

THE SHACKELFORD REPORT JUN 2020

Residential Real Estate Market Trends – Nash County – June 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

Nash County Market Summary

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

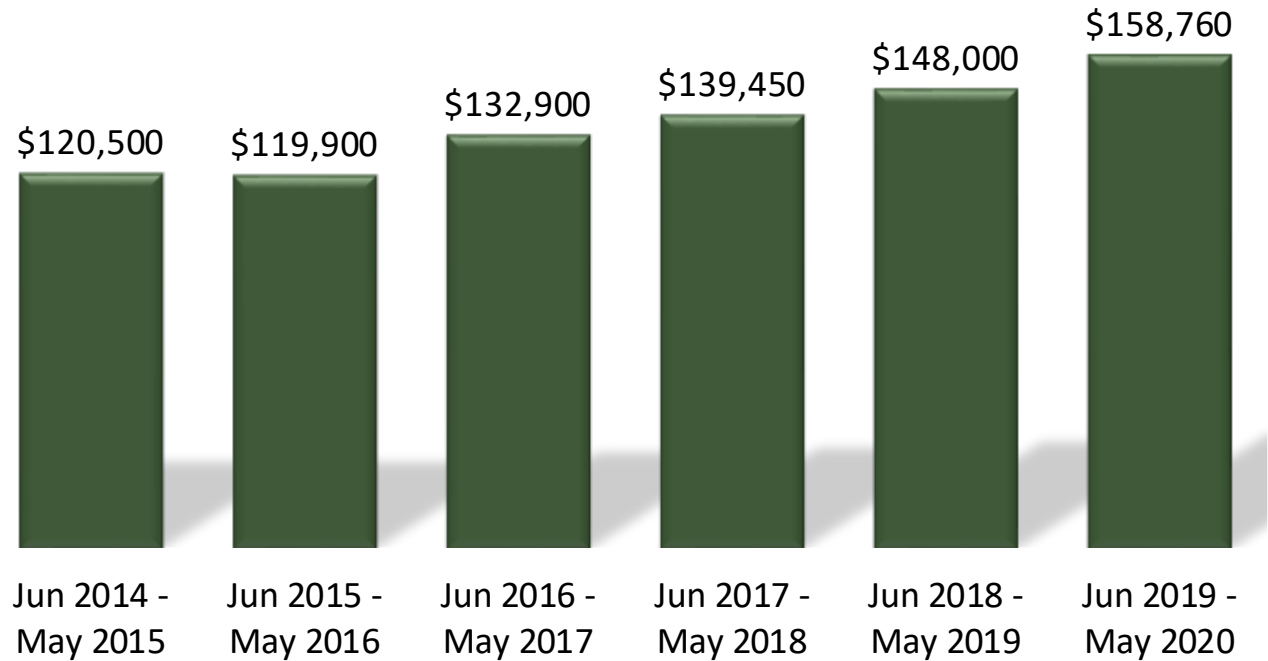
Highlights of the data include:

- 1st quarter sales volume increased 11.3% from the 1st quarter of 2019.
- May sales volume was 38.9% lower than the May 2019 levels.
- Pending sales at the beginning of June increased 27.6% from June 2019.
- There are 2.0 months of inventory currently on the market.
- There are 2.2 months of new construction inventory on the market.

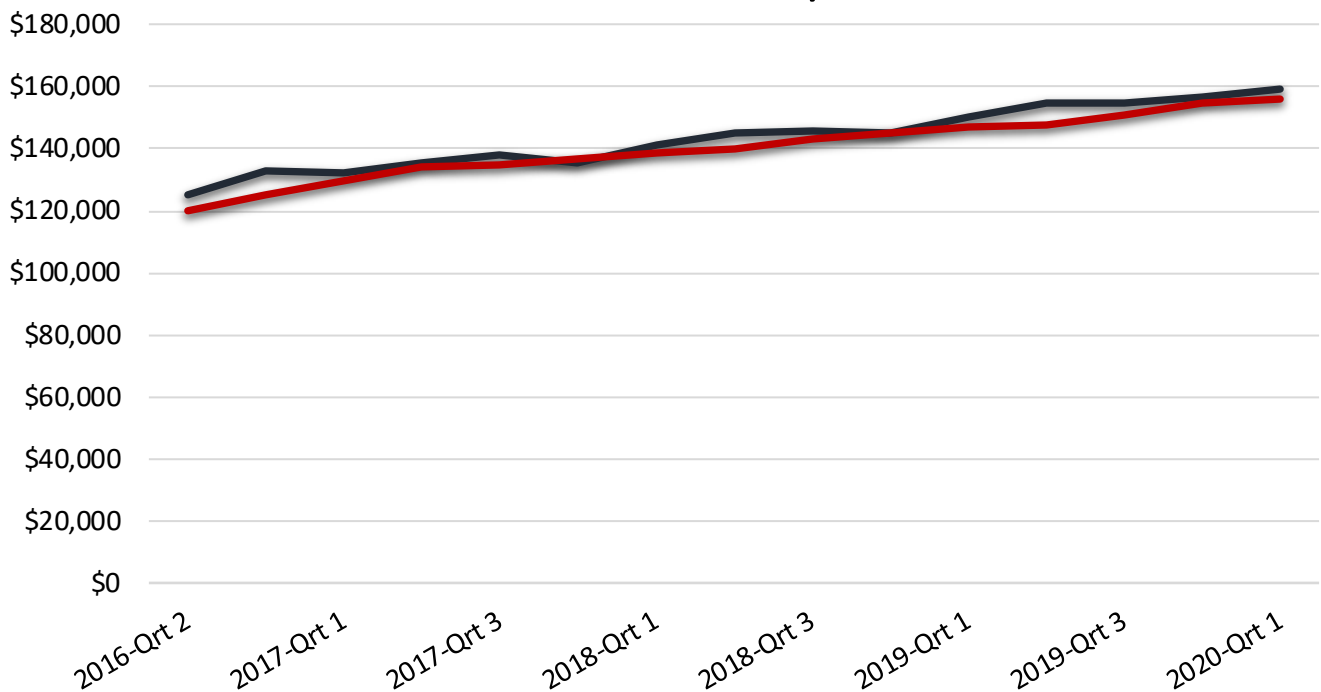
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jun 2014 - May 2015	624	3.5%	\$120,500	0.5%	102	4.1%
Jun 2015 - May 2016	732	17.3%	\$119,900	-0.5%	93	-8.8%
Jun 2016 - May 2017	902	23.2%	\$132,900	10.8%	75	-19.4%
Jun 2017 - May 2018	864	-4.2%	\$139,450	4.9%	49	-34.7%
Jun 2018 - May 2019	895	3.6%	\$148,000	6.1%	49	0.0%
Jun 2019 - May 2020	881	-1.6%	\$158,760	7.3%	23	-53.1%
Current Active Listings:		145	Months of Inventory:		2.0	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 2	254	36.6%	\$145,000	2.5%	\$139,995	0.7%	49	-34.7%
2018-Qrt 3	265	4.3%	\$146,000	0.7%	\$143,490	2.5%	44	-10.2%
2018-Qrt 4	183	-30.9%	\$145,000	-0.7%	\$145,000	1.1%	58	31.8%
2019-Qrt 1	186	1.6%	\$150,000	3.4%	\$147,000	1.4%	58	0.0%
2019-Qrt 2	256	37.6%	\$155,000	3.3%	\$148,000	0.7%	34	-41.4%
2019-Qrt 3	254	-0.8%	\$154,950	0.0%	\$151,200	2.2%	27	-20.6%
2019-Qrt 4	206	-18.9%	\$157,000	1.3%	\$154,850	2.4%	24	-11.1%
2020-Qrt 1	207	0.5%	\$159,400	1.5%	\$156,000	0.7%	25	4.2%

