

THE SHACKELFORD REPORT JUN 2020

Residential Real Estate Market Trends – Onslow County – June 2020



Produced by:

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Quarterly Market Report

Onslow County Market Summary

Data from this report is taken directly from the North Carolina Regional MLS and includes single-family properties throughout Onslow County.

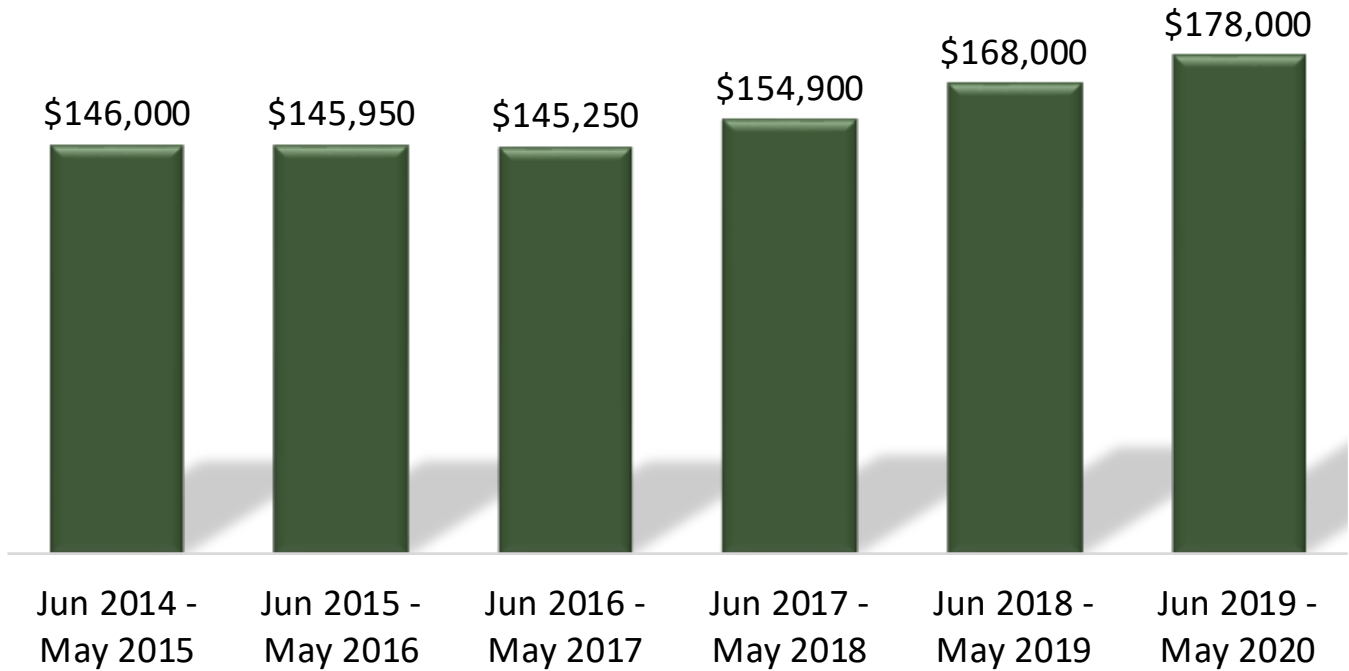
Highlights of the data include:

- 1st quarter sales volume increased 8.0% over the 1st quarter of 2019.
- May sales volume was 14.6% lower than May 2019 levels.
- Pending sales at the beginning of June increased 10.3% from June 2019.
- There are 1.9 months of inventory currently on the market.
- There are 3.3 months of new construction inventory on the market.

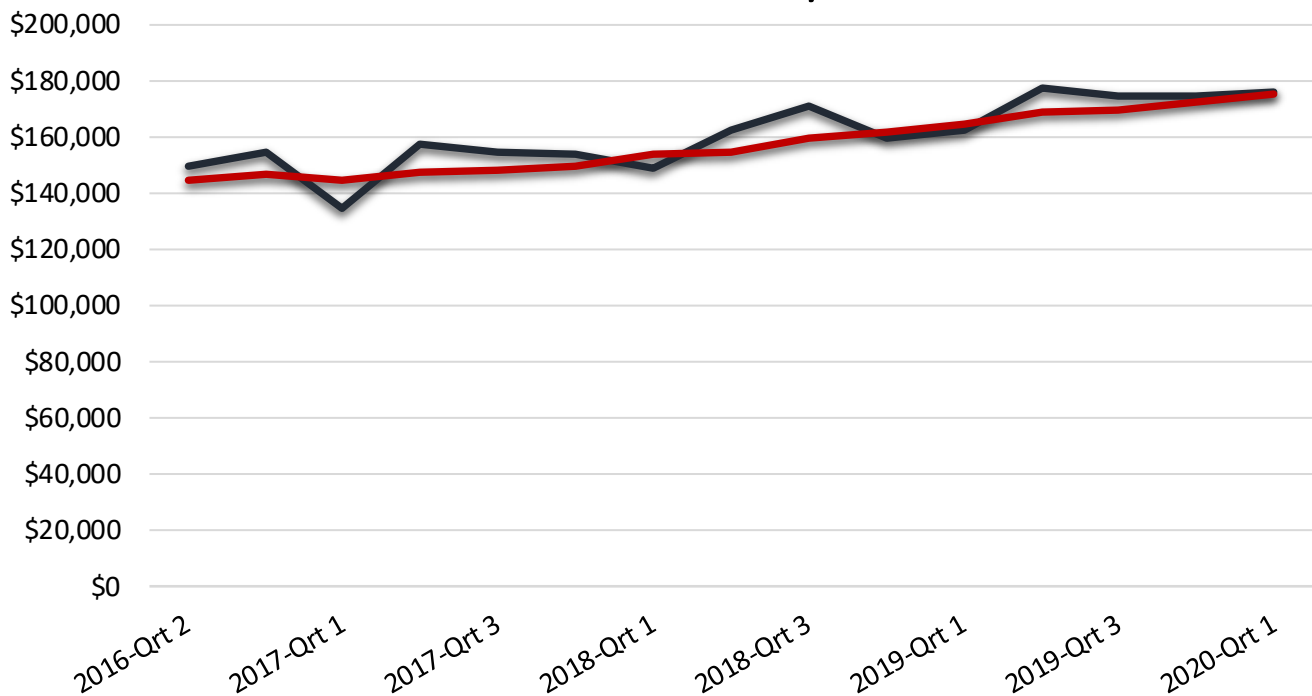
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jun 2014 - May 2015	3,755	-1.8%	\$146,000	-7.3%	89	-15.2%
Jun 2015 - May 2016	3,509	-6.6%	\$145,950	0.0%	77	-13.5%
Jun 2016 - May 2017	3,766	7.3%	\$145,250	-0.5%	61	-20.8%
Jun 2017 - May 2018	4,349	15.5%	\$154,900	6.6%	45	-26.2%
Jun 2018 - May 2019	5,018	15.4%	\$168,000	8.5%	27	-40.0%
Jun 2019 - May 2020	5,583	11.3%	\$178,000	6.0%	21	-22.2%
Current Active Listings: 886 Months of Inventory: 1.9						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 2	1,360	46.1%	\$163,000	9.5%	\$155,000	0.6%	35	-30.0%
2018-Qrt 3	1,164	-14.4%	\$171,000	4.9%	\$160,000	3.2%	37	5.7%
2018-Qrt 4	1,128	-3.1%	\$159,900	-6.5%	\$162,000	1.3%	42	13.5%
2019-Qrt 1	1,150	2.0%	\$162,850	1.8%	\$164,900	1.8%	22	-47.6%
2019-Qrt 2	1,612	40.2%	\$177,900	9.2%	\$169,000	2.5%	10	-54.5%
2019-Qrt 3	1,545	-4.2%	\$175,000	-1.6%	\$170,000	0.6%	16	60.0%
2019-Qrt 4	1,280	-17.2%	\$175,000	0.0%	\$173,000	1.8%	28	75.0%
2020-Qrt 1	1,242	-3.0%	\$175,950	0.5%	\$175,888	1.7%	33	17.9%

