

THE SHACKELFORD REPORT SEP 2019

Residential Real Estate Market Trends – Northeastern Counties – September 2019



Produced by:

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Quarterly Market Report

Northeastern Counties Market Summary

Data from this report is taken directly from the Albemarle MLS and includes single-family sales throughout Camden, Chowan, Pasquotank, and Perquimans Counties.

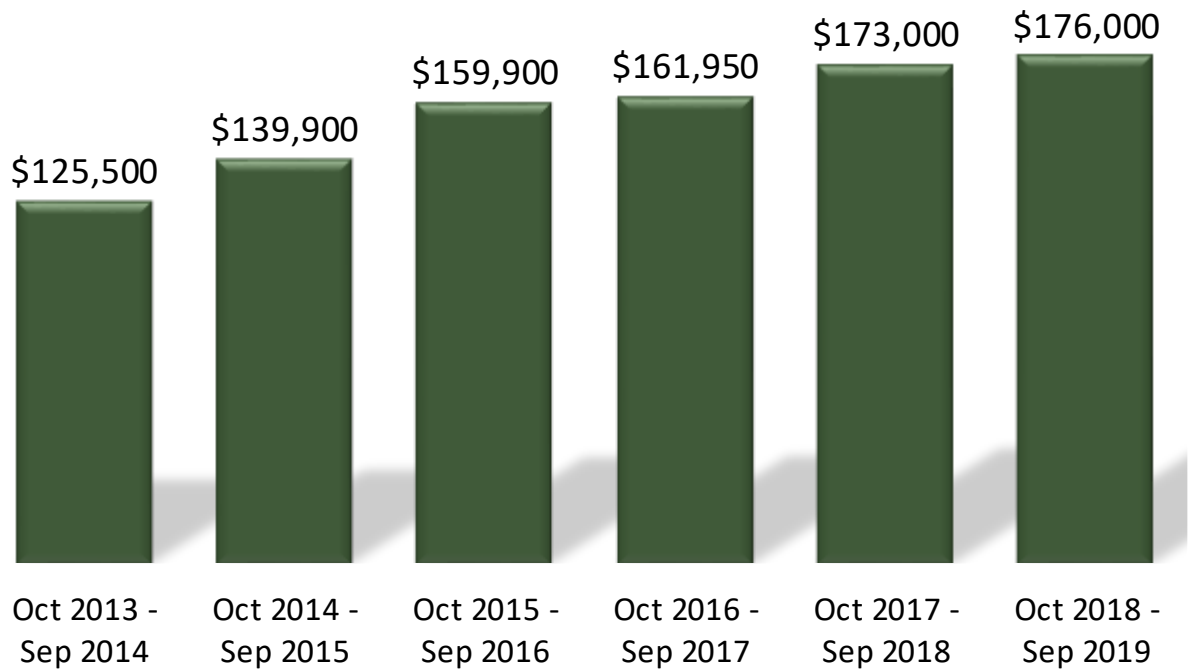
Highlights of the data include:

- 3rd quarter sales volume increased 33.3% over the 3rd quarter of 2018.
- September sales volume was 14.9% higher than September 2018 levels.
- Pending sales at the beginning of October decreased 2.0% from October 2018.
- There are 5.8 months of inventory currently on the market.
- There are 4.2 months of new construction inventory on the market.

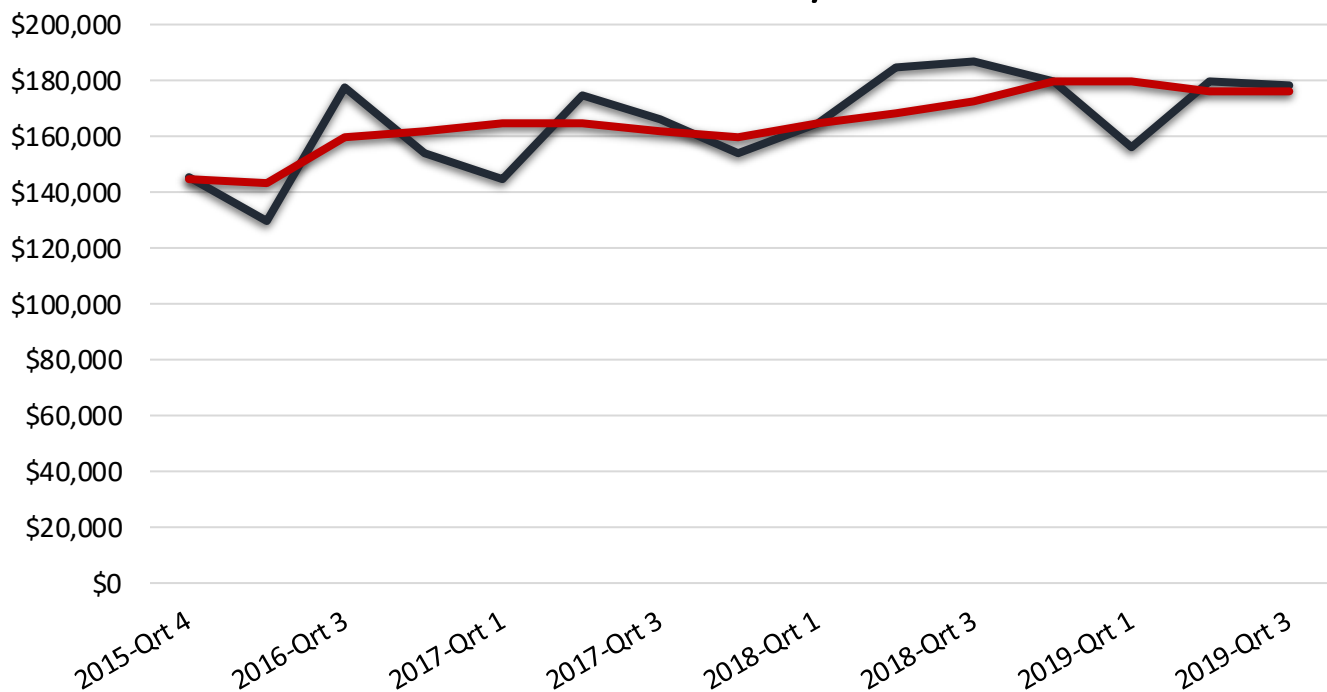
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Oct 2013 - Sep 2014	766	-	\$125,500	-	176	-
Oct 2014 - Sep 2015	814	6.3%	\$139,900	11.5%	189	7.4%
Oct 2015 - Sep 2016	844	3.7%	\$159,900	14.3%	192	1.8%
Oct 2016 - Sep 2017	843	-0.1%	\$161,950	1.3%	157	-18.3%
Oct 2017 - Sep 2018	991	17.6%	\$173,000	6.8%	151	-3.7%
Oct 2018 - Sep 2019	1,146	15.6%	\$176,000	1.7%	142	-6.0%
Current Active Listings: 556 Months of Inventory: 5.8						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2017-Qrt 4	238	-2.9%	\$153,913	-7.3%	\$160,000	-1.2%	157	12.1%
2018-Qrt 1	187	-21.4%	\$165,000	7.2%	\$165,000	3.1%	168	7.0%
2018-Qrt 2	326	74.3%	\$184,625	11.9%	\$168,500	2.1%	146	-13.1%
2018-Qrt 3	240	-26.4%	\$187,000	1.3%	\$173,000	2.7%	137	-6.2%
2018-Qrt 4	269	12.1%	\$180,000	-3.7%	\$180,000	4.0%	152	10.9%
2019-Qrt 1	224	-16.7%	\$155,900	-13.4%	\$179,900	-0.1%	149	-2.0%
2019-Qrt 2	333	48.7%	\$179,500	15.1%	\$176,175	-2.1%	136	-8.7%
2019-Qrt 3	320	-3.9%	\$178,450	-0.6%	\$176,000	-0.1%	137	0.7%