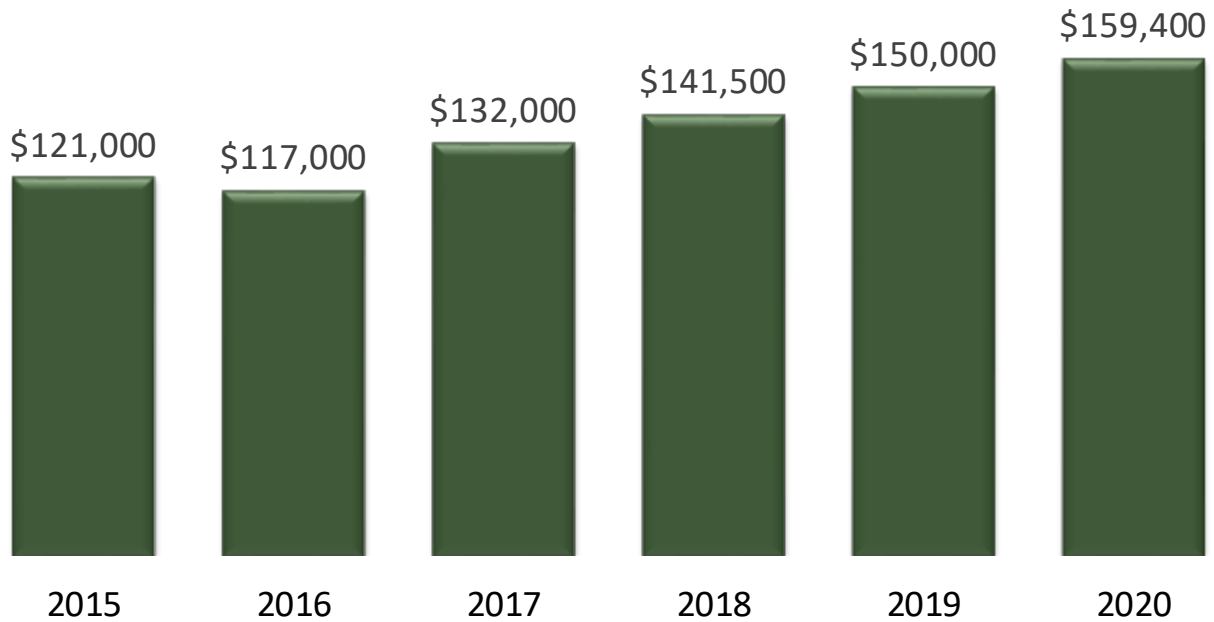
Annual Median Sales Price



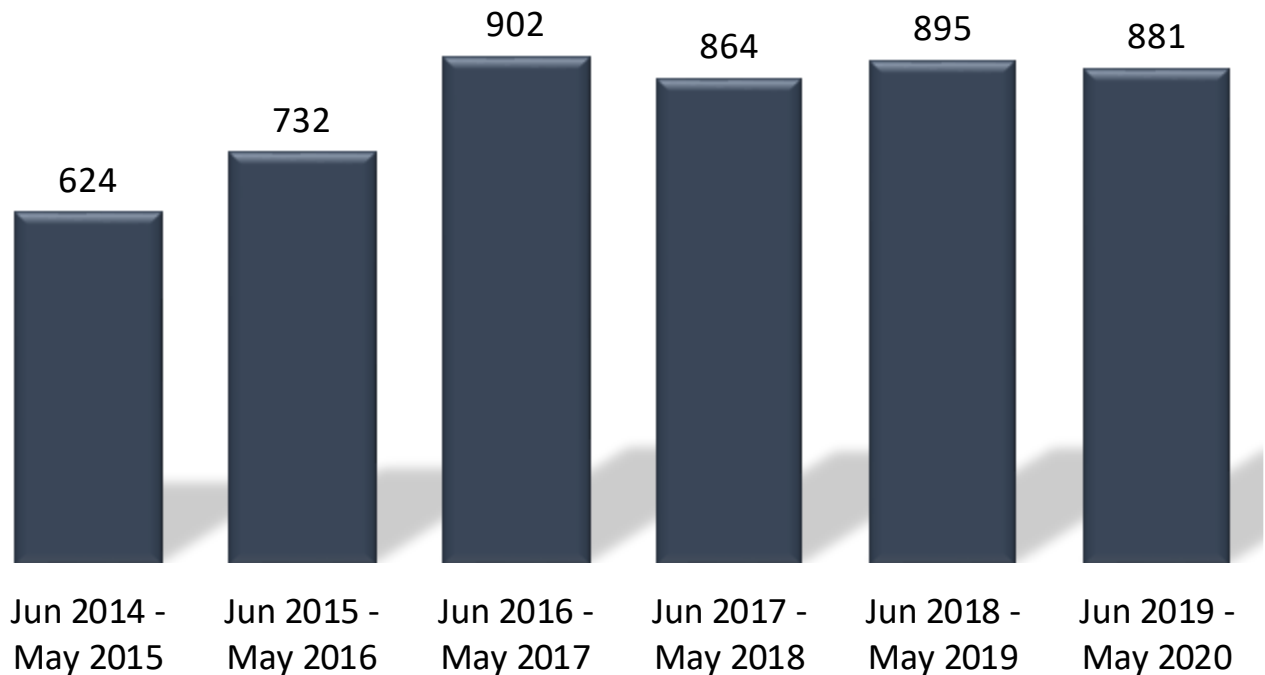
Median Sales Price by Quarter



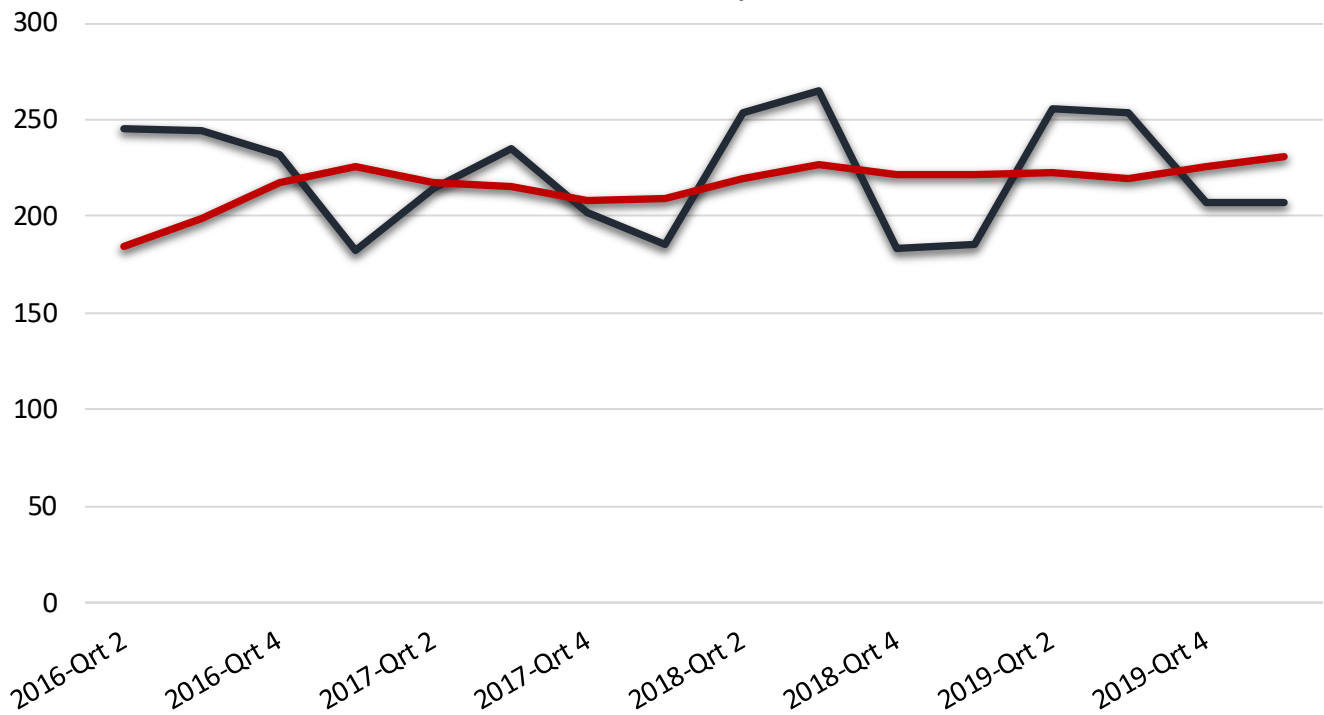
1st Qtr Year over Year Median Sales Price