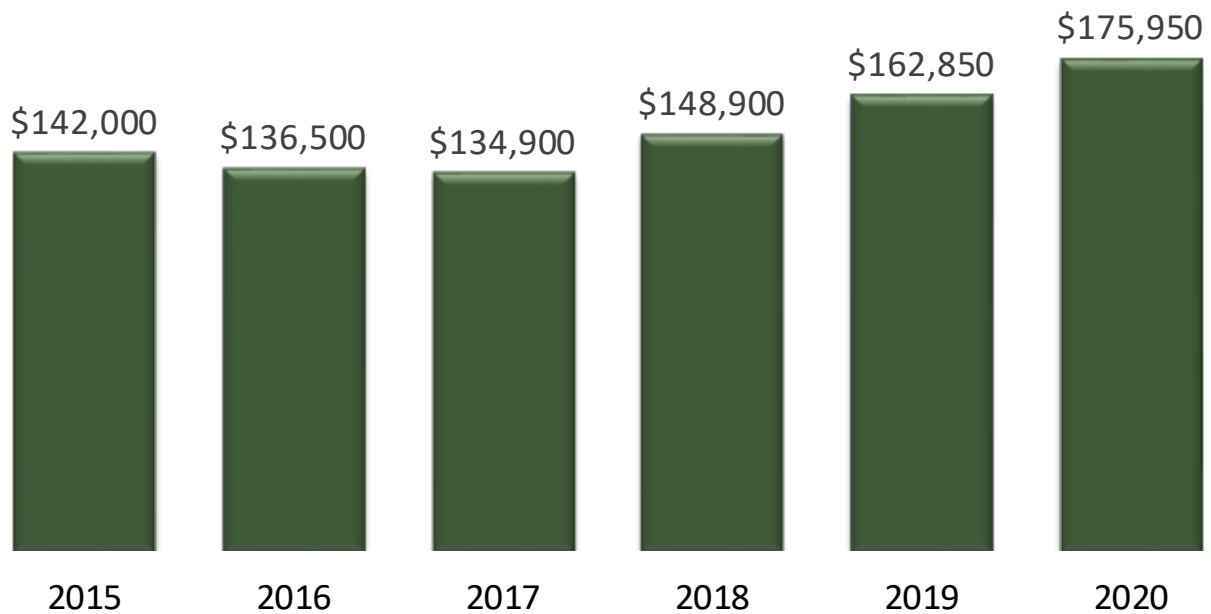
Annual Median Sales Price



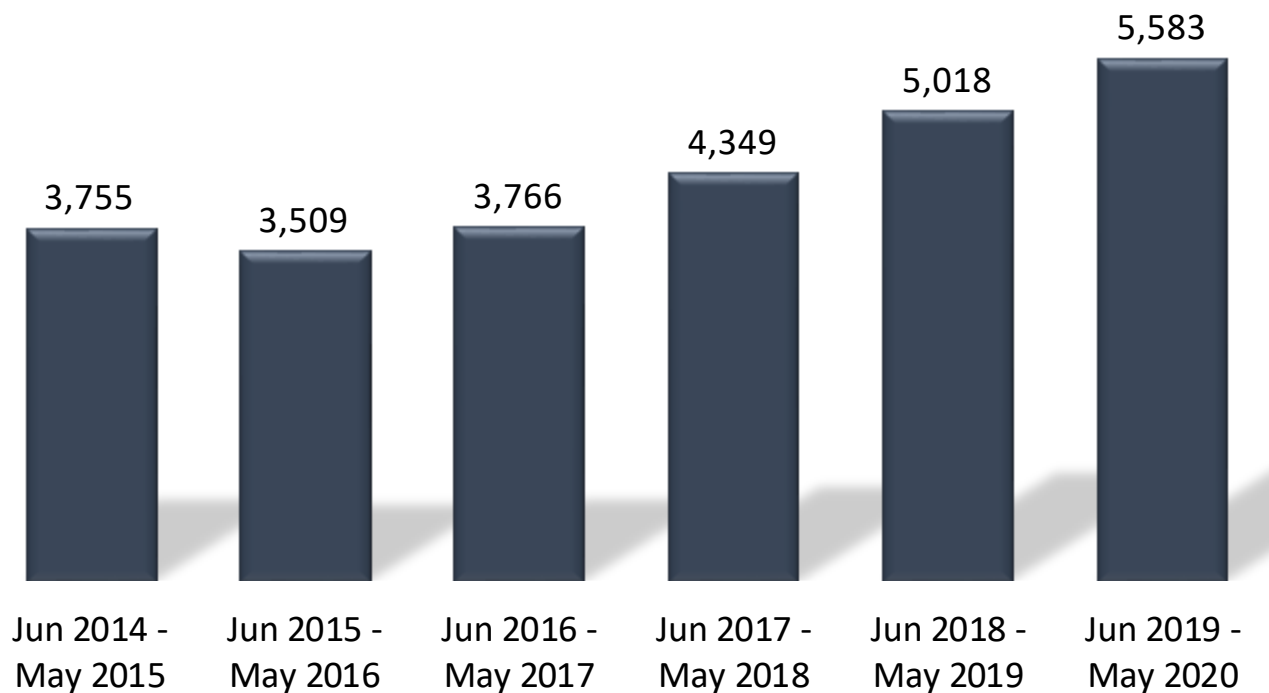
Median Sales Price by Quarter



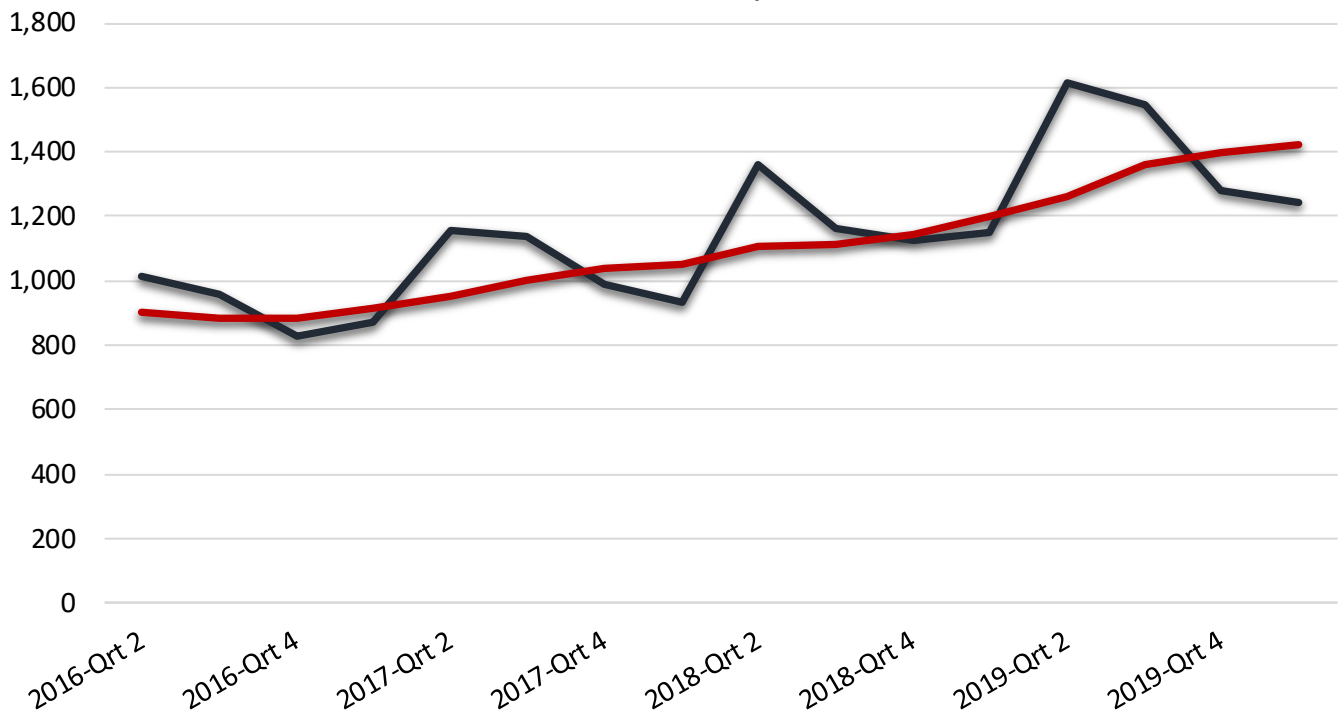
1st Qtr Year over Year Median Sales Price