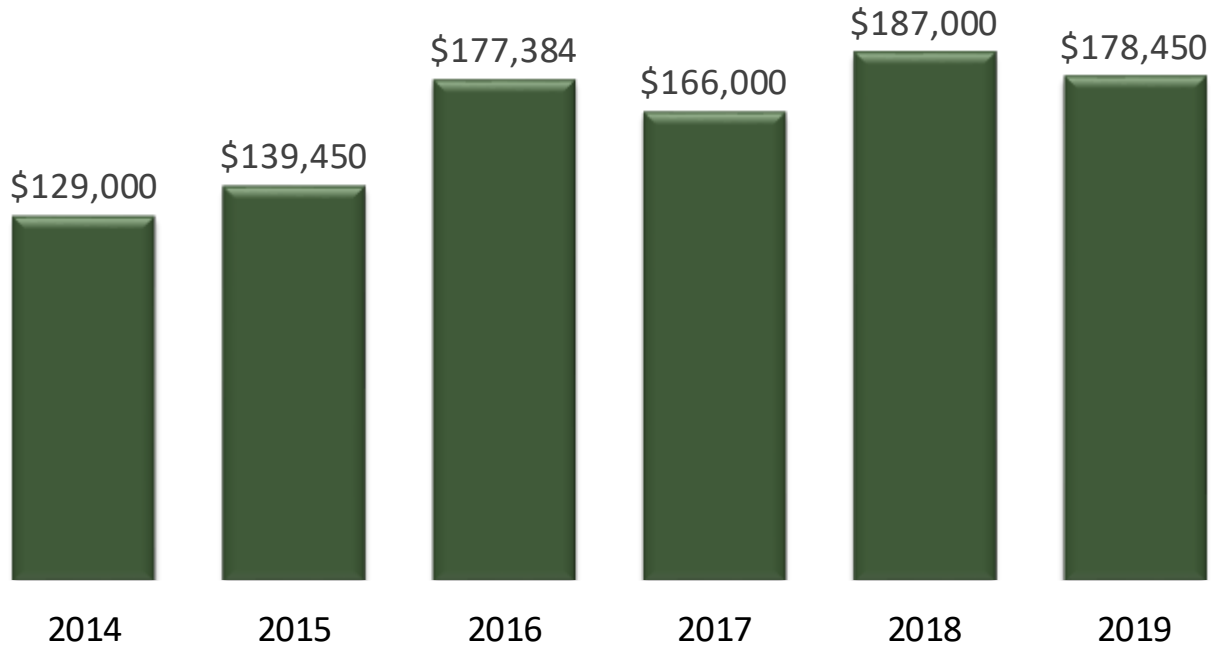
Annual Median Sales Price



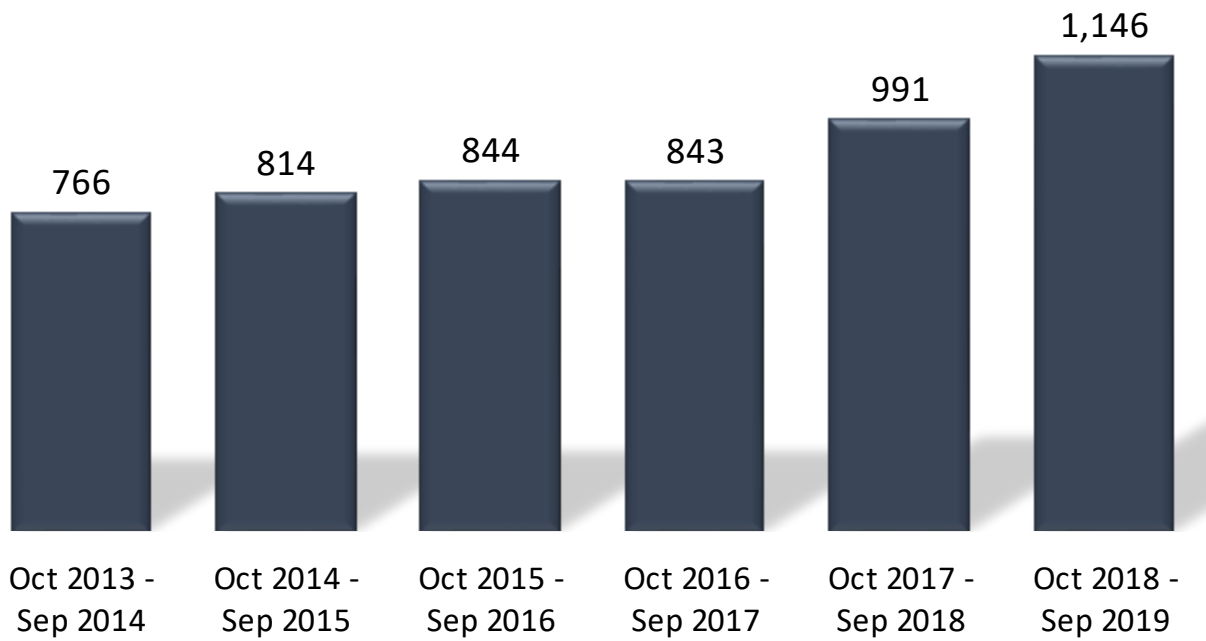
Median Sales Price by Quarter



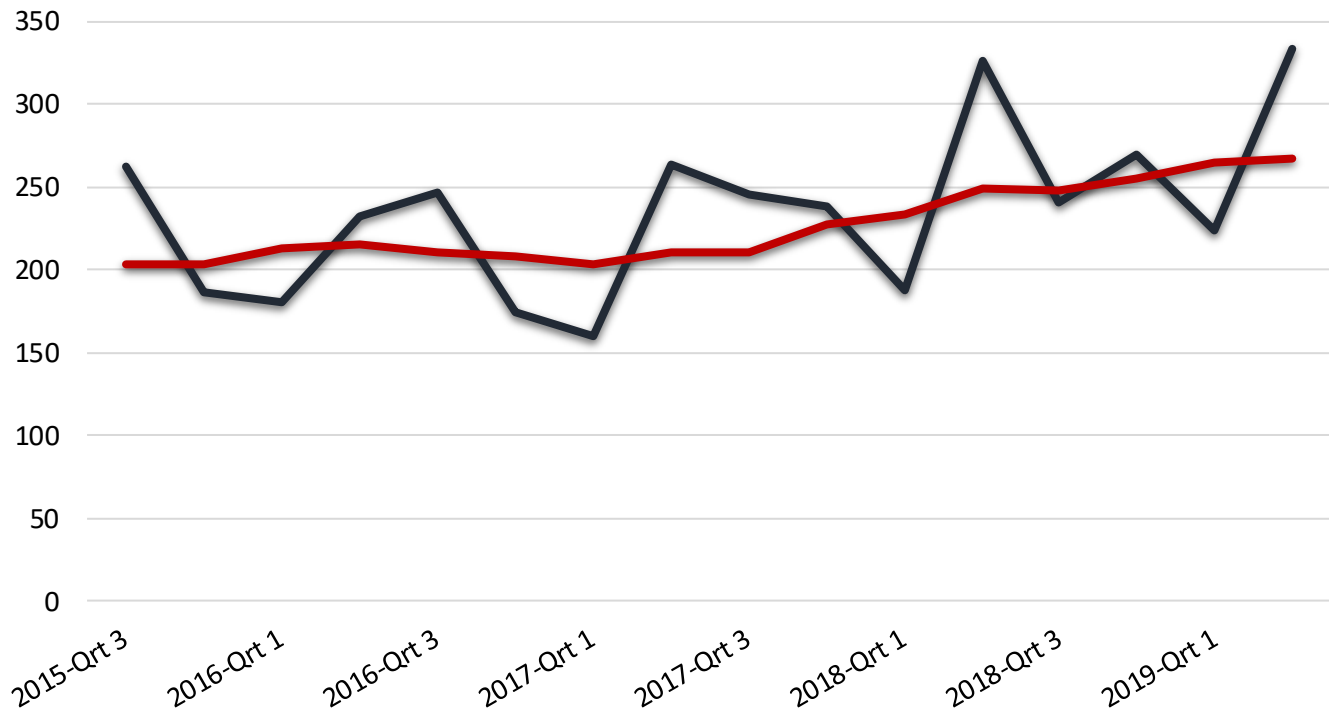
3rd Qtr Year over Year Median Sales Price