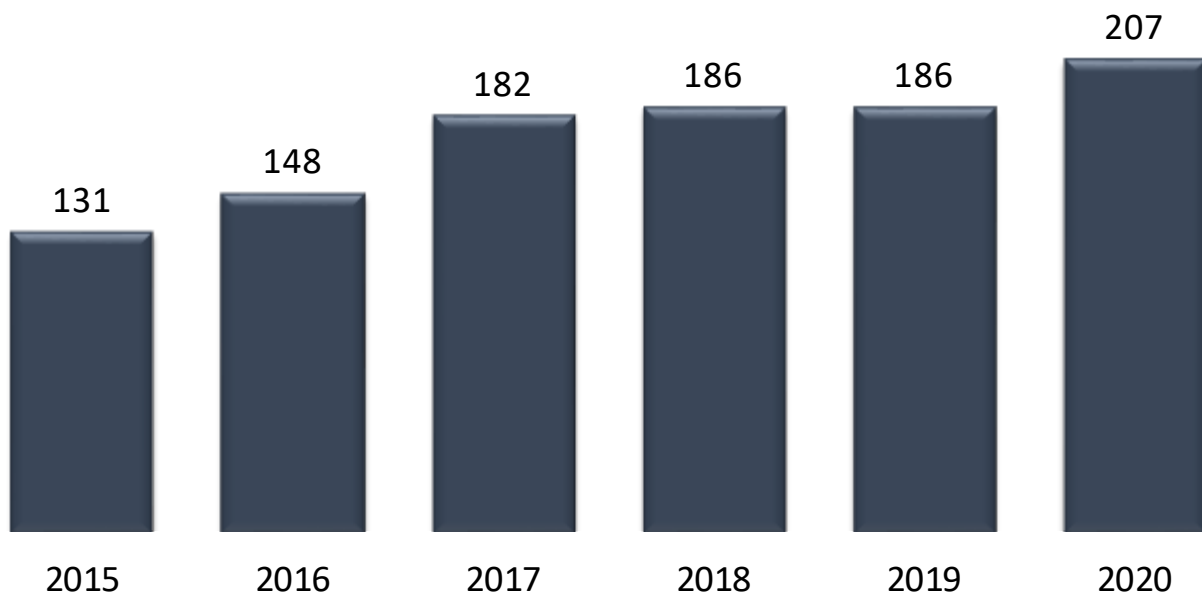
Annual Sales Volume



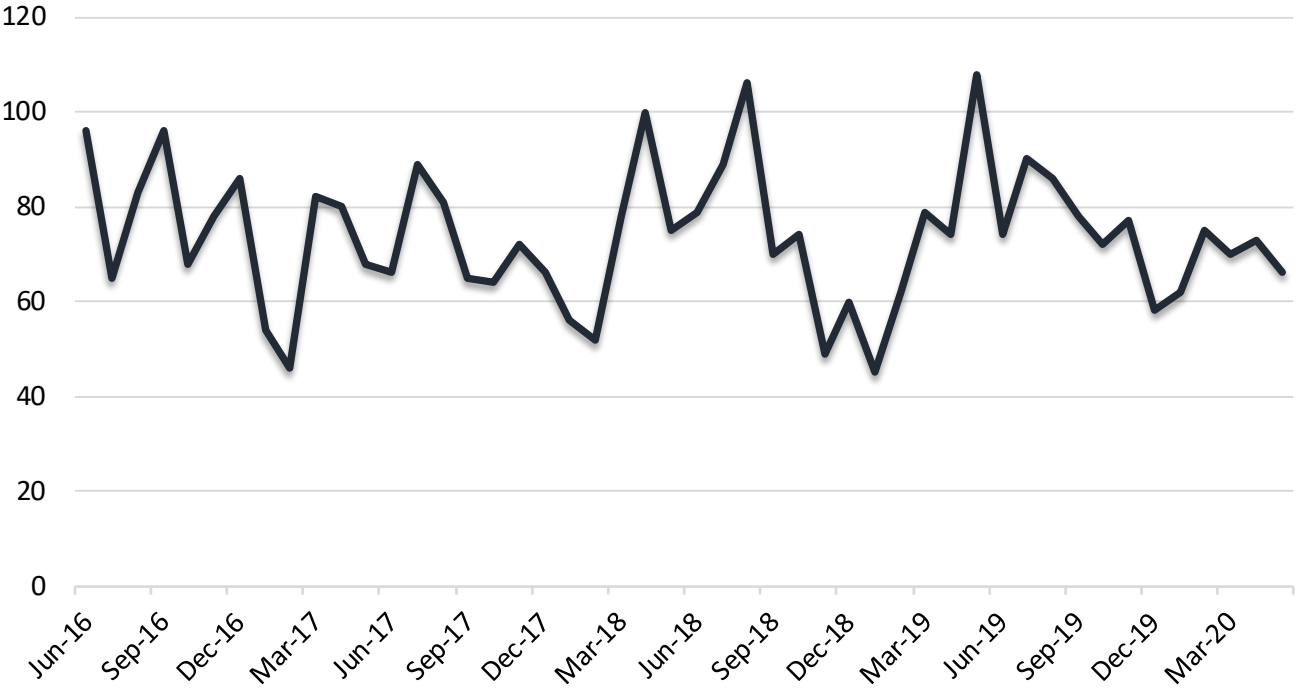
Sales Volume by Quarter



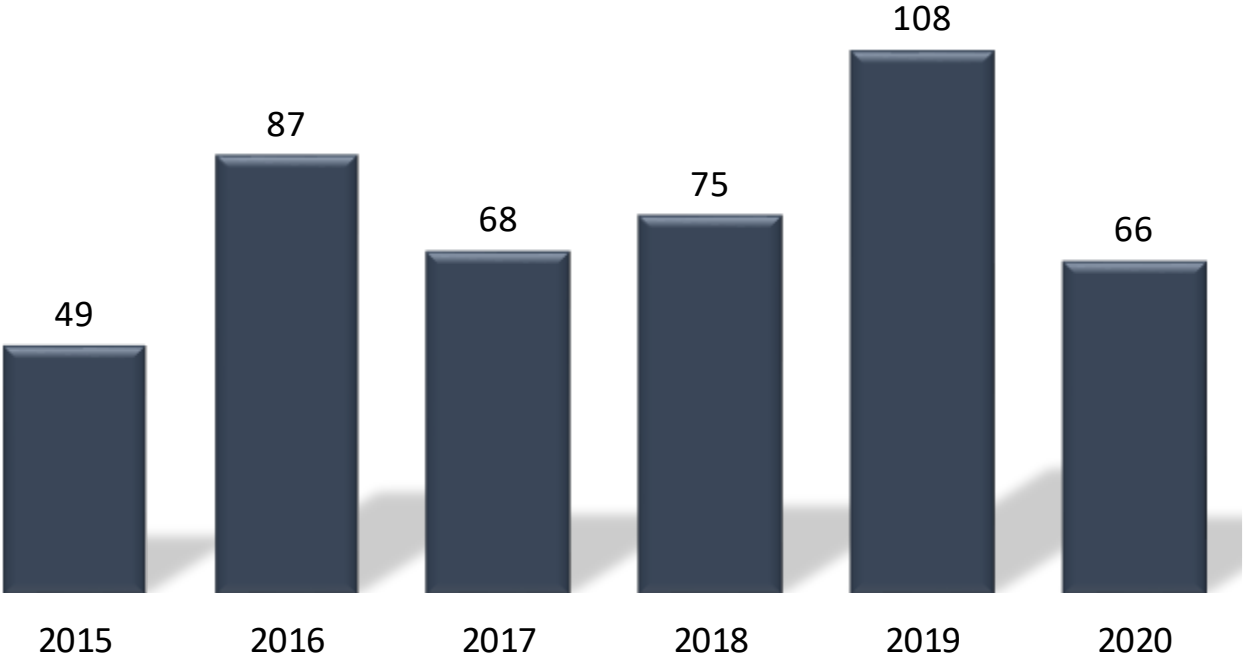