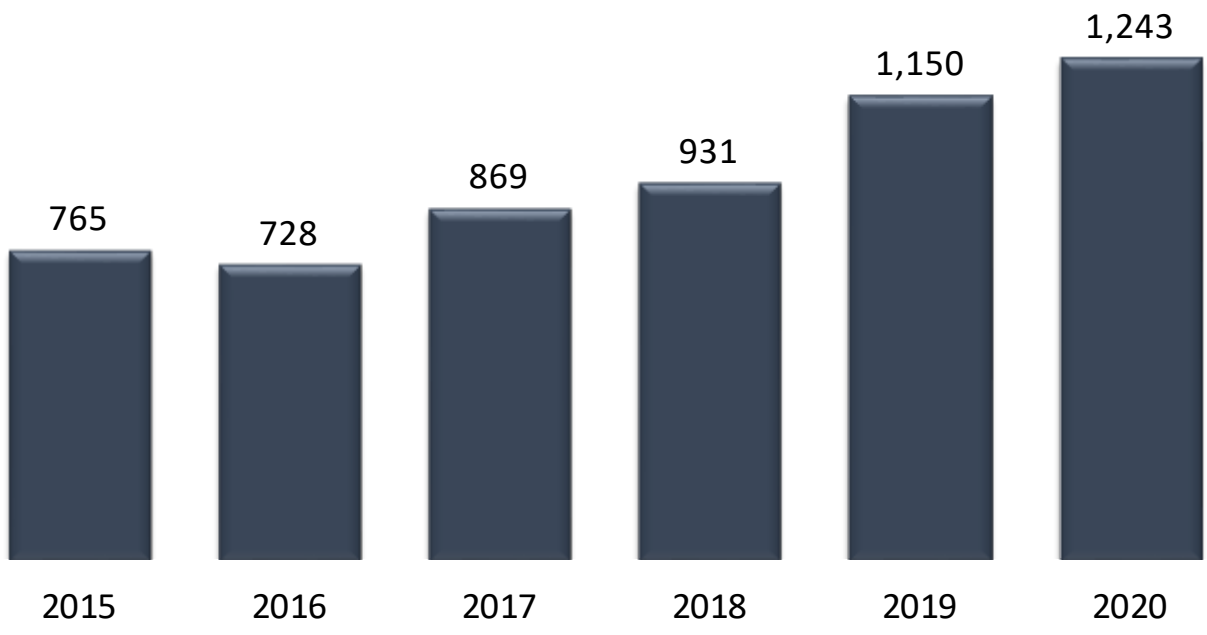
Annual Sales Volume



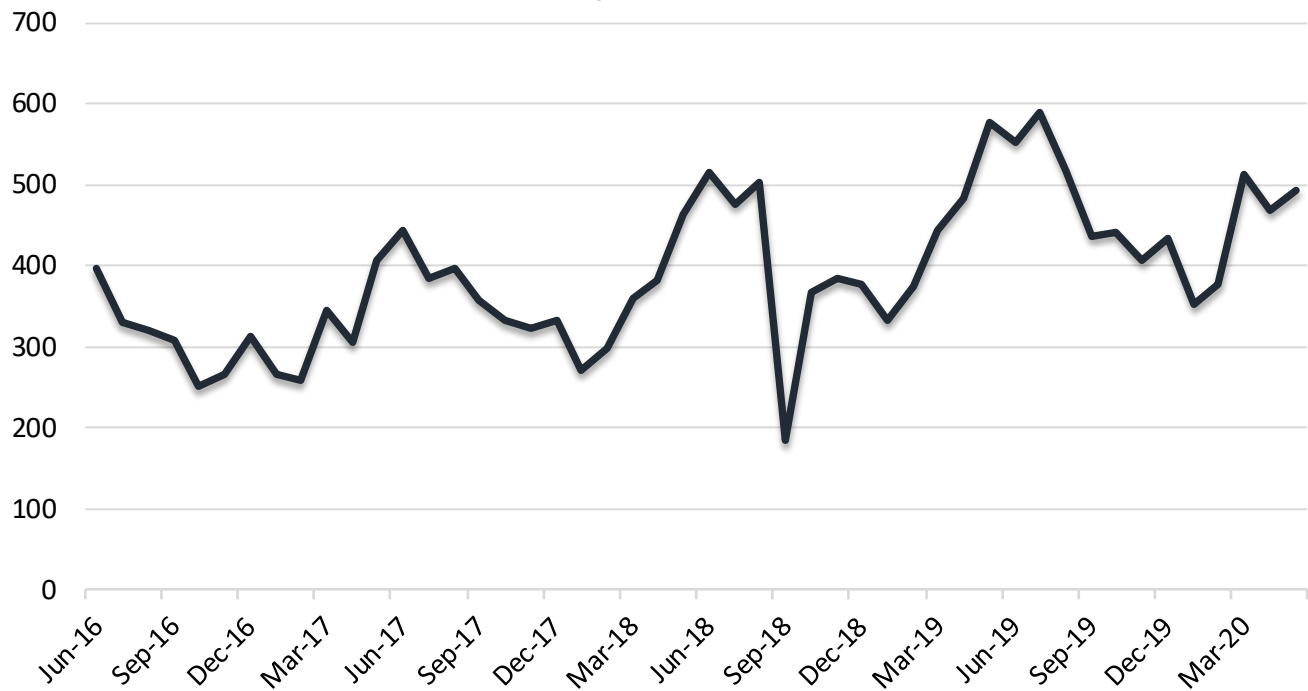
Sales Volume by Quarter



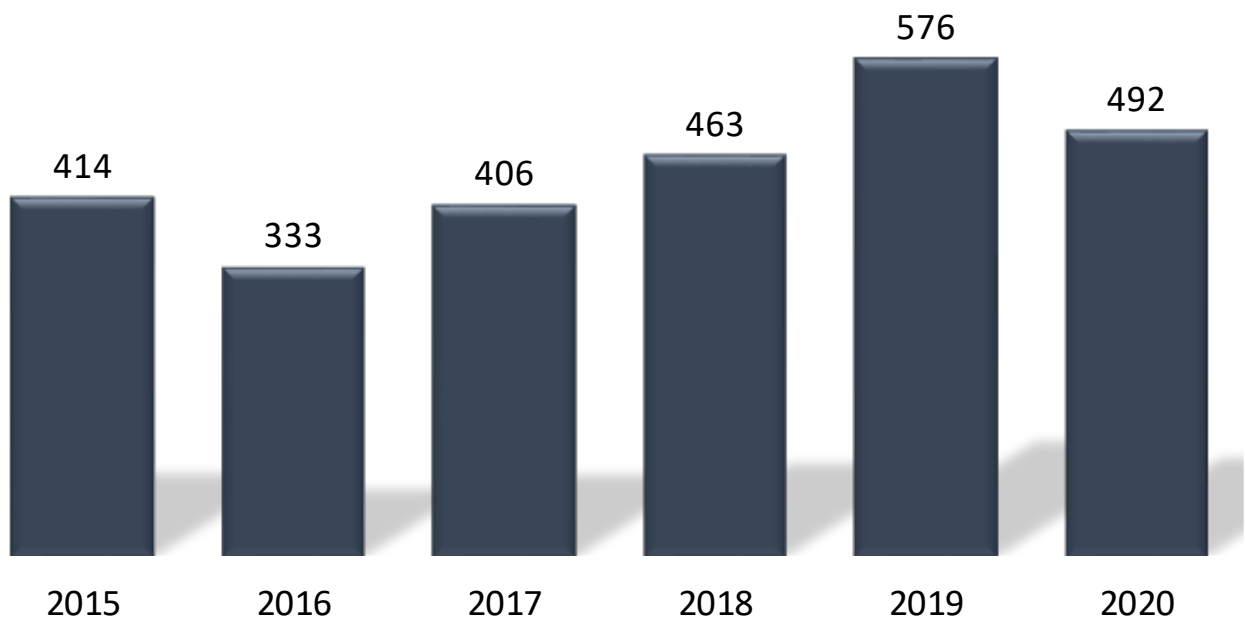
