

THE SHACKELFORD REPORT FEB 2021

Residential Real Estate Market Trends – Northeastern Counties – February 2021



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.

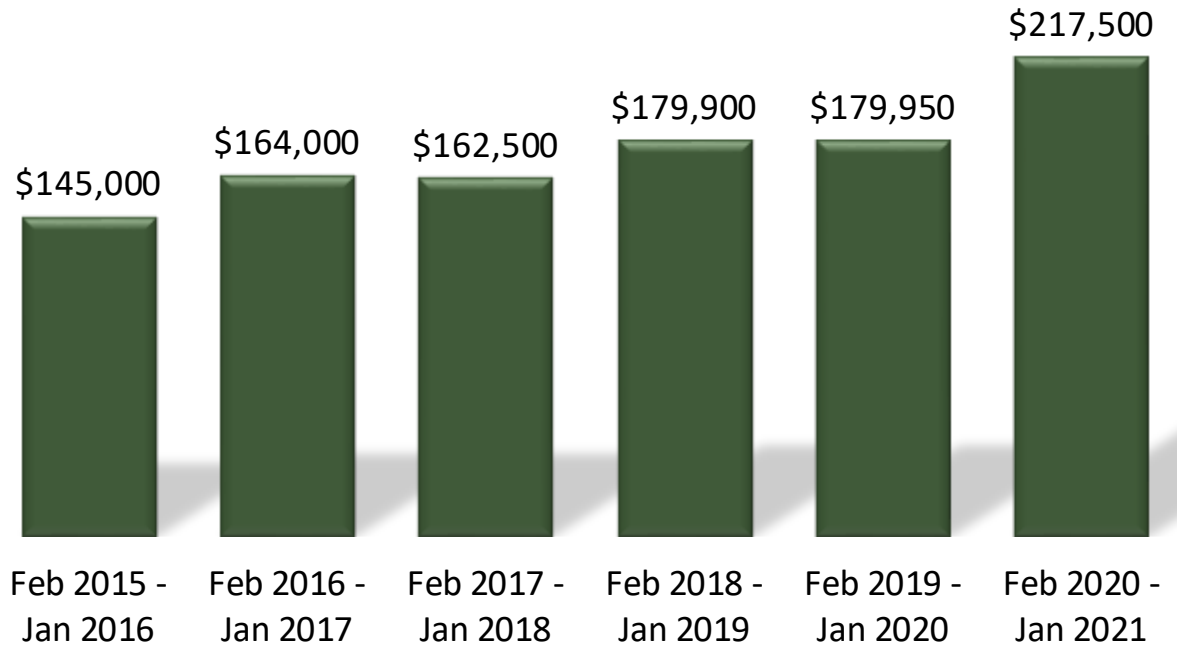
Highlights of the data include:

- 4th quarter sales volume increased 42.1% from the 4th quarter of 2019.
- January sales volume was 8.8% higher than January 2020 levels.
- Pending sales at the beginning of February increased 24.9% from February 2020.
- There are 1.5 months of inventory currently on the market.
- There are 0.7 months of new construction inventory on the market.

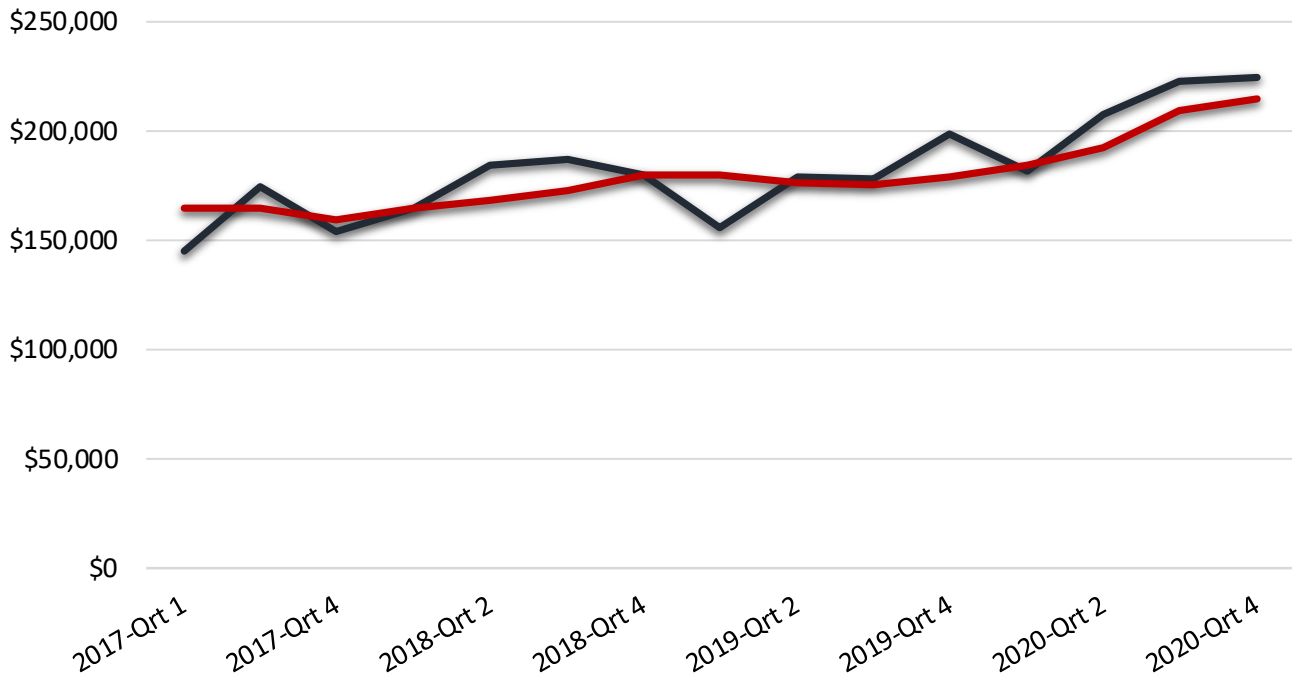
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Feb 2015 - Jan 2016	821	7.3%	\$145,000	15.1%	192	4.9%
Feb 2016 - Jan 2017	819	-0.2%	\$164,000	13.1%	179	-6.8%
Feb 2017 - Jan 2018	929	13.4%	\$162,500	-0.9%	157	-12.3%
Feb 2018 - Jan 2019	1,019	9.7%	\$179,900	10.7%	147	-6.4%
Feb 2019 - Jan 2020	1,157	13.5%	\$179,950	0.0%	140	-4.8%
Feb 2020 - Jan 2021	1,361	17.6%	\$217,500	20.9%	132	-5.7%
Current Active Listings: 171 Months of Inventory: 1.5						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 1	224	-16.7%	\$155,900	-13.4%	\$179,900	-0.1%	149	-2.0%
2019-Qrt 2	334	49.1%	\$179,500	15.1%	\$176,175	-2.1%	136	-8.7%
2019-Qrt 3	320	-4.2%	\$178,450	-0.6%	\$176,000	-0.1%	137	0.7%
2019-Qrt 4	254	-20.6%	\$199,153	11.6%	\$179,500	2.0%	148	8.0%
2020-Qrt 1	249	-2.0%	\$182,000	-8.6%	\$185,000	3.1%	146	-1.4%
2020-Qrt 2	327	31.3%	\$208,000	14.3%	\$192,250	3.9%	114	-21.9%
2020-Qrt 3	416	27.2%	\$223,140	7.3%	\$210,000	9.2%	131	14.9%
2020-Qrt 4	361	-13.2%	\$225,000	0.8%	\$215,000	2.4%	135	3.1%