1st Qtr Year over Year Sales Volume



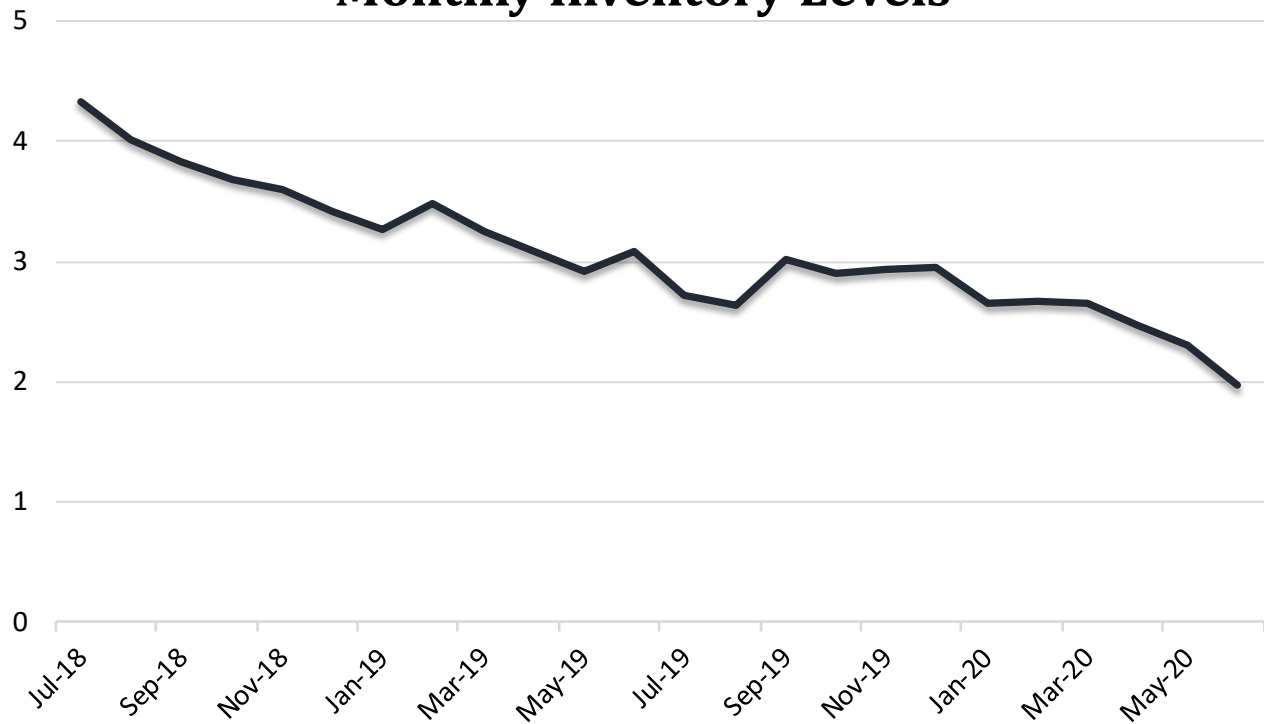
Monthly Sales Volume



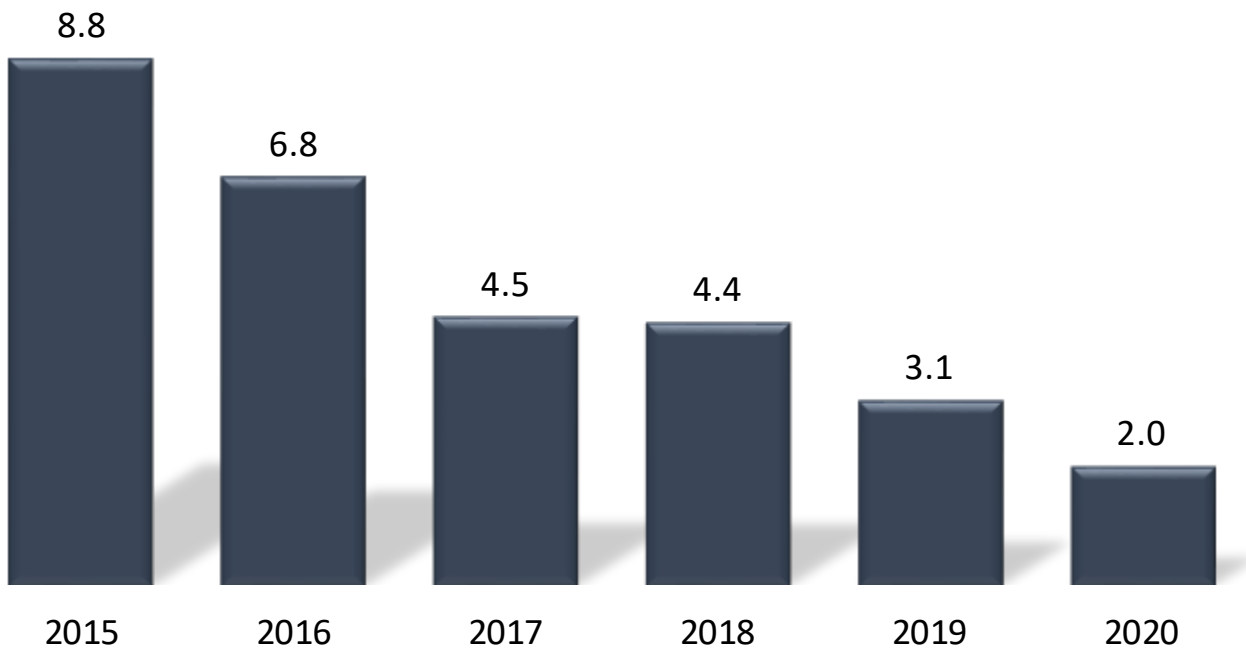
May Year over Year Sales Volume