1st Qtr Year over Year Sales Volume



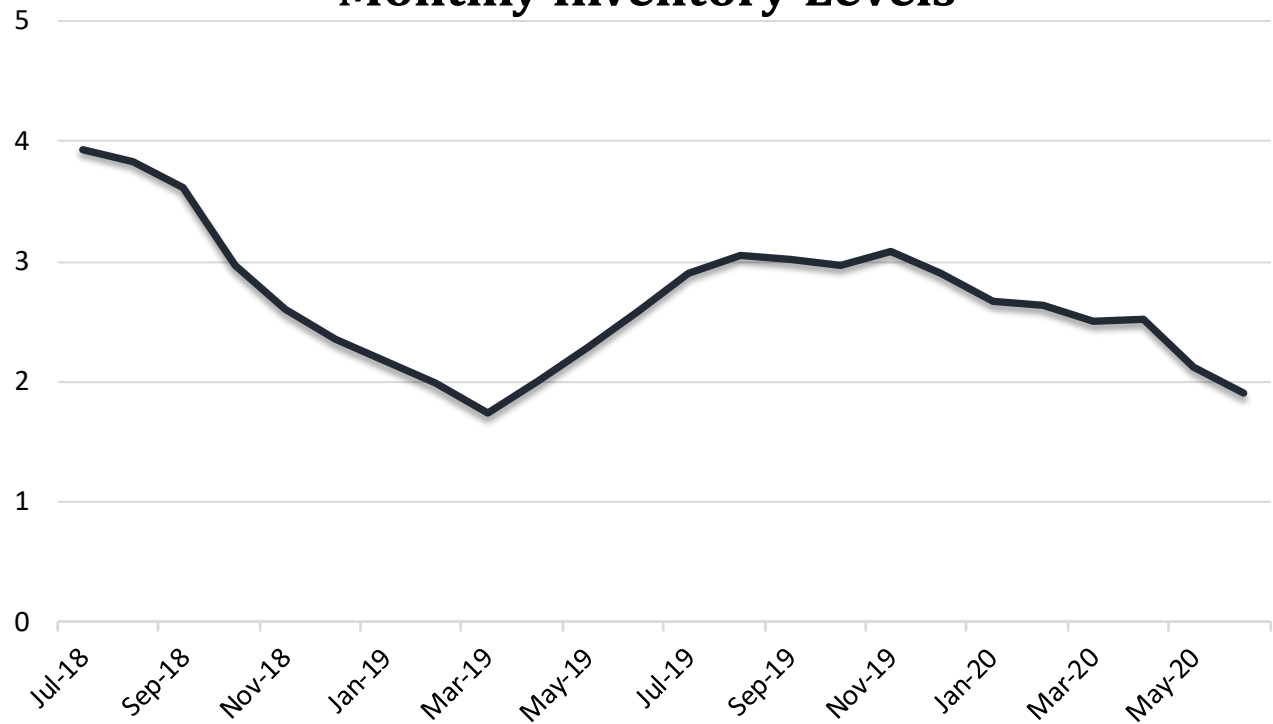
Monthly Sales Volume



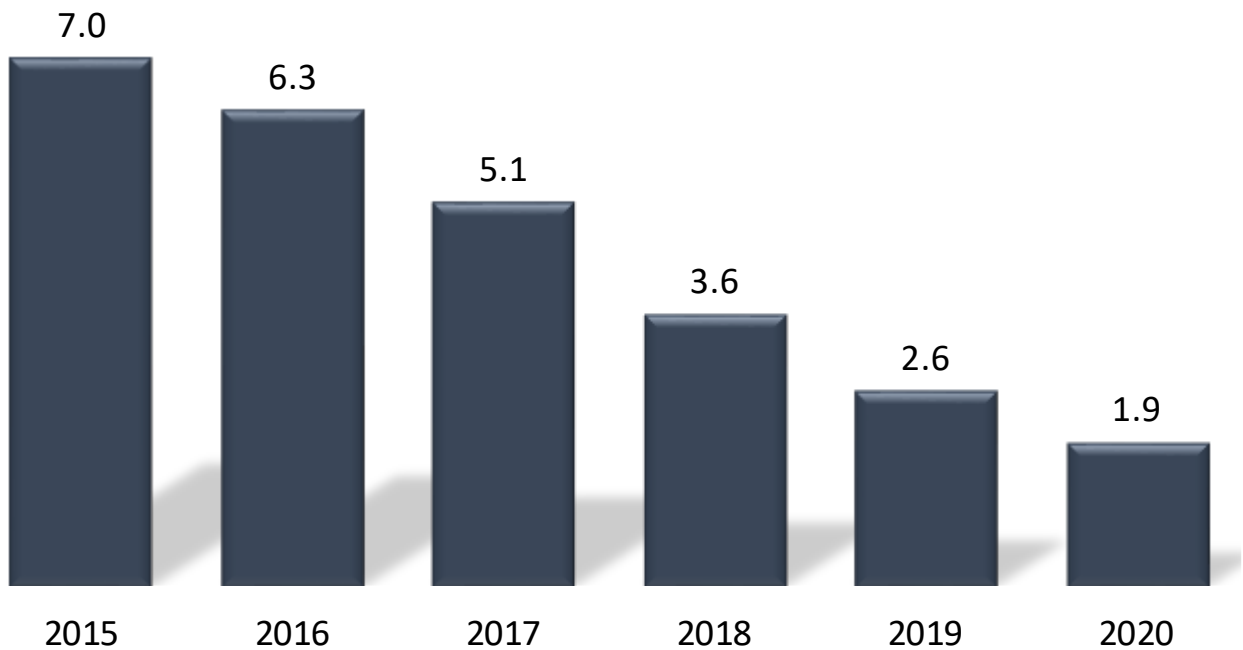
May Year over Year Sales Volume