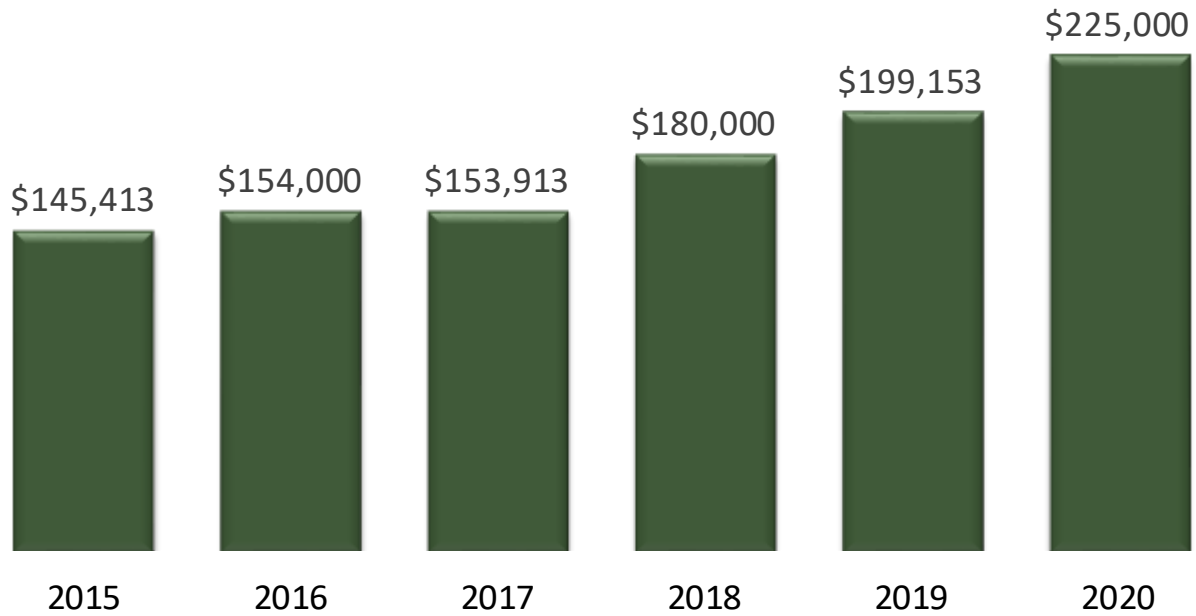
Annual Median Sales Price



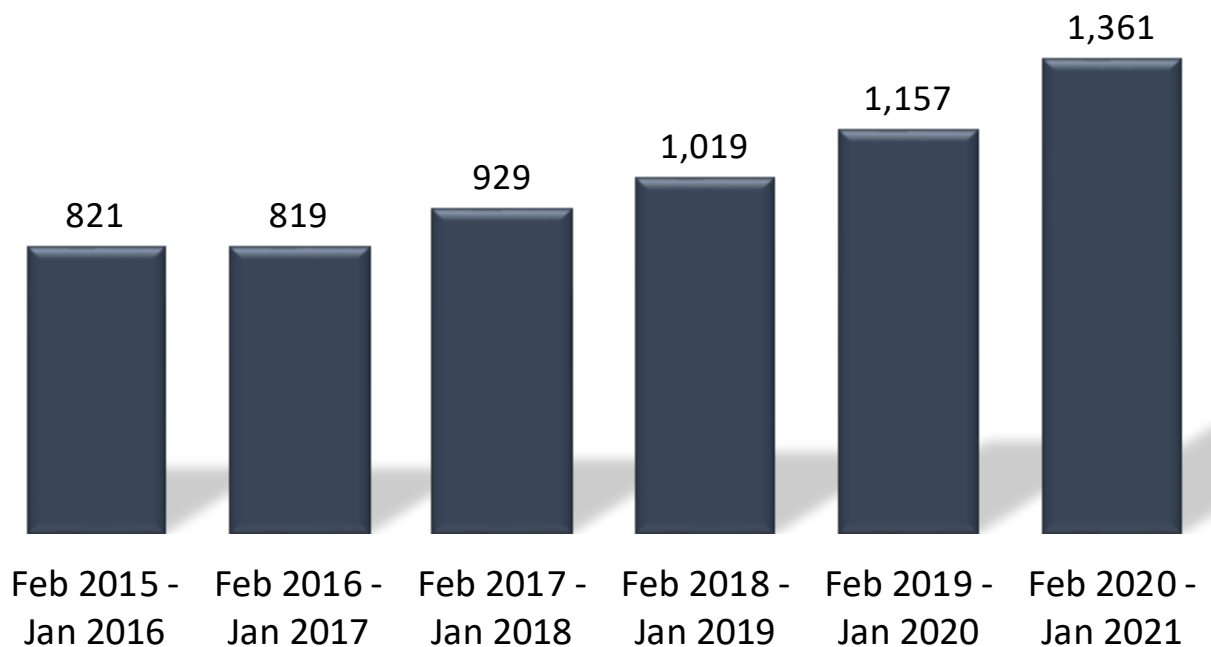
Median Sales Price by Quarter



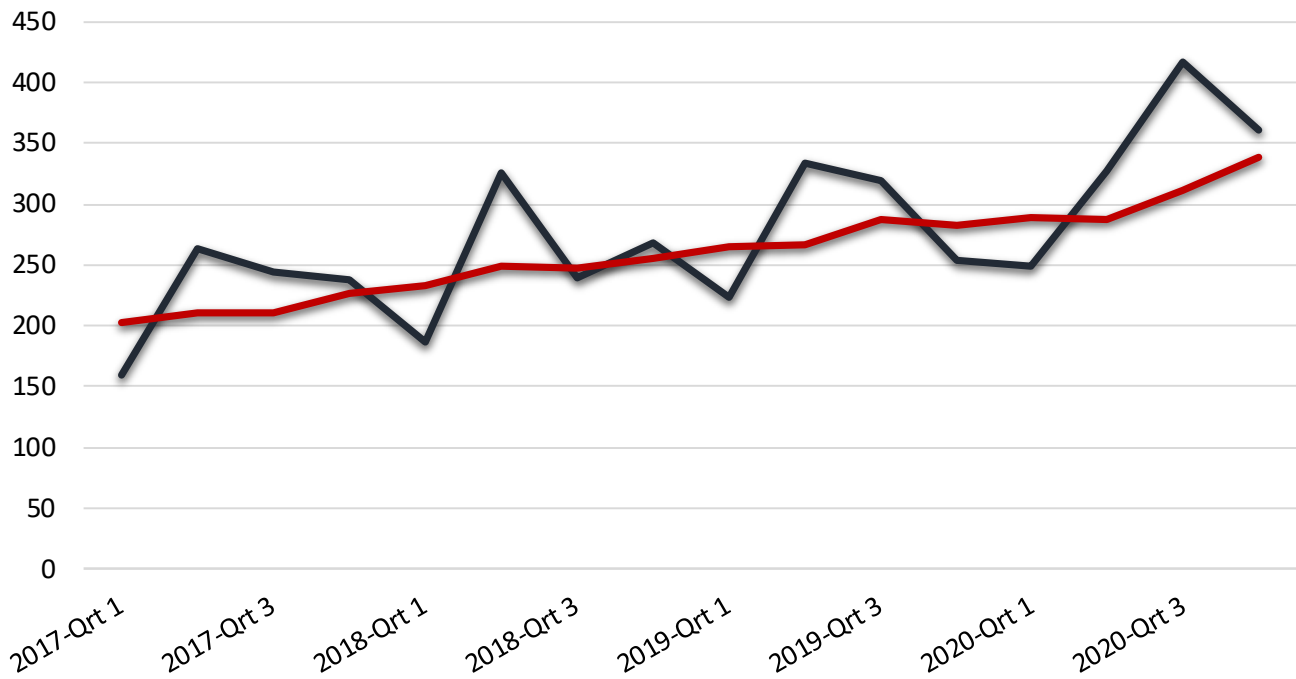
4th Qtr Year over Year Median Sales Price