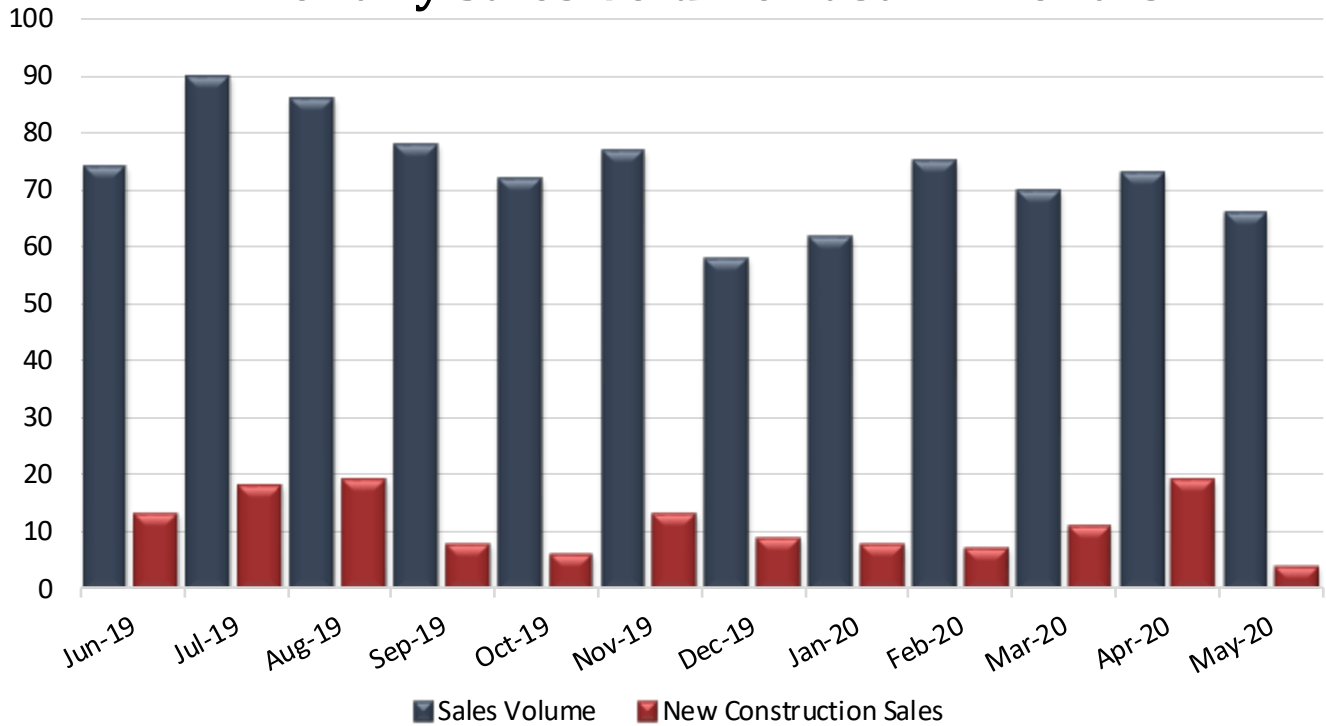
Monthly Inventory Levels



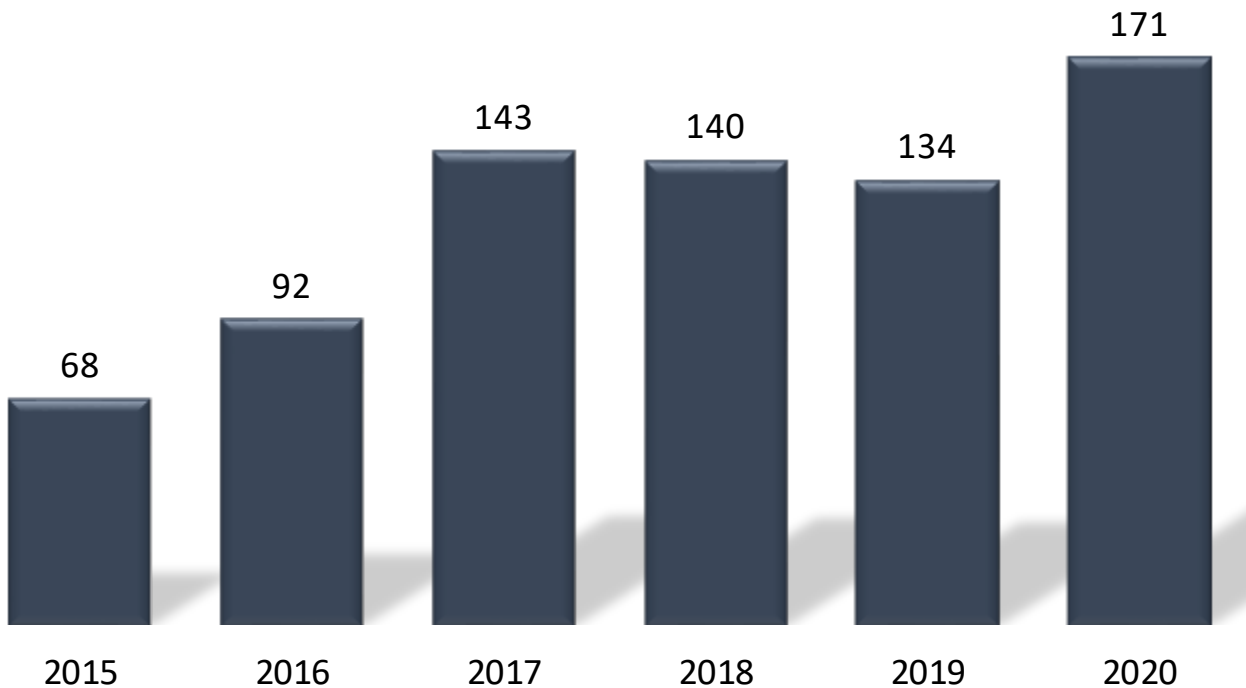
June Year over Year Inventory



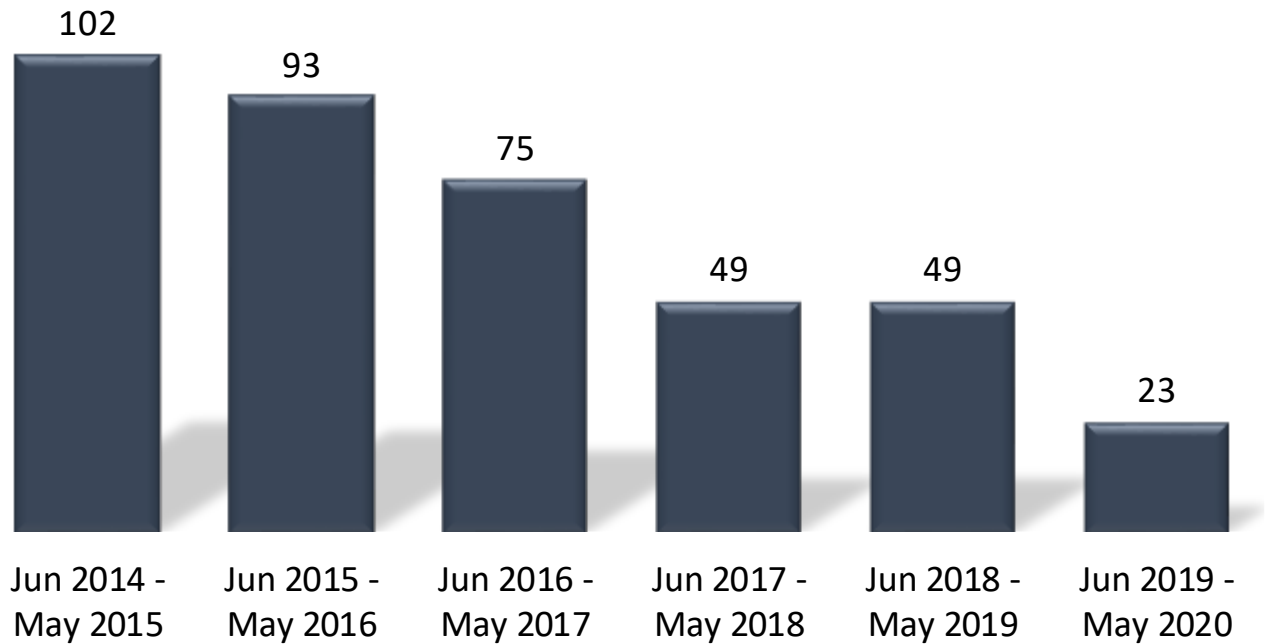
Monthly Sales Volume Past 12 Months



