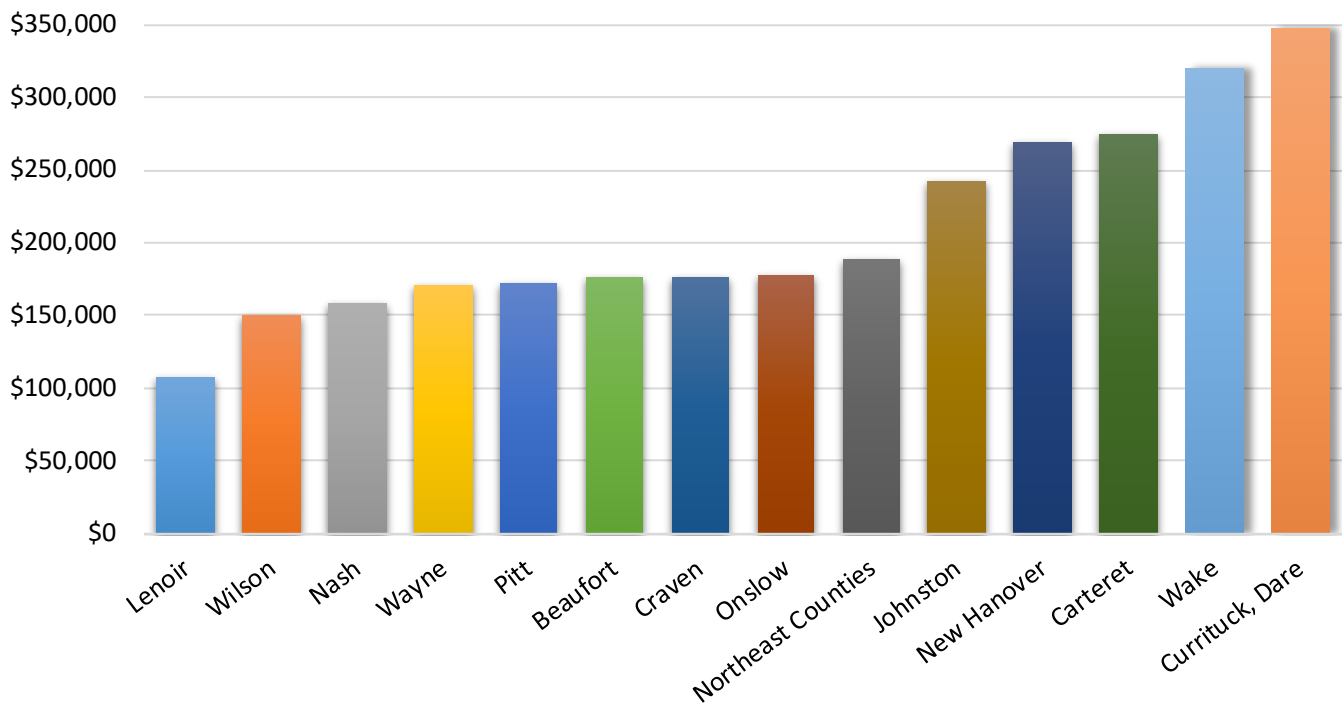




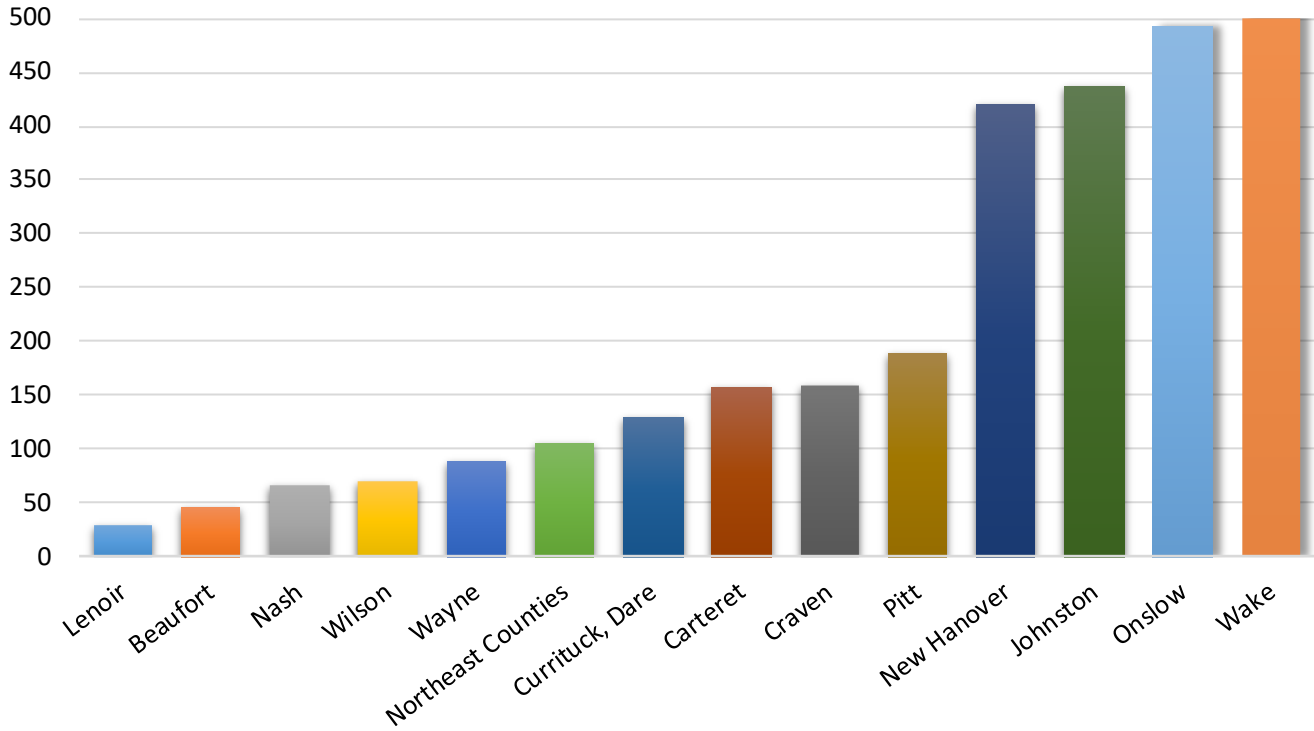
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