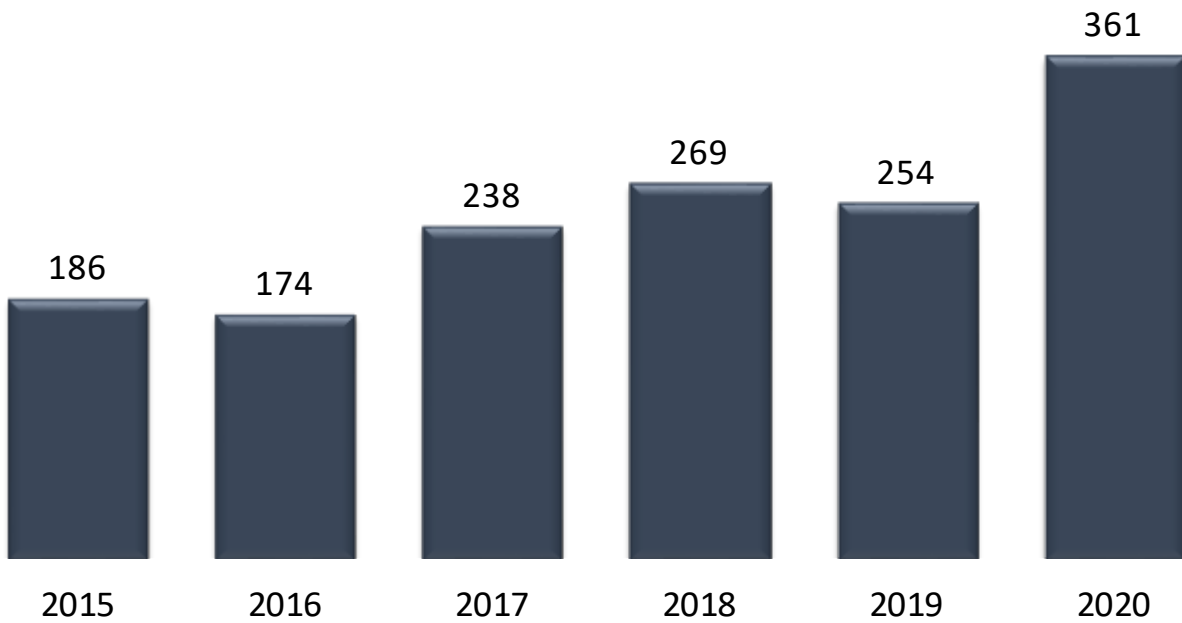
Annual Sales Volume



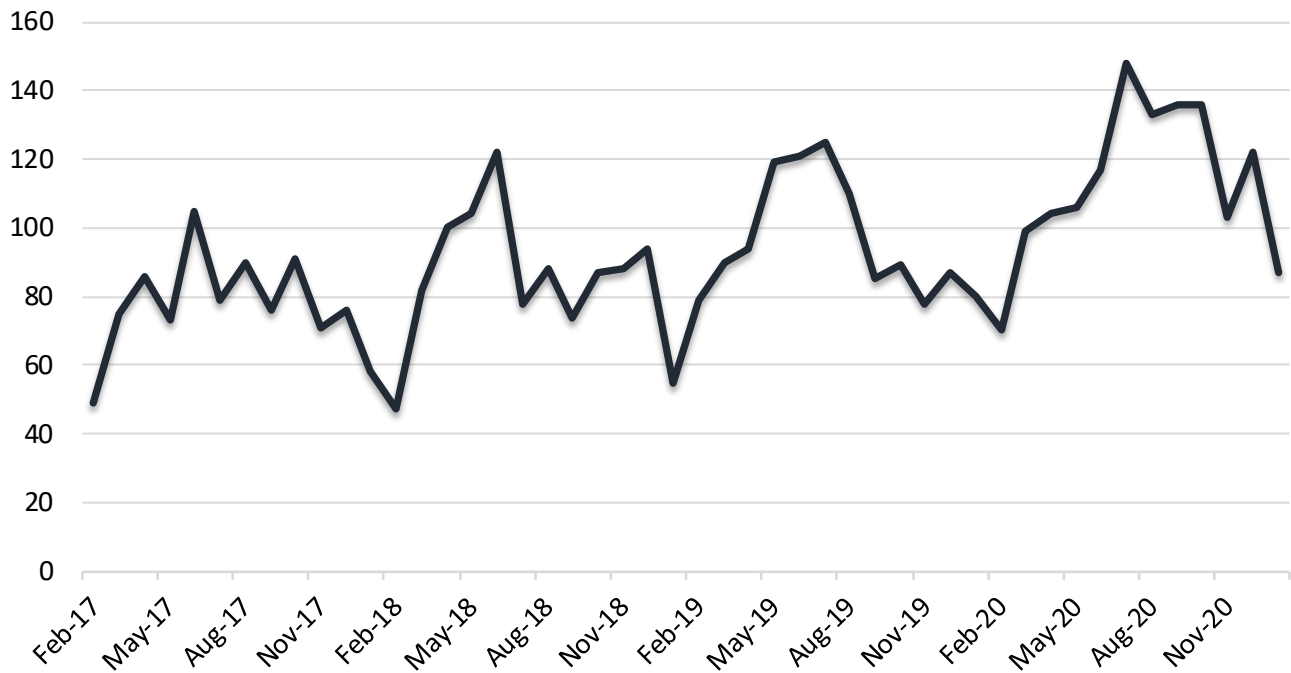
Sales Volume by Quarter



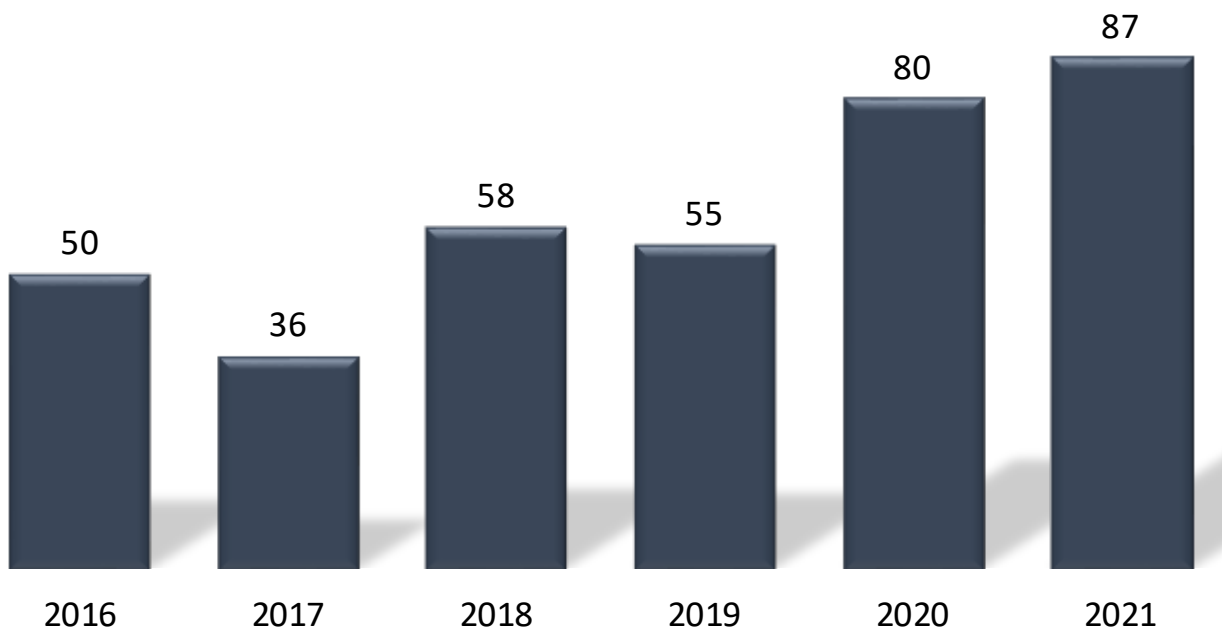