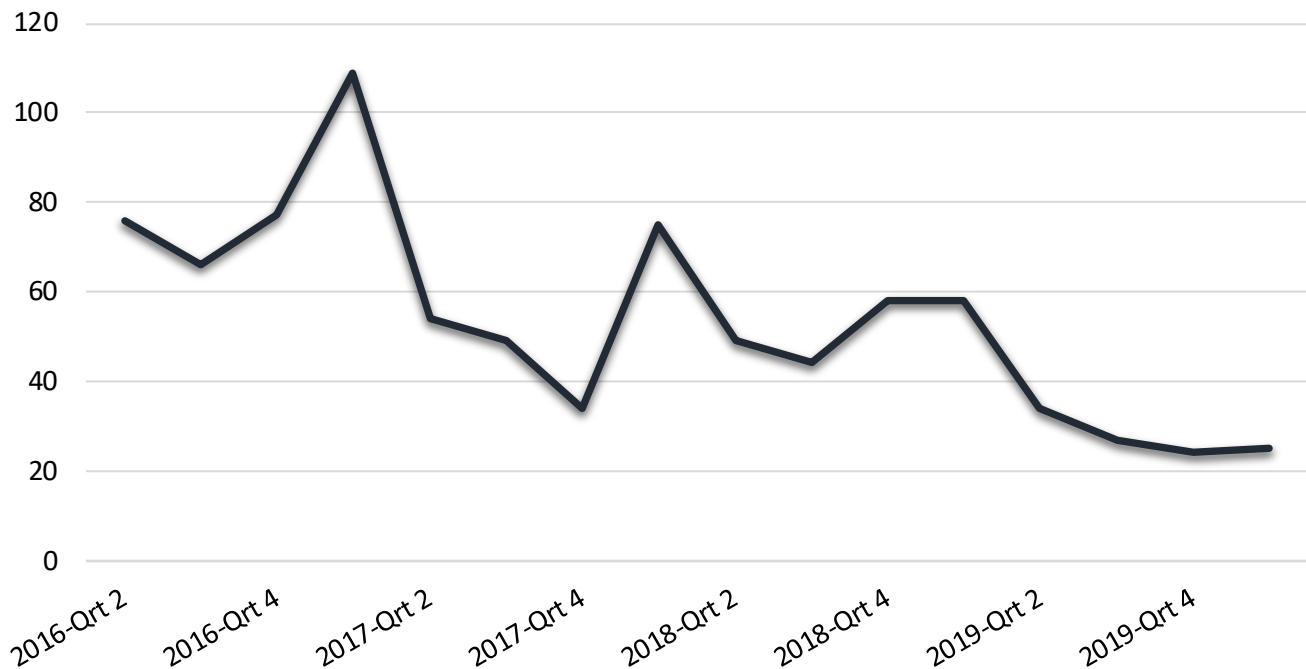
June Year over Year Pending Sales



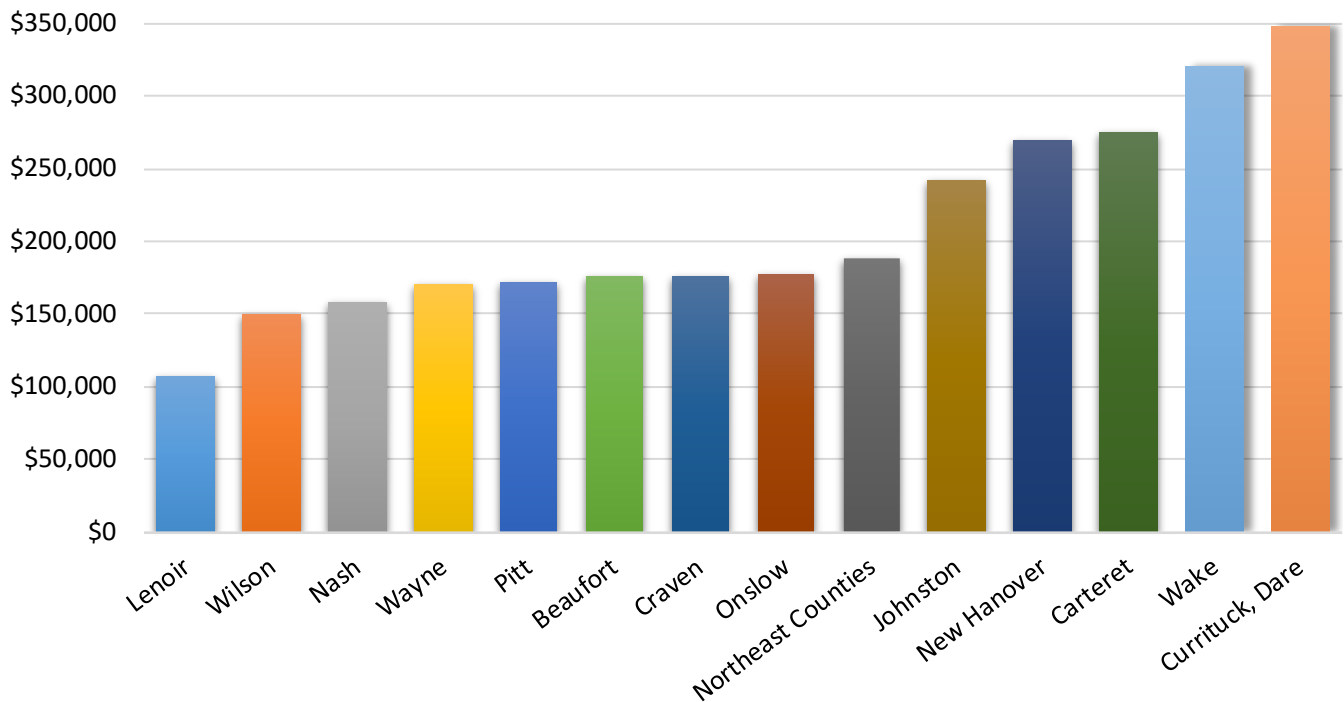
Annual Median Days on the Market