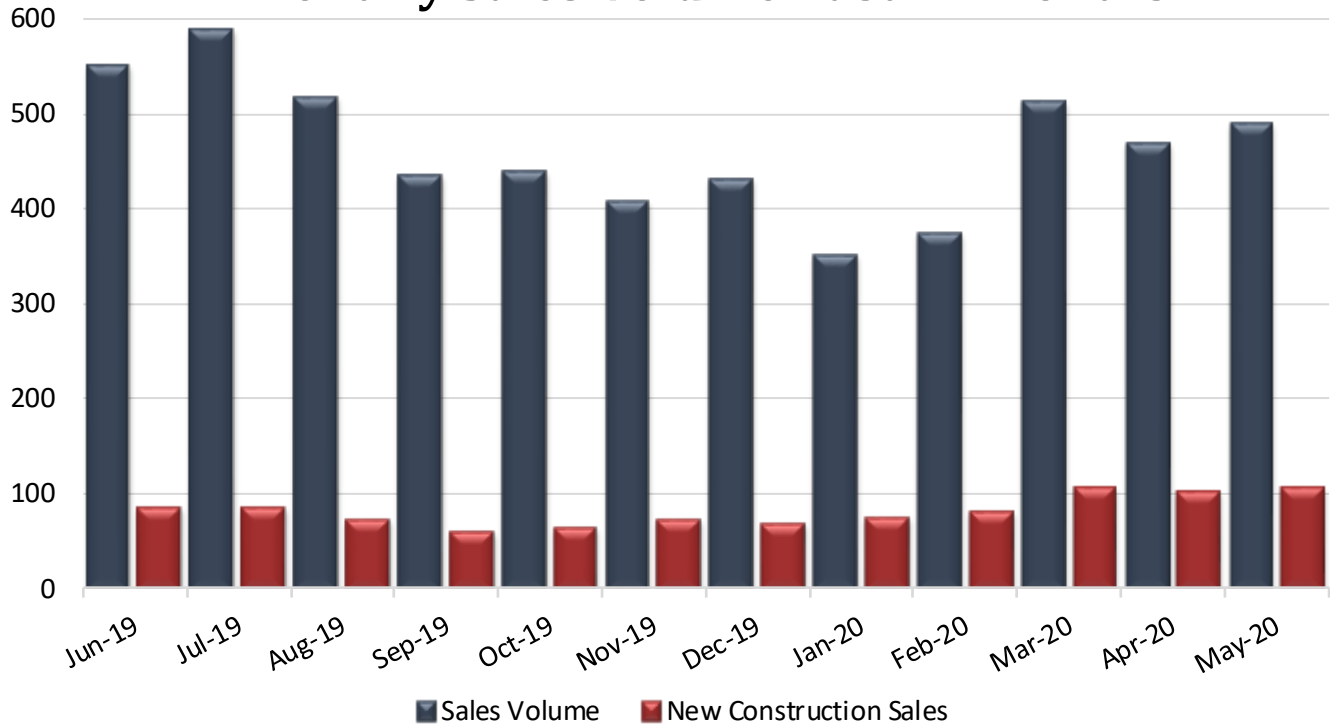
Monthly Inventory Levels



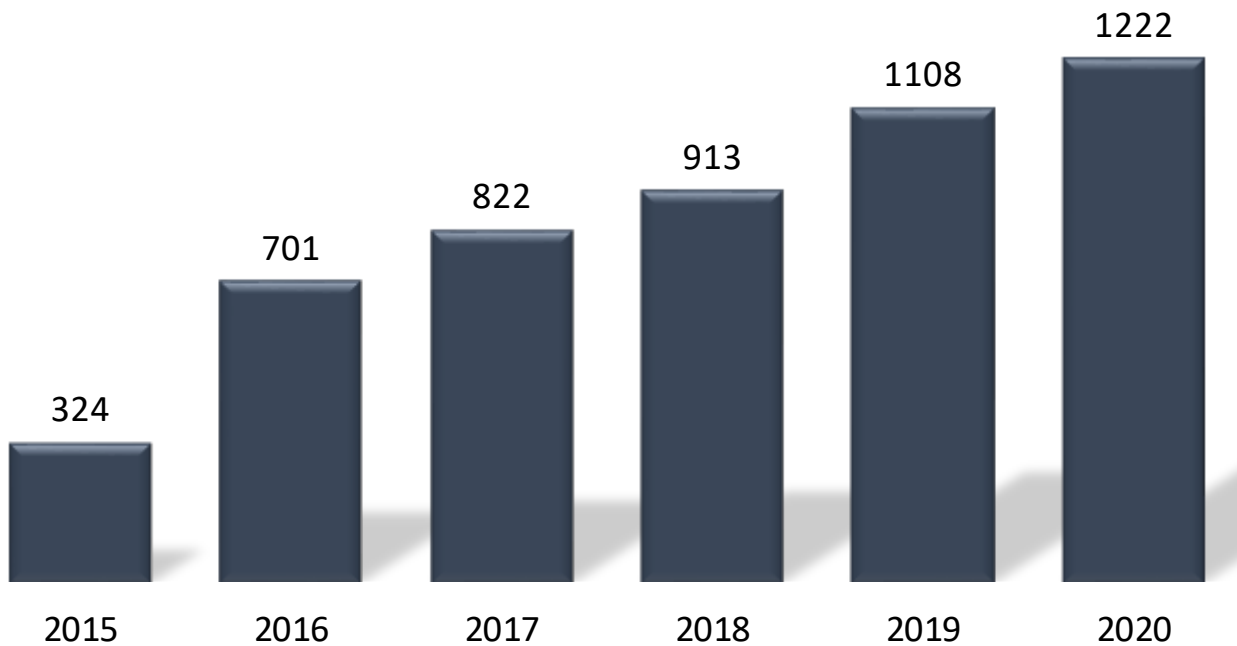
June Year over Year Inventory



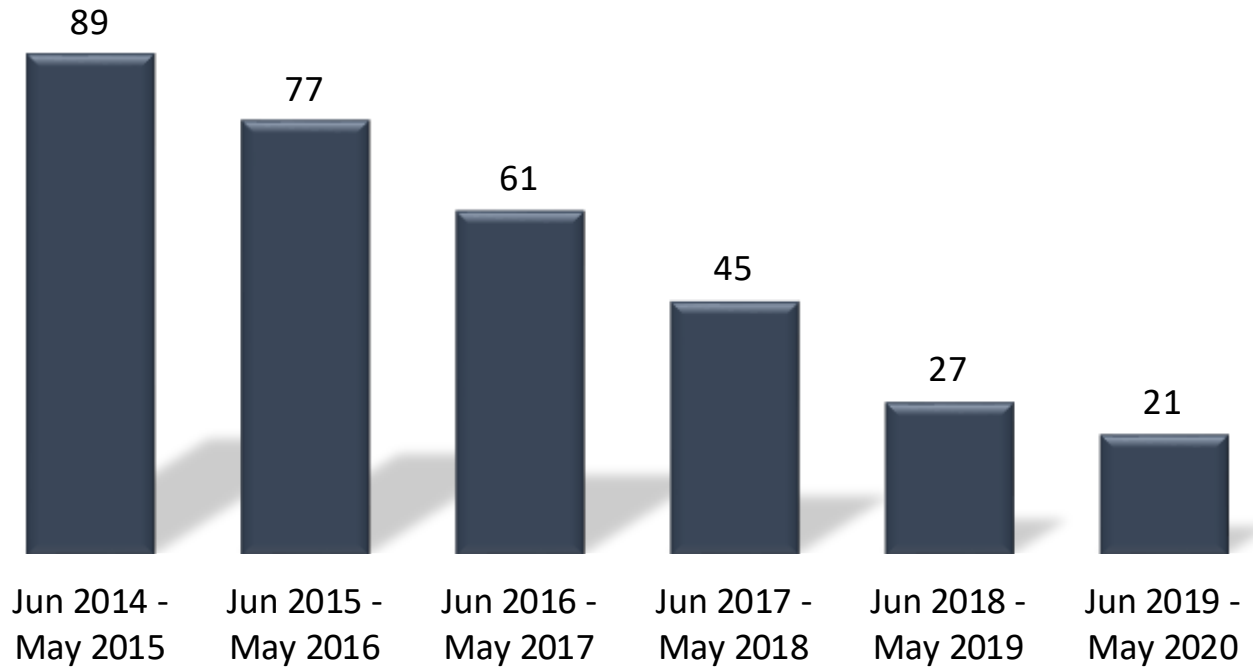
Monthly Sales Volume Past 12 Months