4th Qtr Year over Year Sales Volume



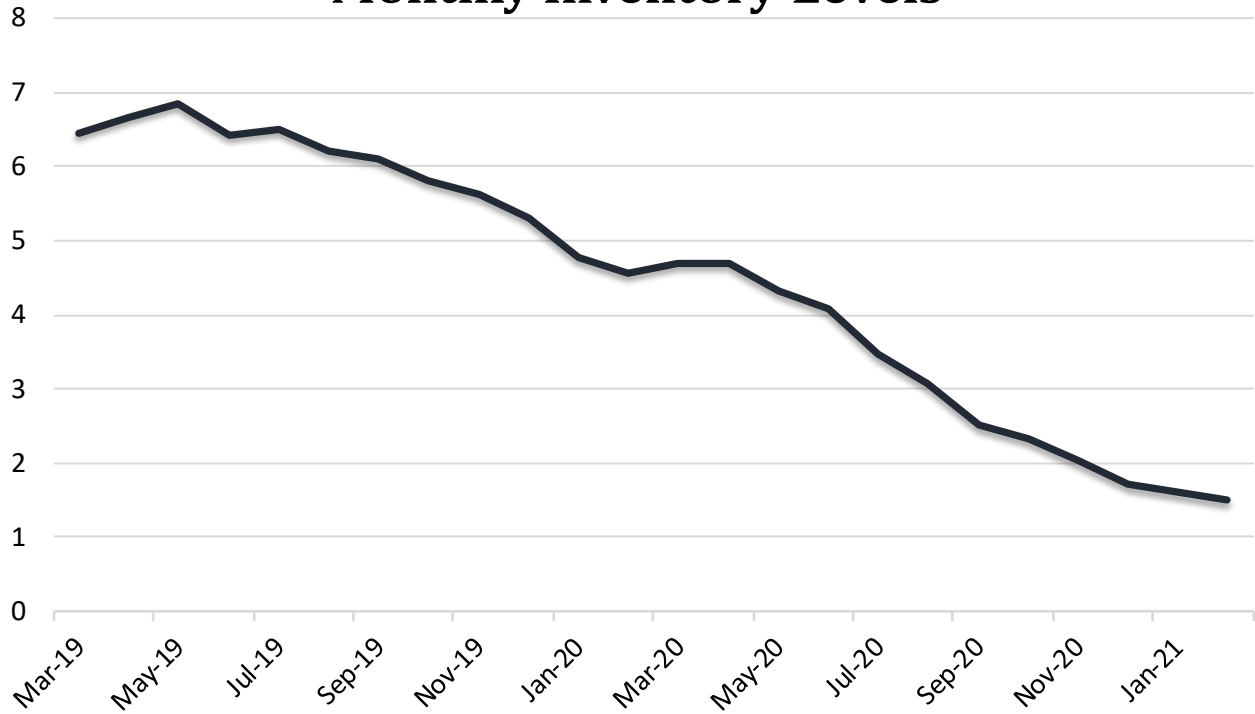
Monthly Sales Volume



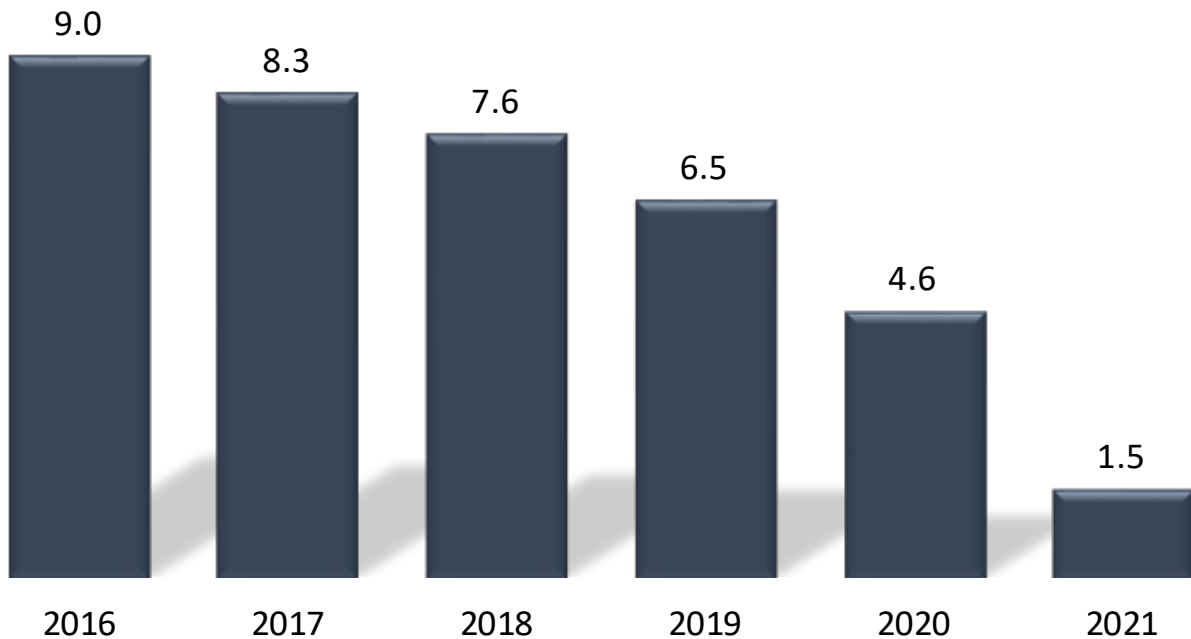
January Year over Year Sales Volume