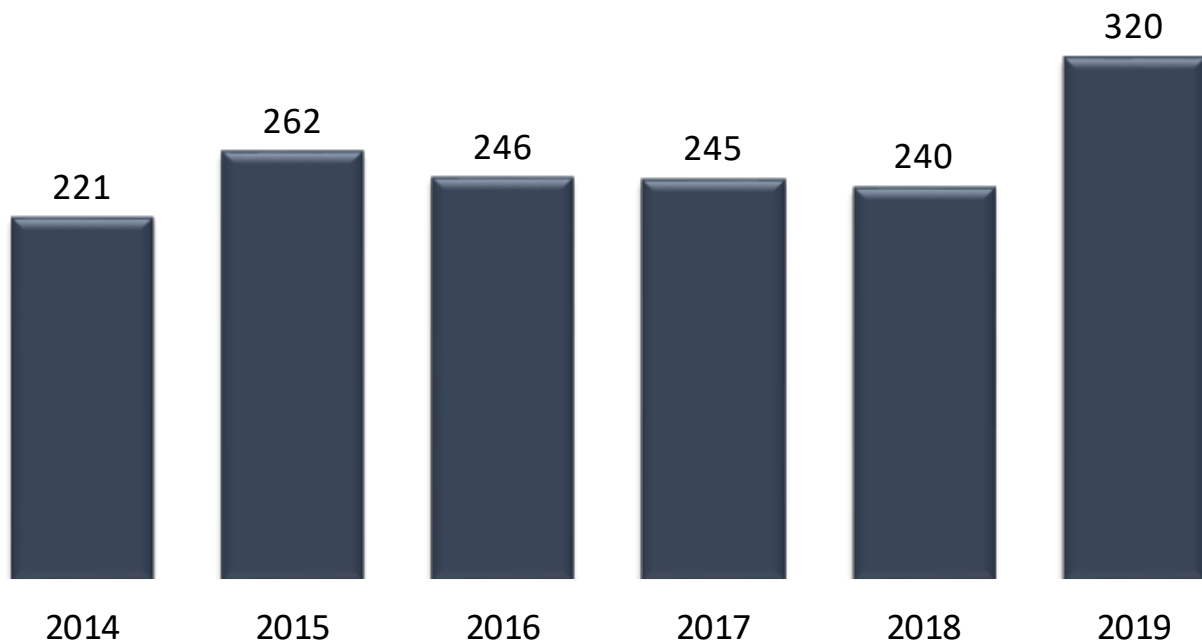
Annual Sales Volume



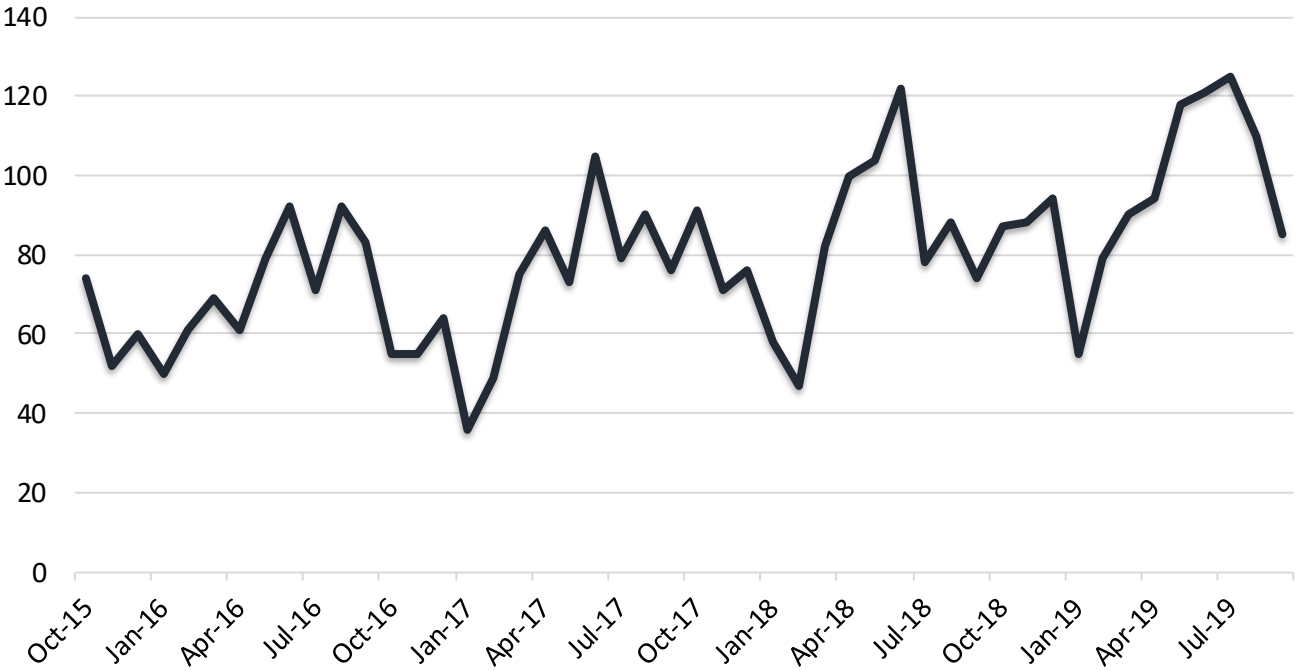
Sales Volume by Quarter



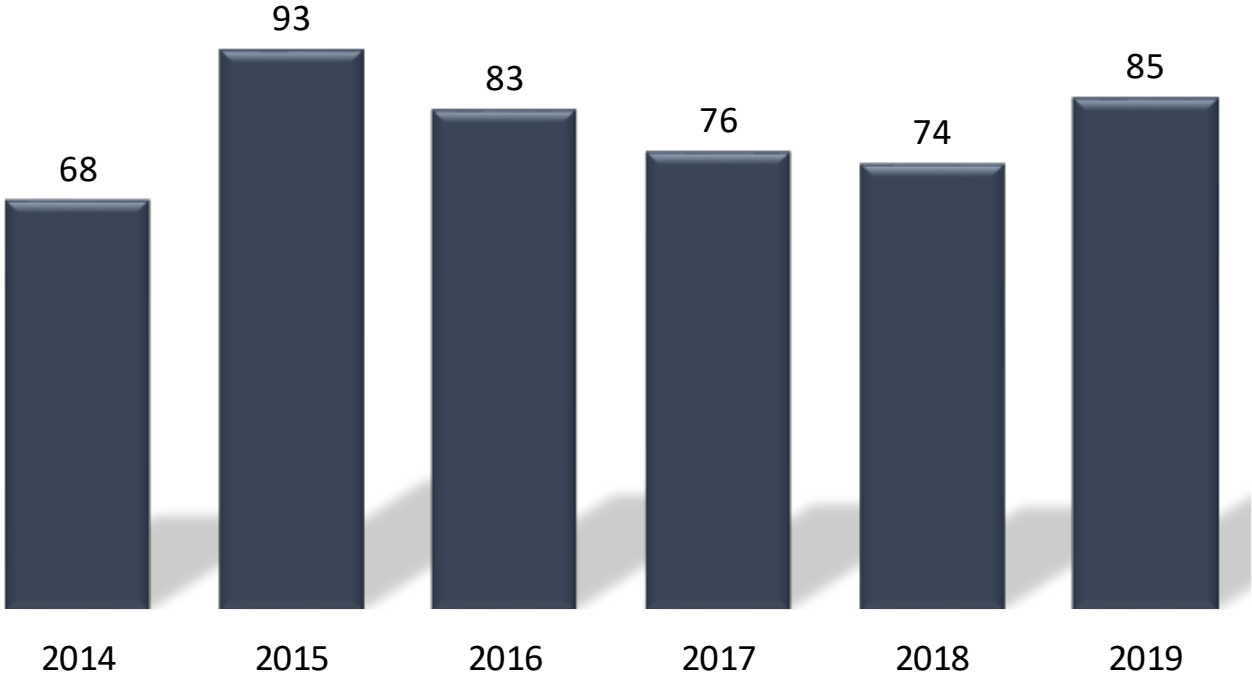