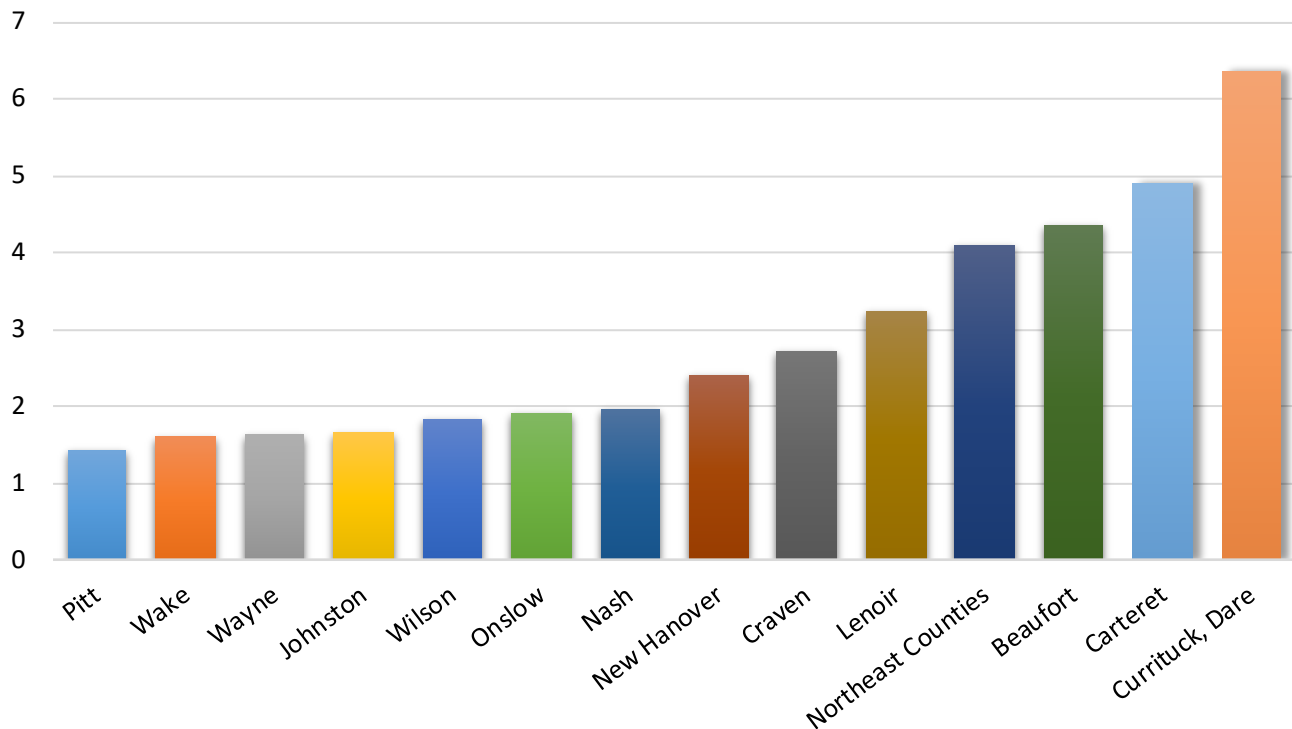


## Current Month Sales Volume by County

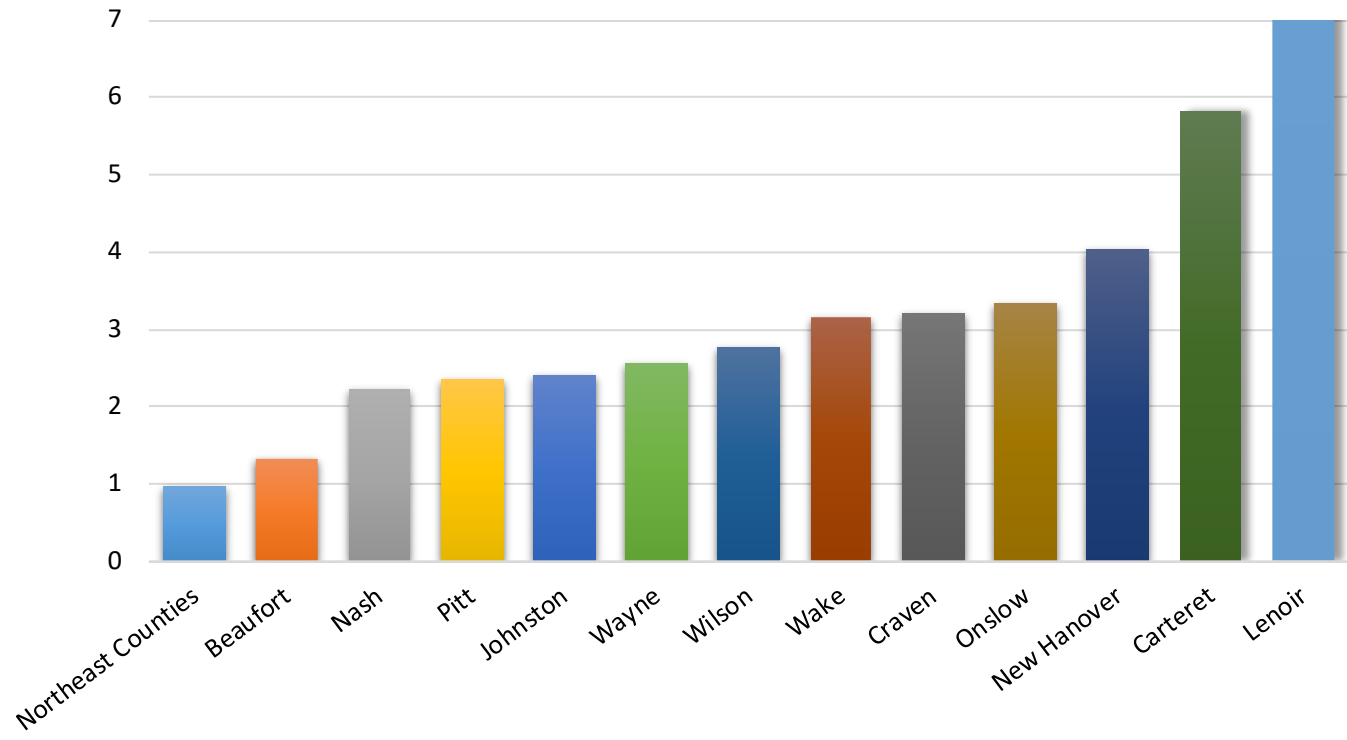


\*Wake County is off the chart at 1,701 sales

## Comparison of Inventory Levels by County (Months)



# New Construction Inventory Levels by County (Months)



\*Lenoir County is off the chart at 72.0 months