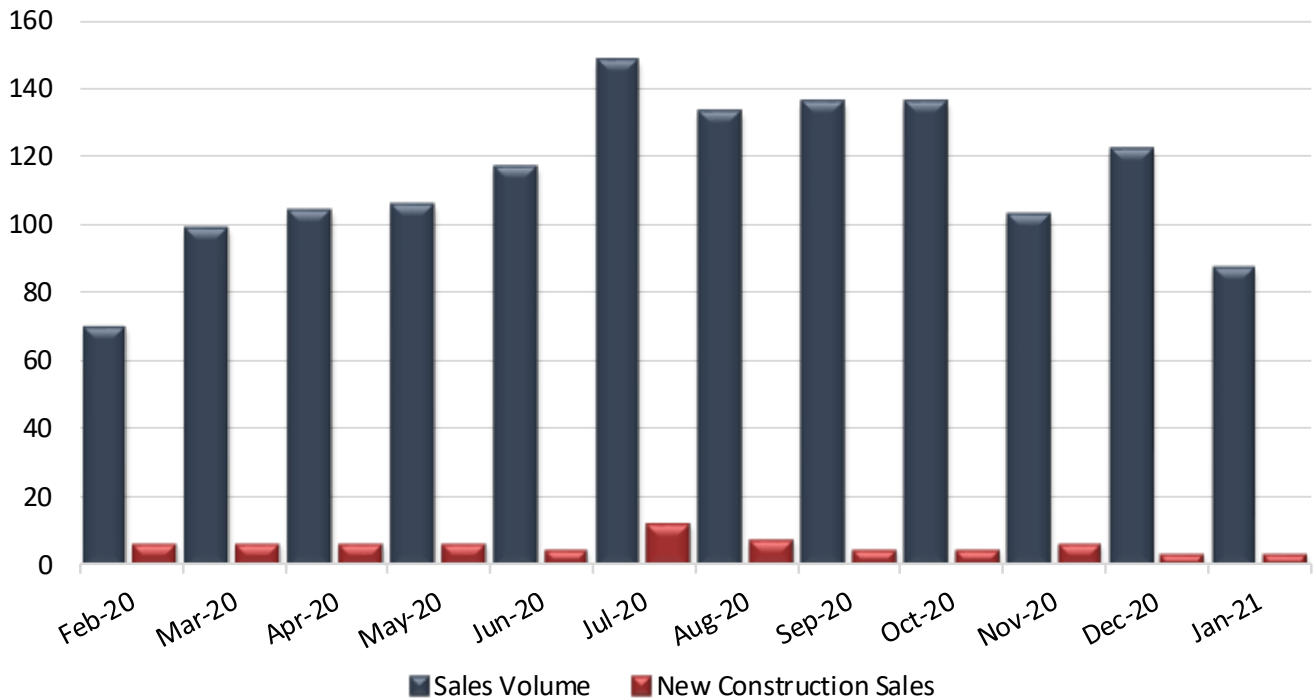
Monthly Inventory Levels



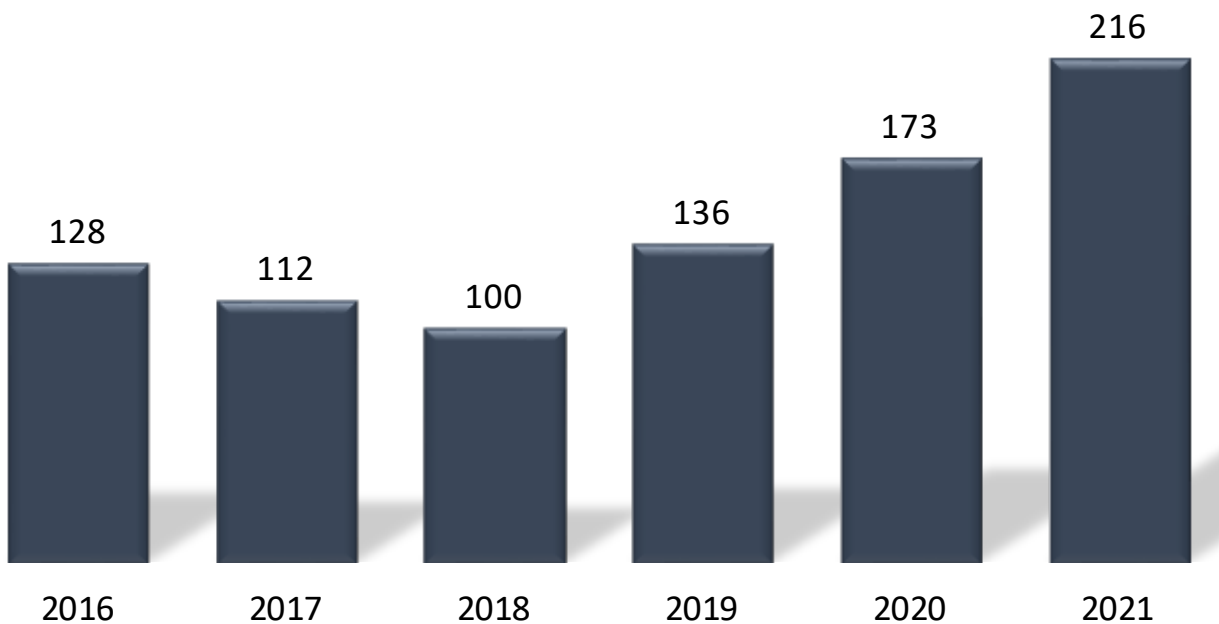
February Year over Year Inventory



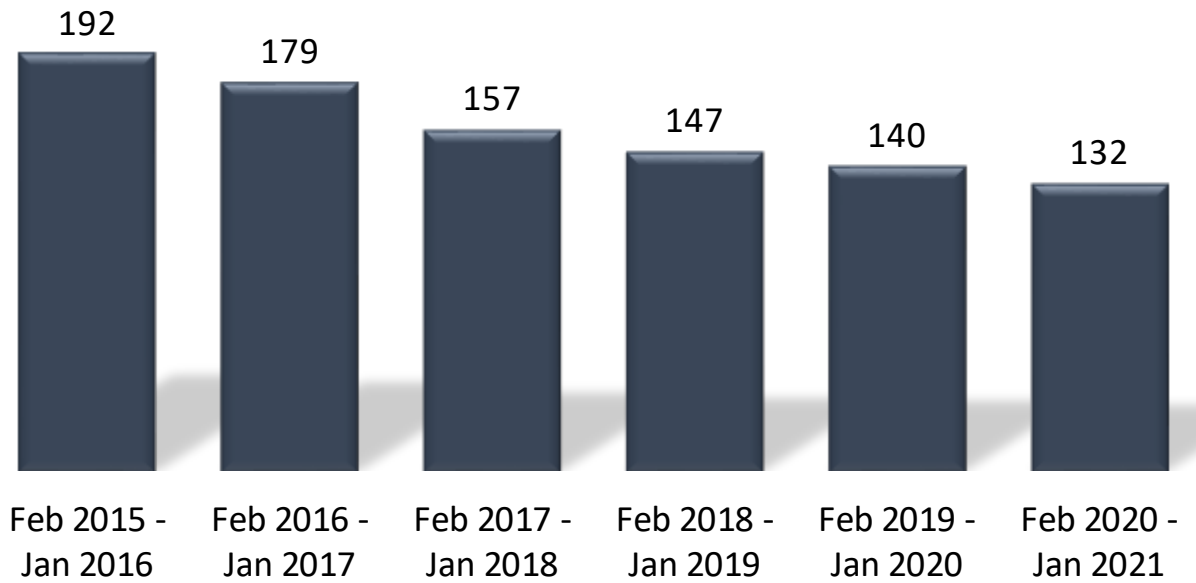
Monthly Sales Volume Past 12 Months