3rd Qtr Year over Year Sales Volume



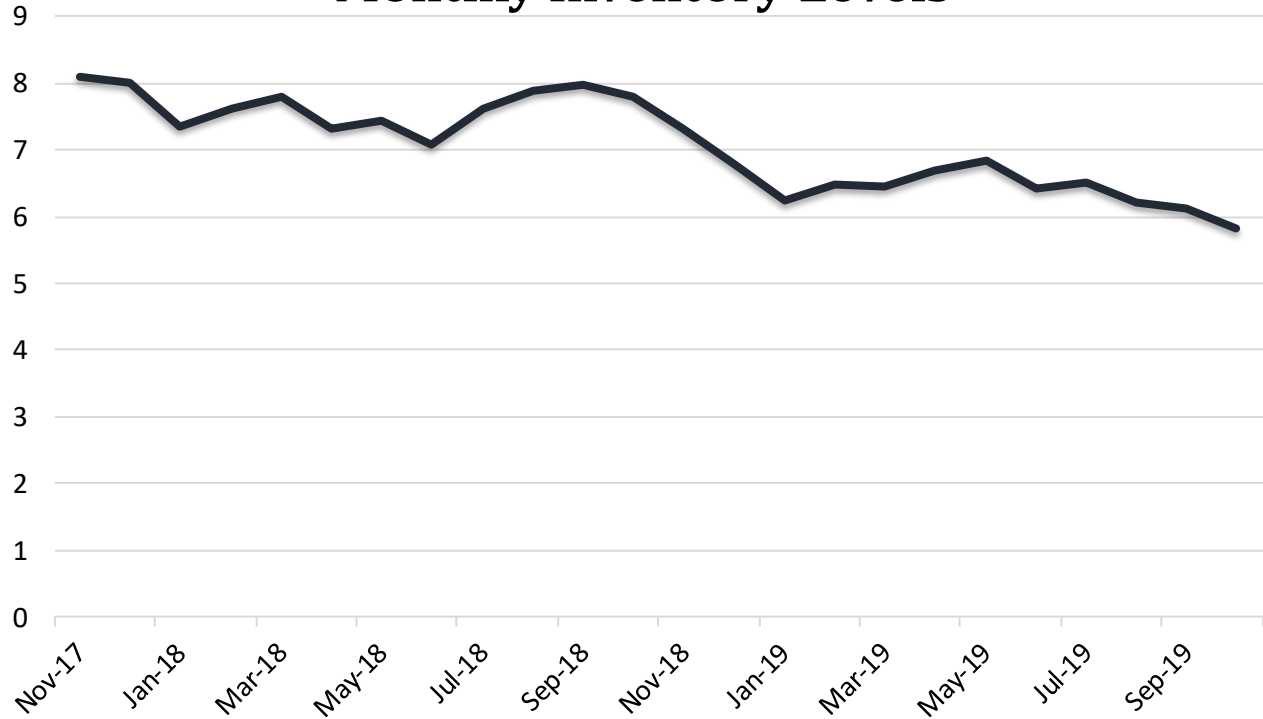
Monthly Sales Volume



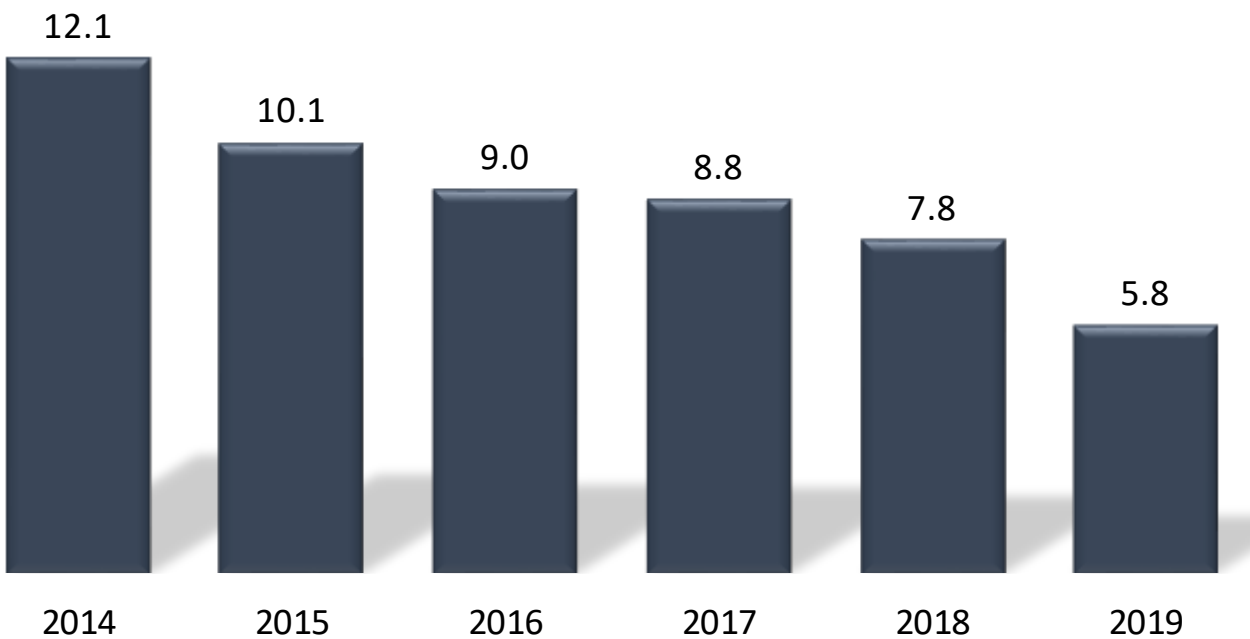
September Year over Year Sales Volume