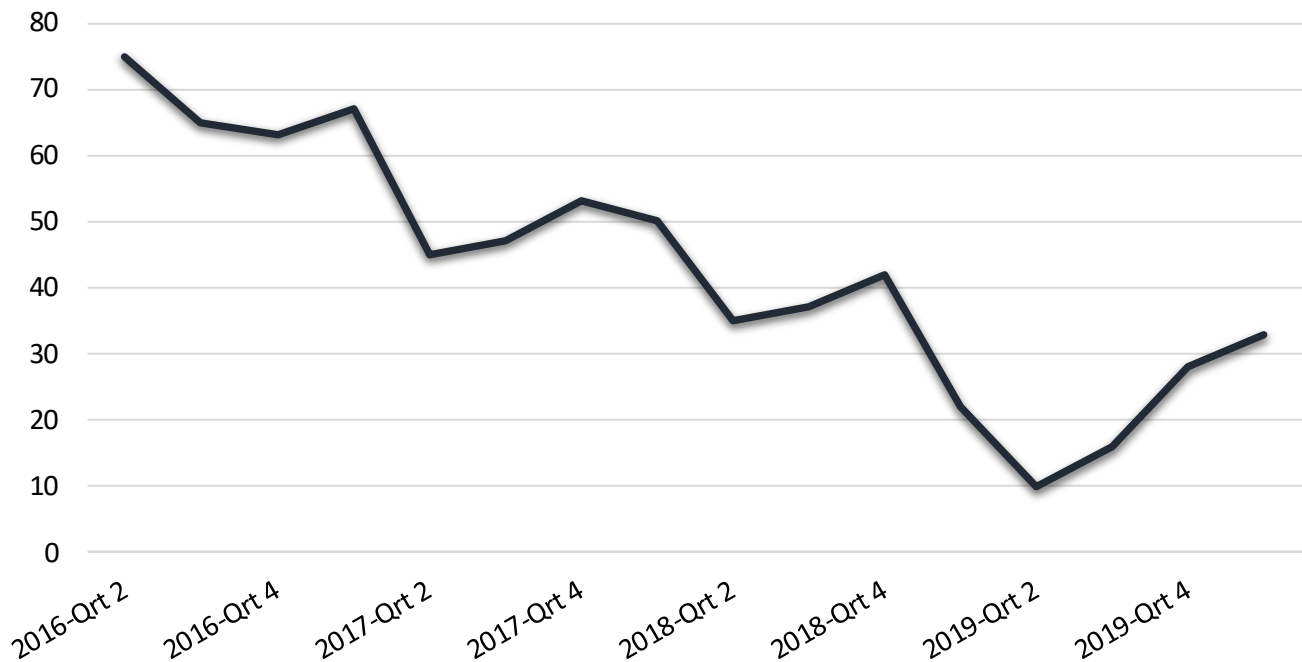
June Year over Year Pending Sales



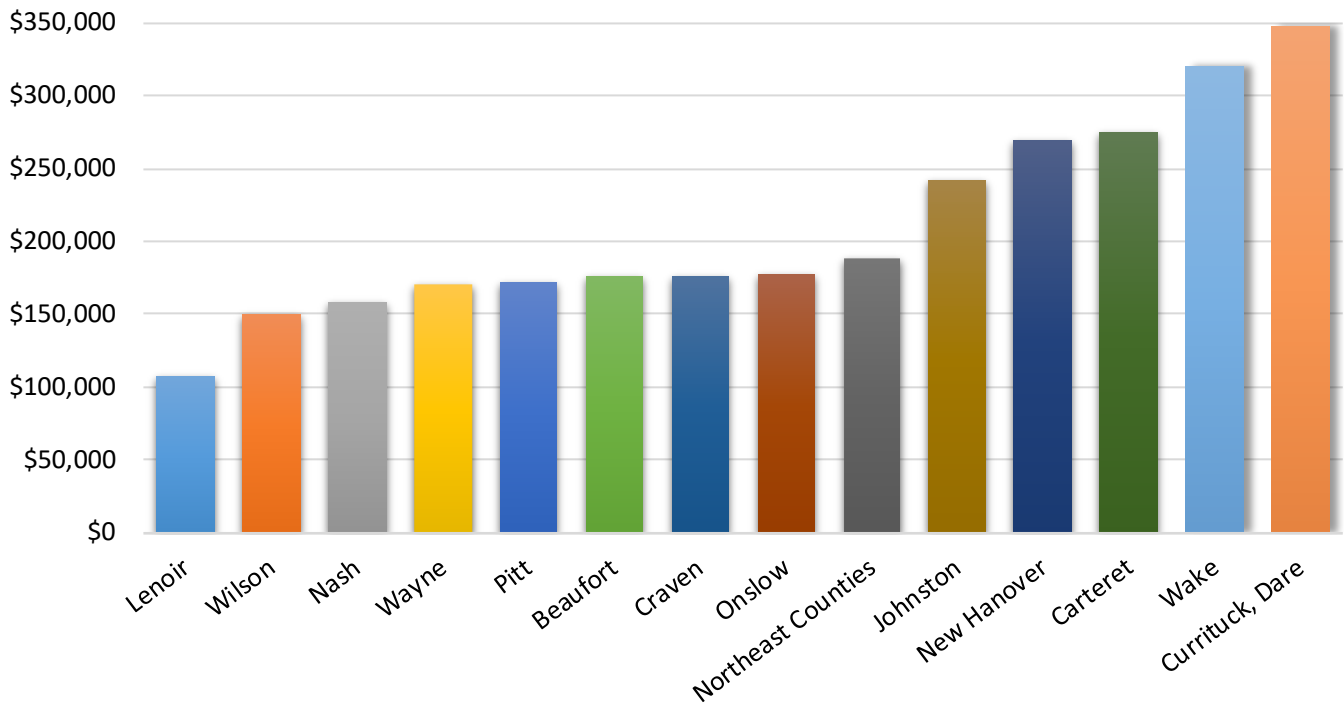
Annual Median Days on the Market