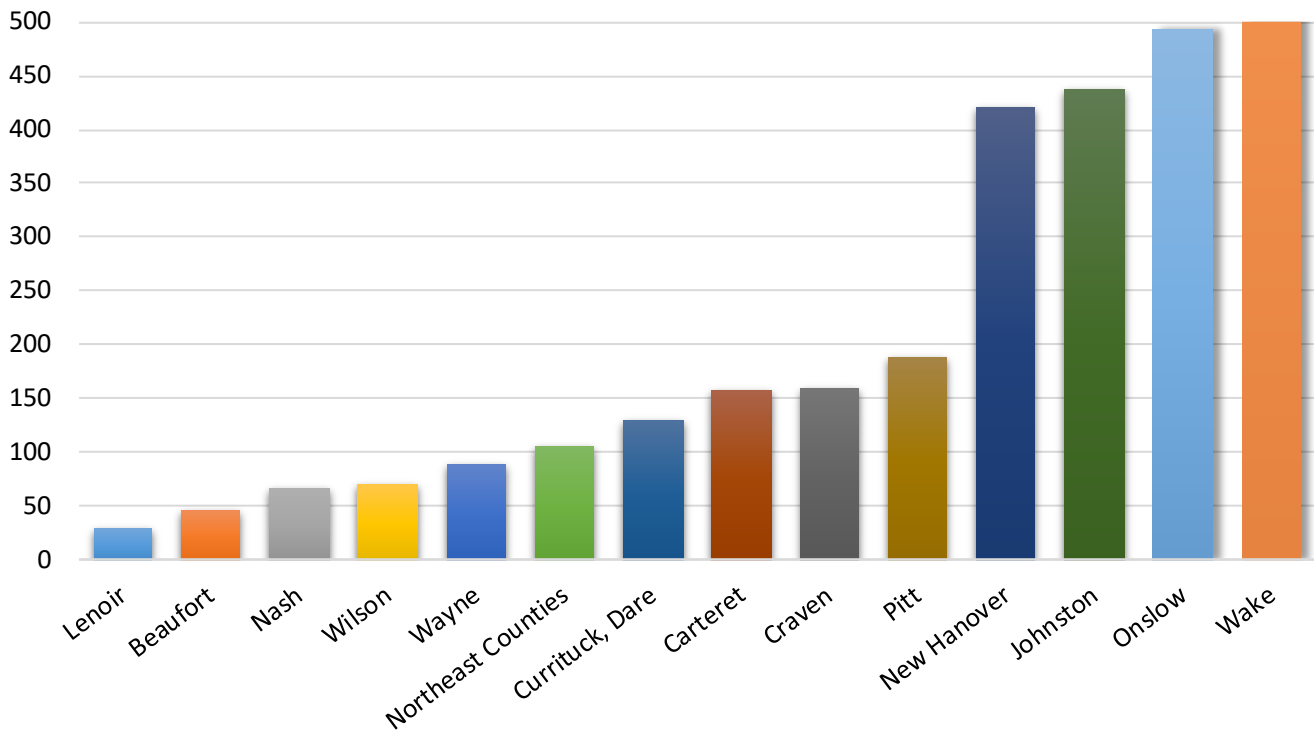
Median Days on Market by Quarter



Current Year Median Sales Price by County

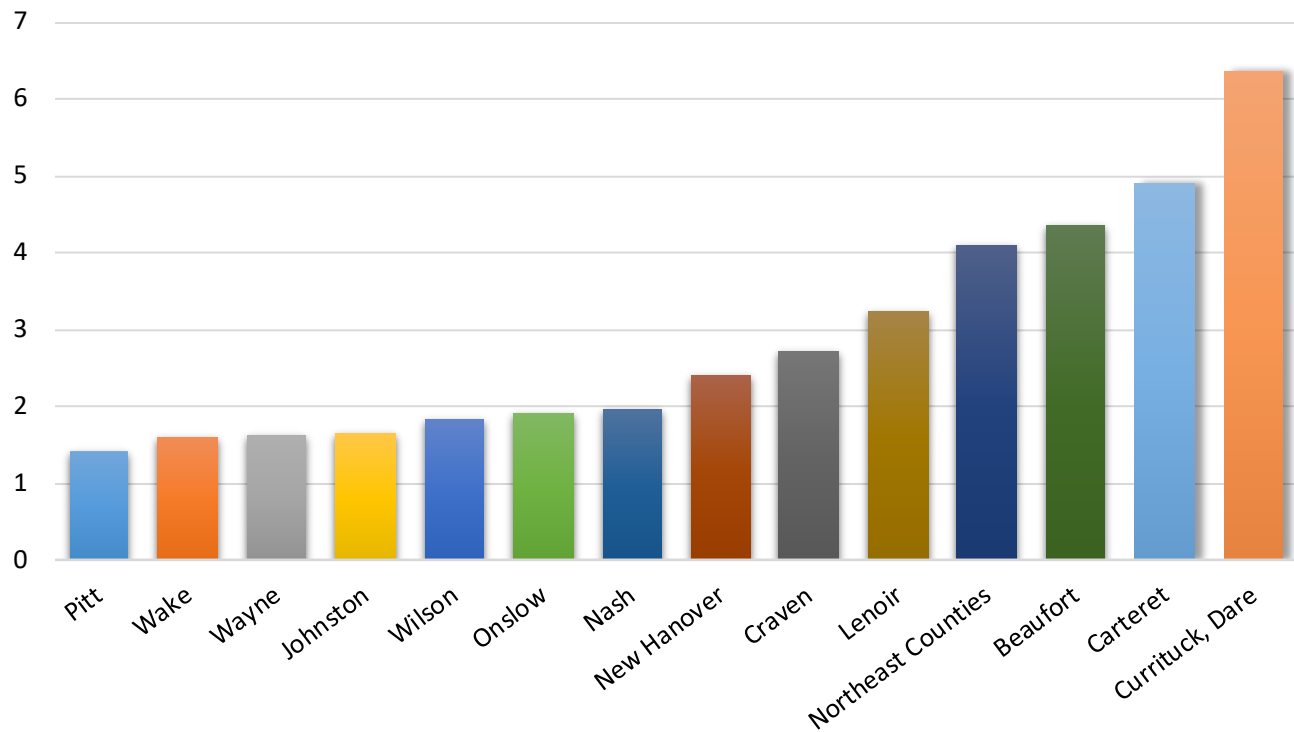


Current Month Sales Volume by County