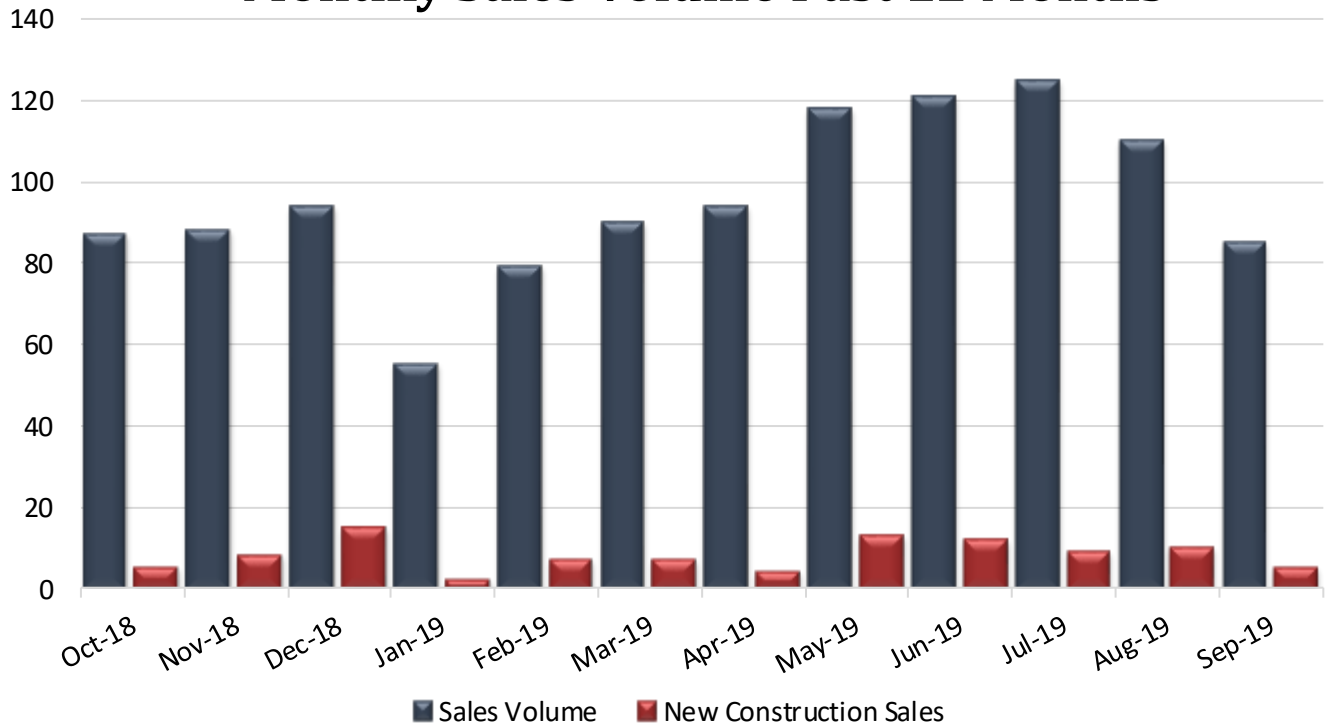
Monthly Inventory Levels



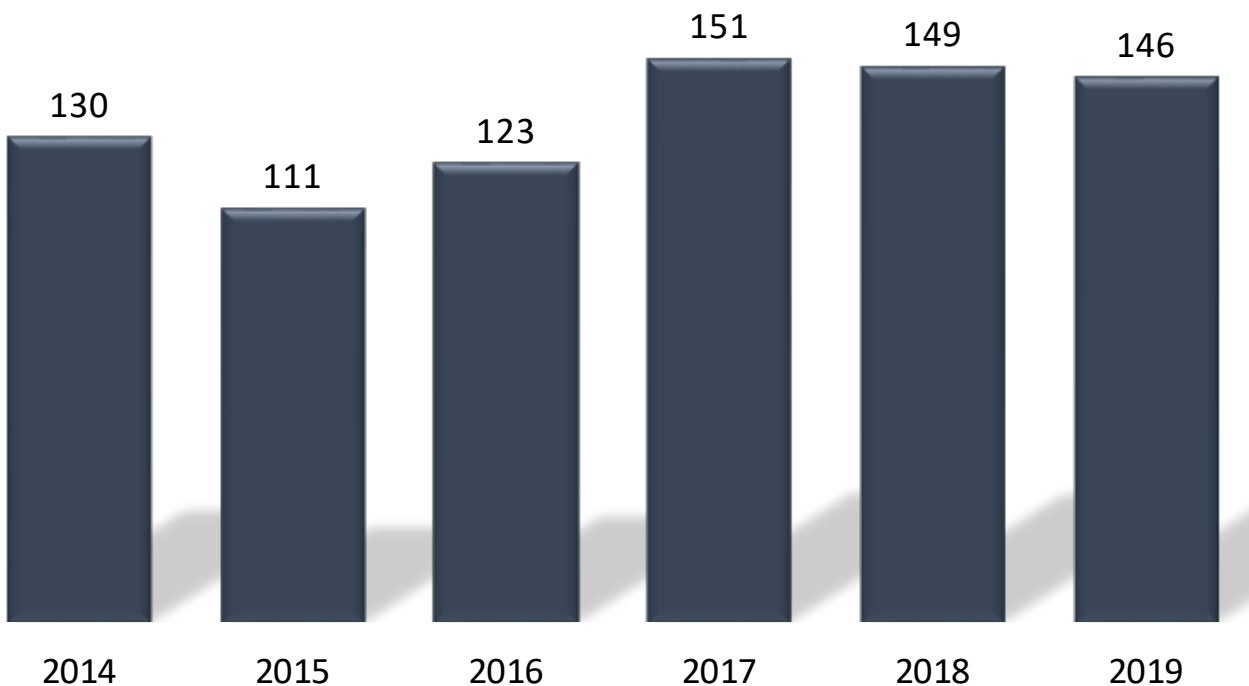
October Year over Year Inventory