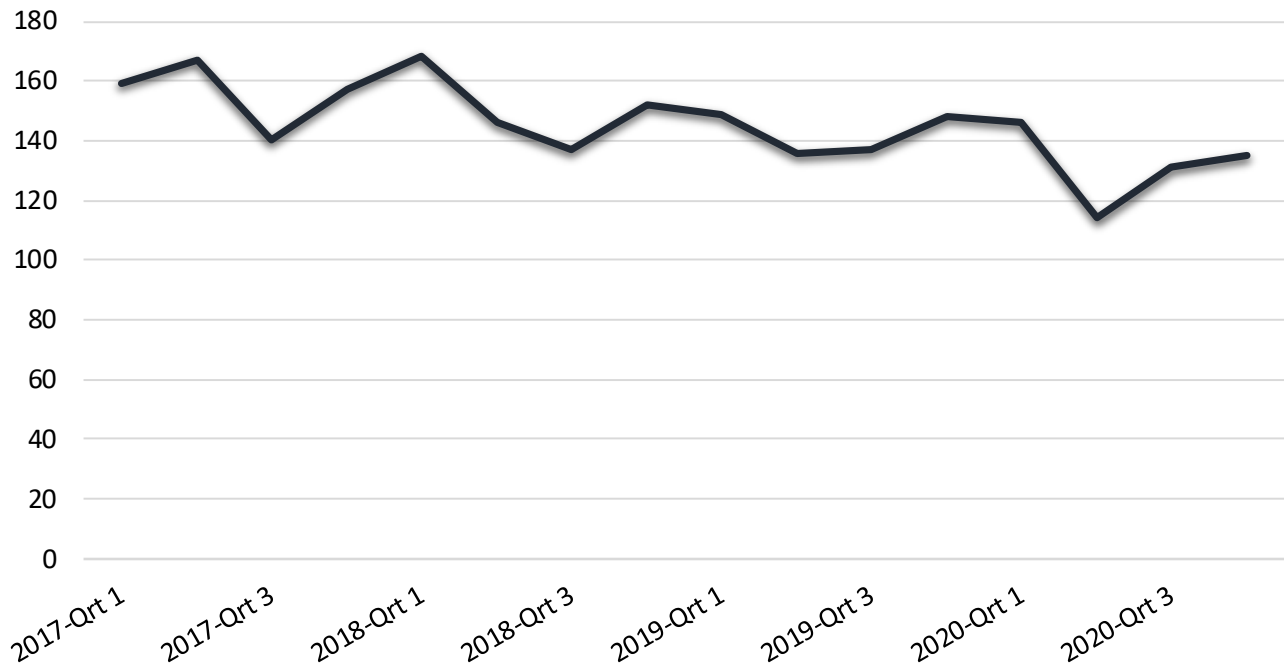
February Year over Year Pending Sales



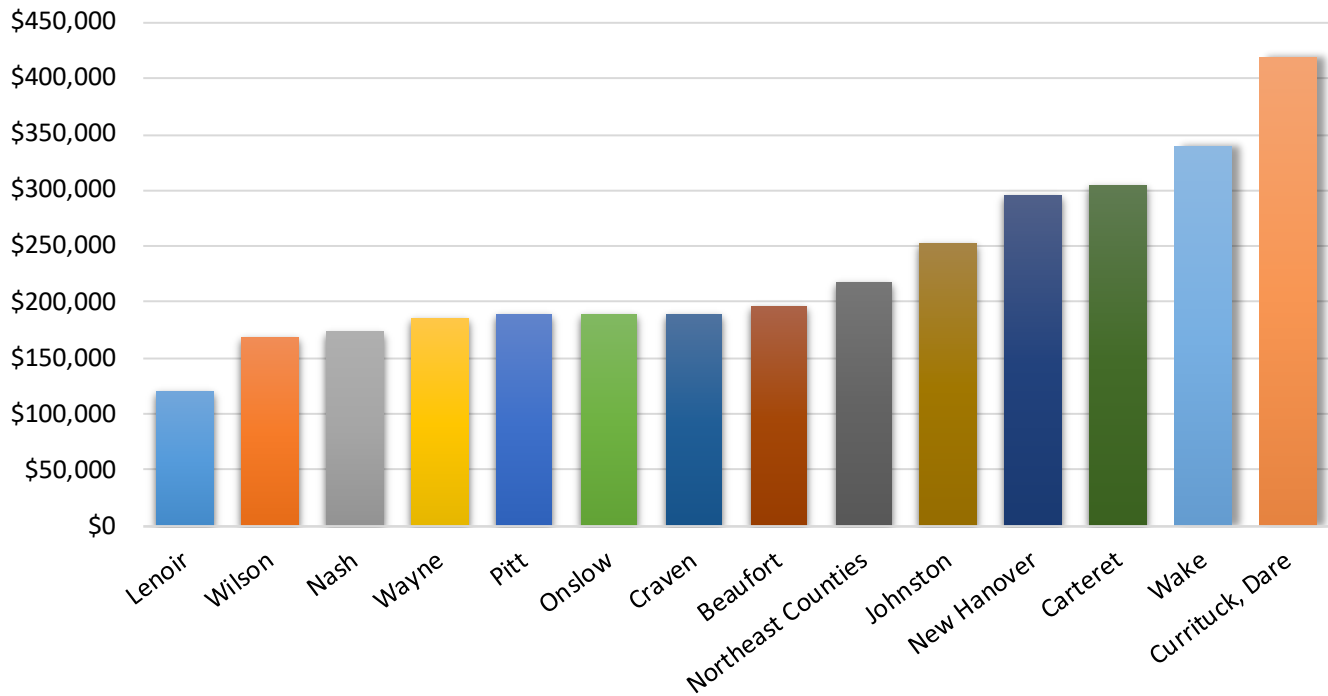
Annual Average Days on the Market