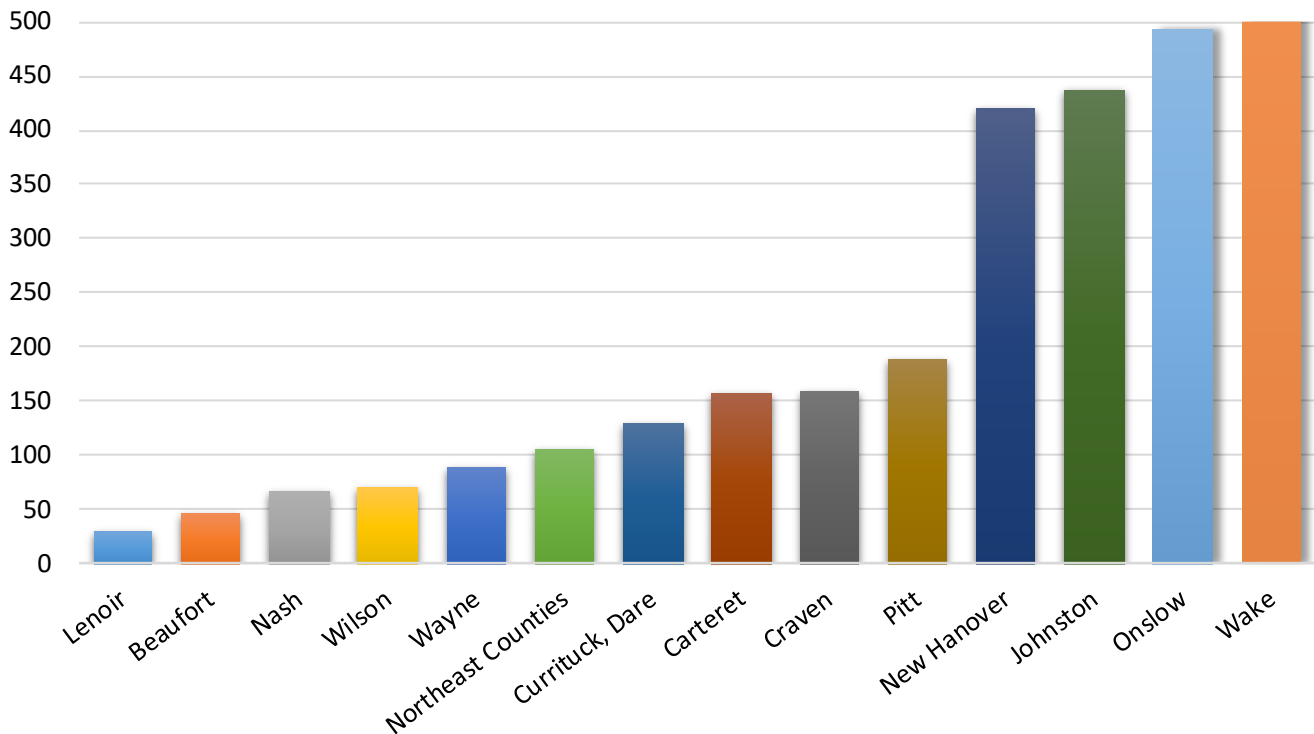
Median Days on Market by Quarter



Current Year Median Sales Price by County

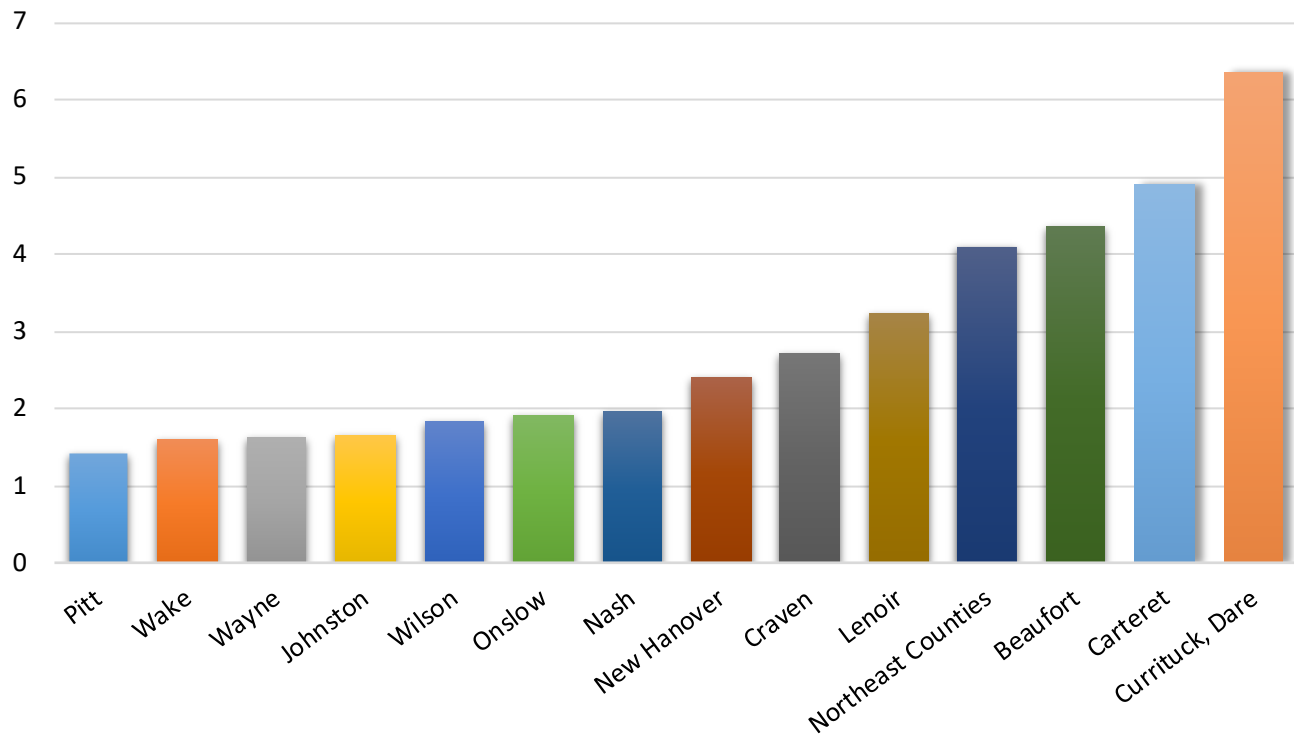


Current Month Sales Volume by County