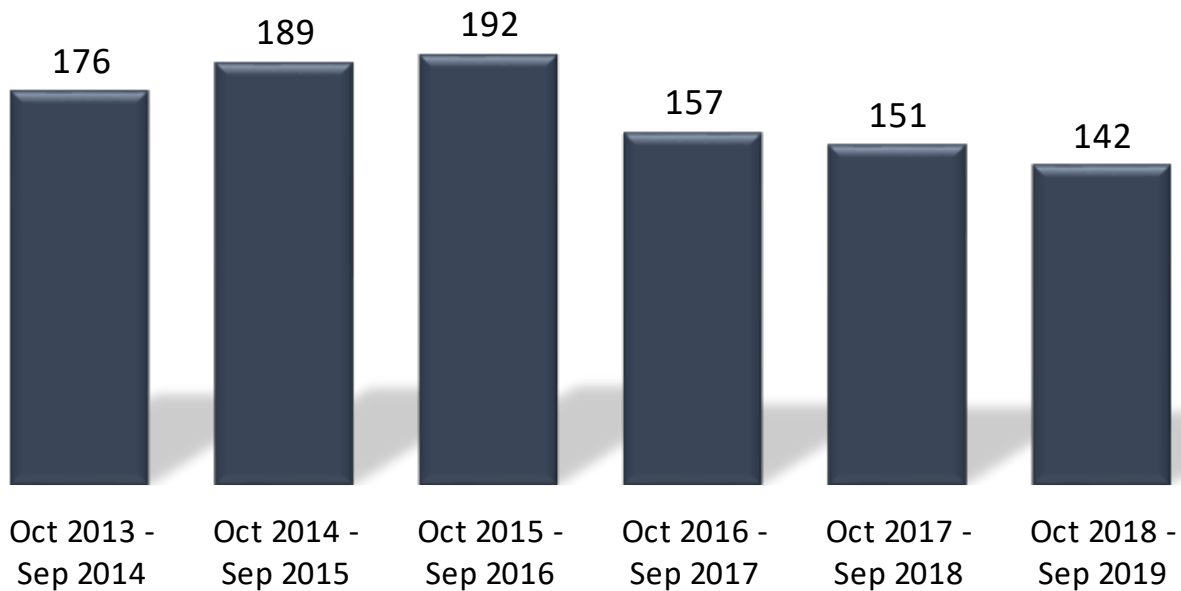
Monthly Sales Volume Past 12 Months



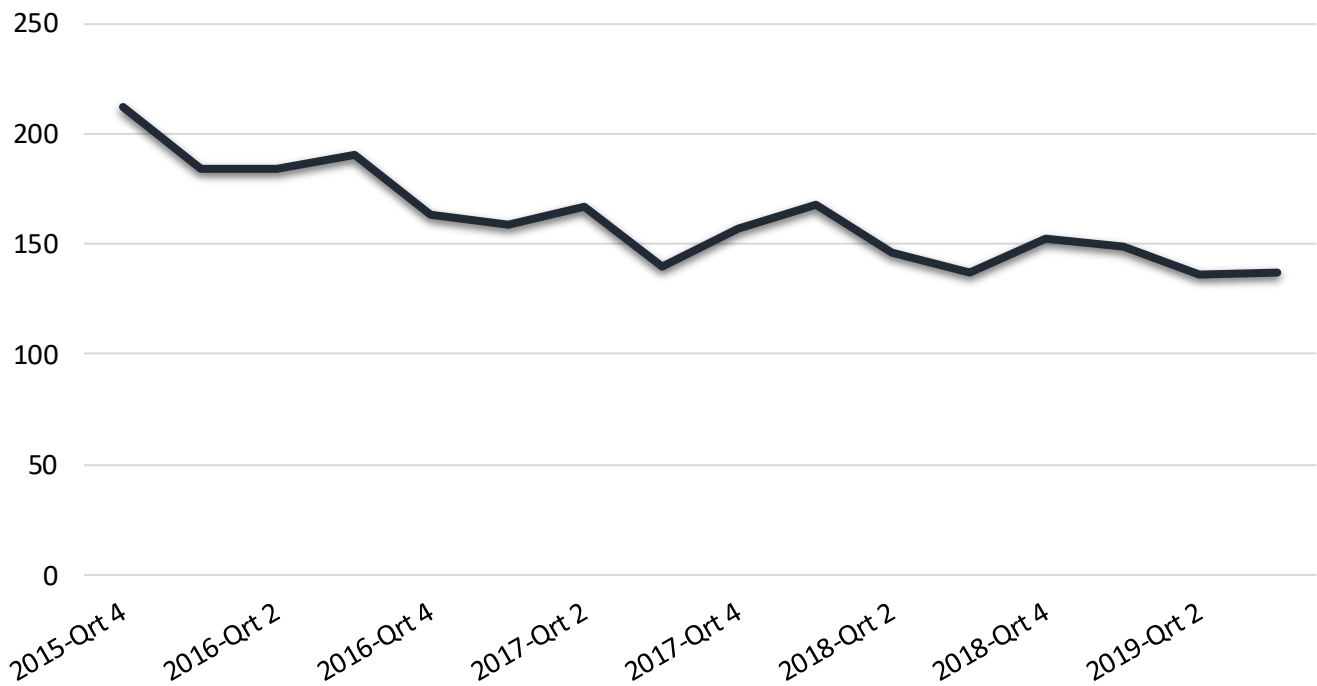
October Year over Year Pending Sales



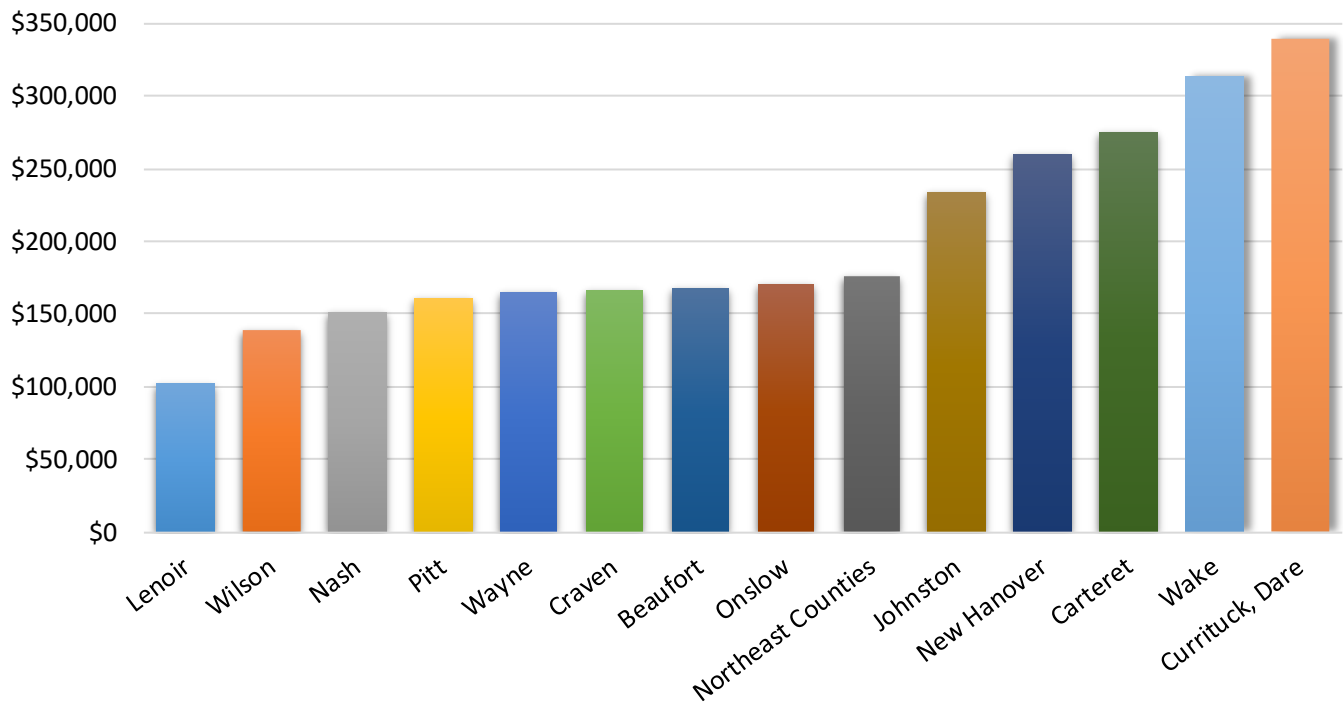