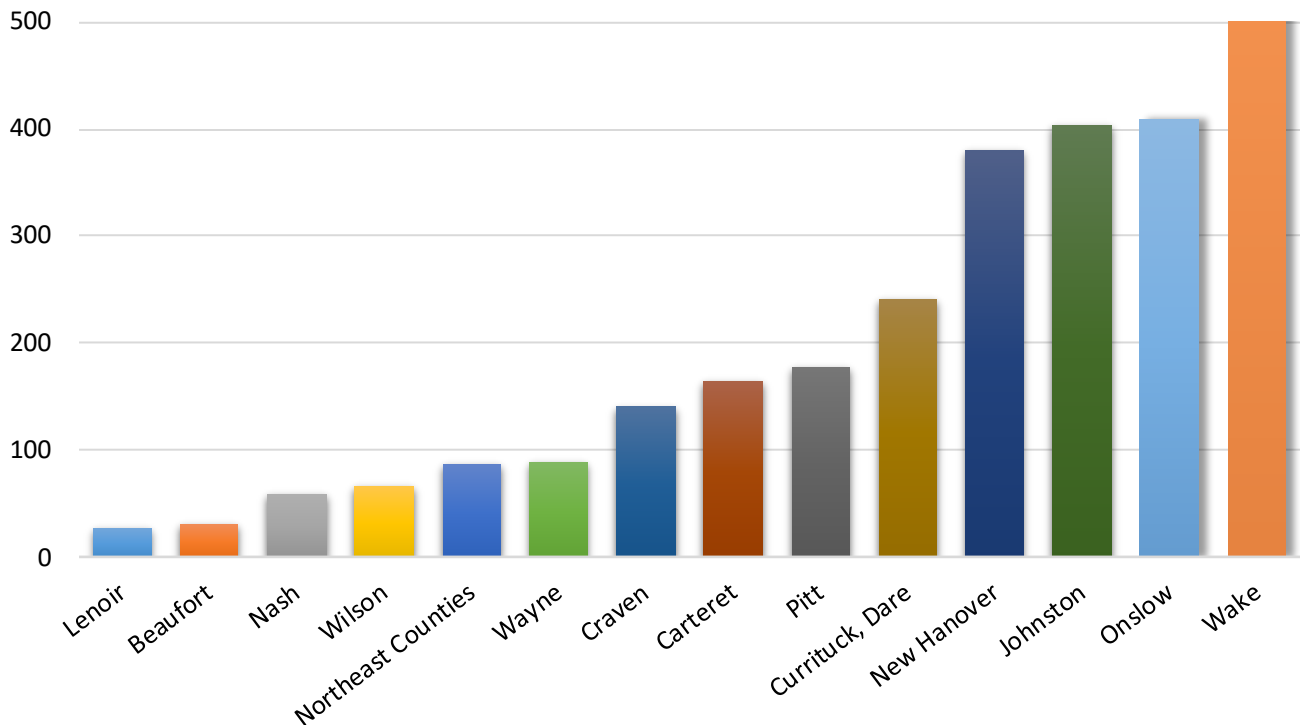
Average Days on Market by Quarter



Current Year Median Sales Price by County

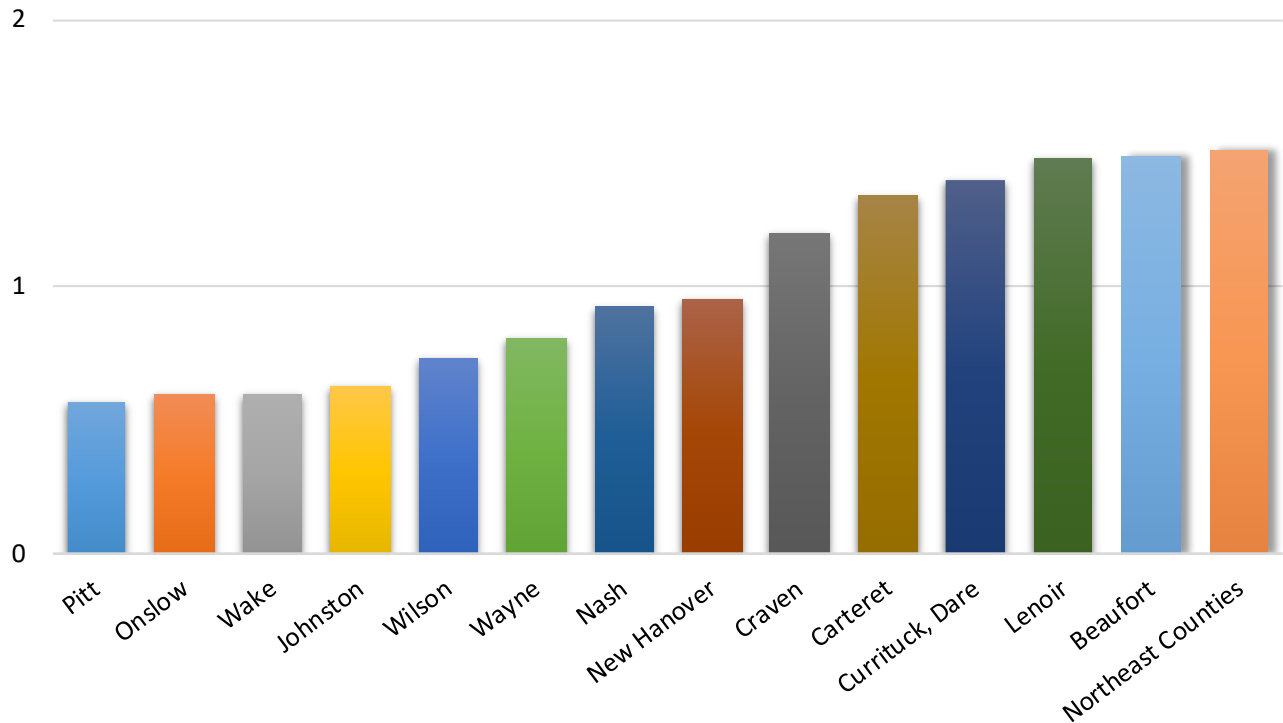


Current Month Sales Volume by County