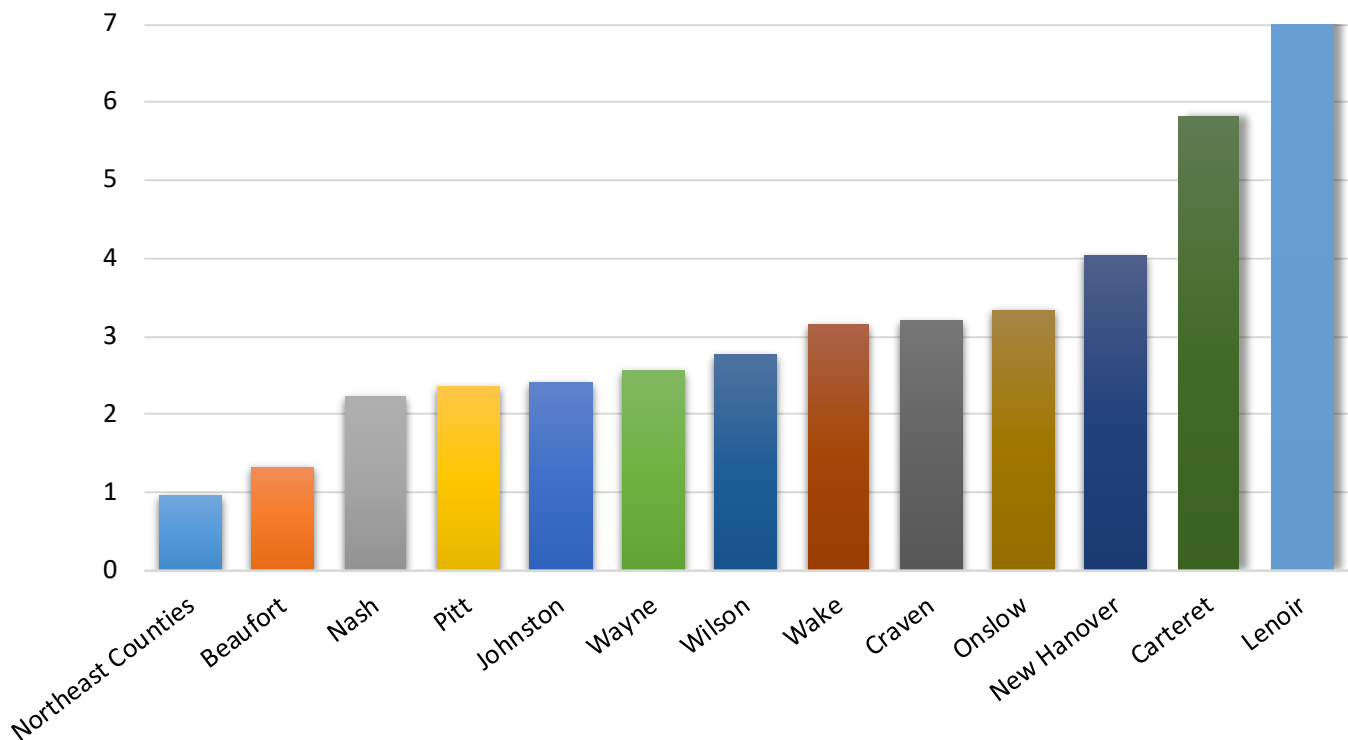


*Wake County is off the chart at 1,701 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)



*Lenoir County is off the chart at 72.0 months