Annual Average Days on the Market



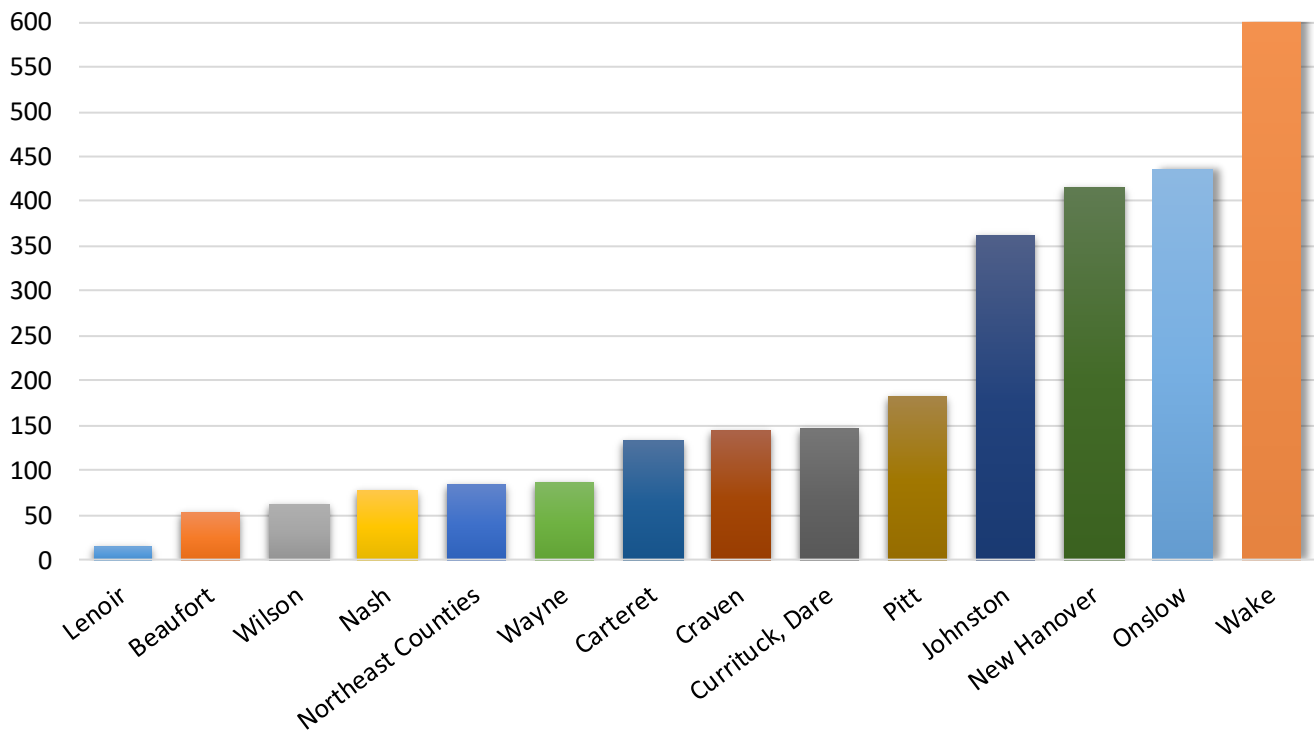
Average Days on Market by Quarter



Current Year Median Sales Price by County