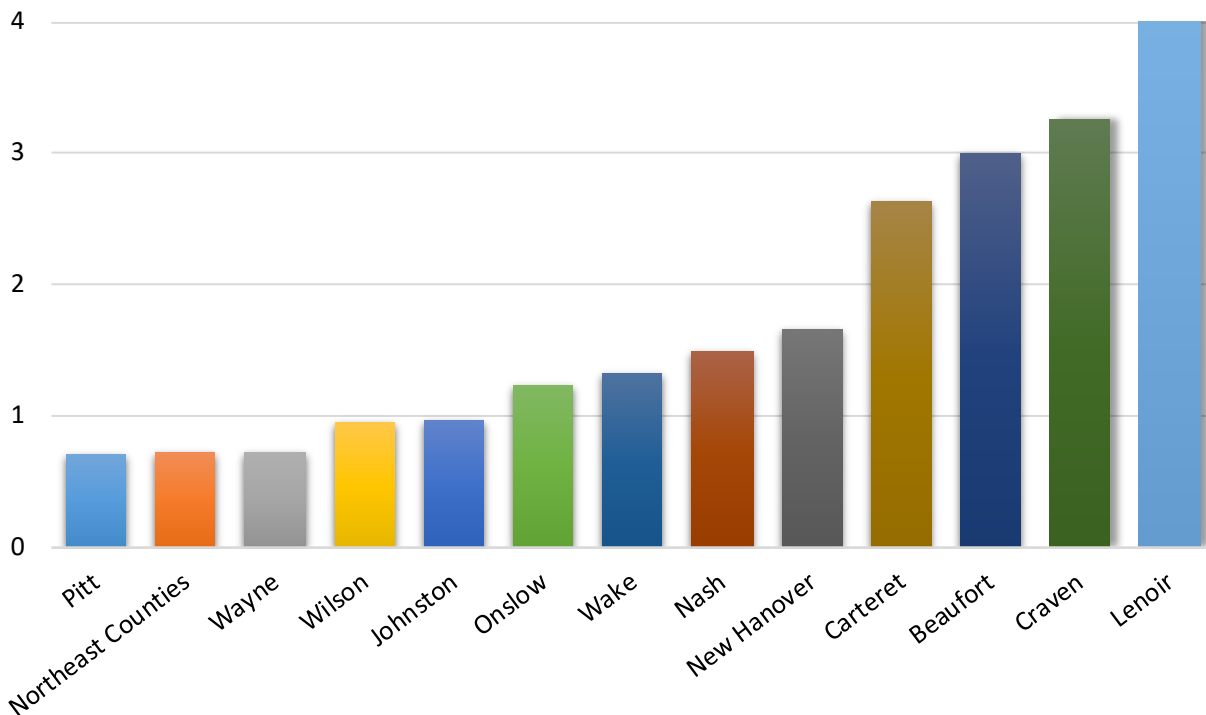


*Wake County is off the chart at 1,427 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)



*Lenoir County is off the chart at 7.5 months