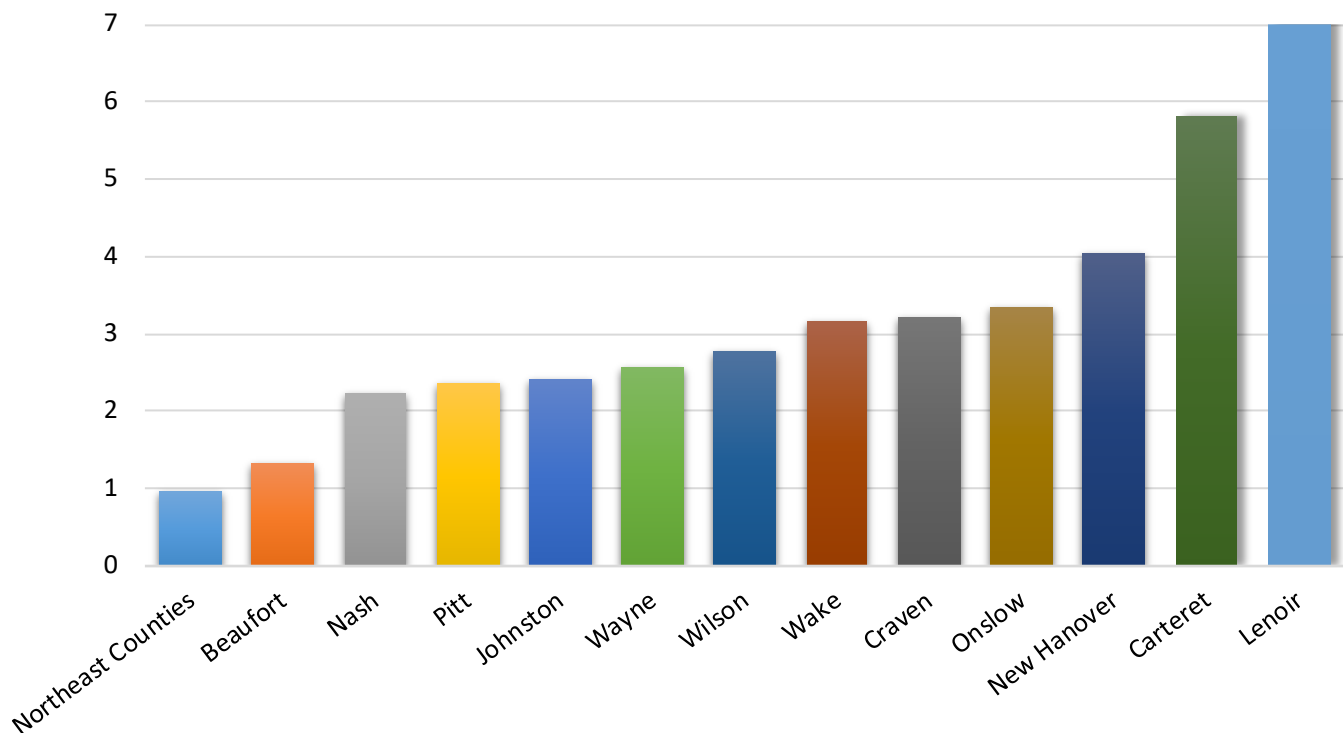


*Wake County is off the chart at 1,701 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)



*Lenoir County is off the chart at 72.0 months