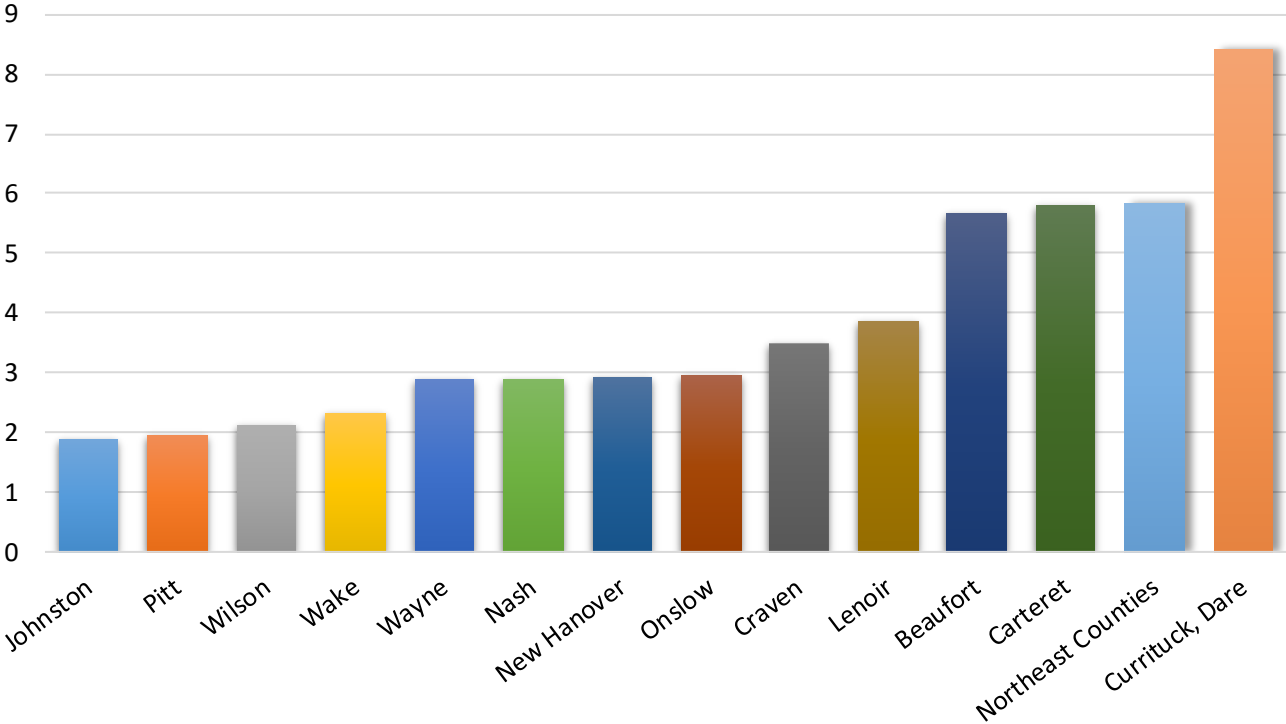


Current Month Sales Volume by County



*Wake County is off the chart at 1,638 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

