

THE SHACKELFORD REPORT OCT 2021

Residential Real Estate Market Trends – Beaufort County – October 2021



Produced by:

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Quarterly Market Report

Beaufort County Market Summary

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

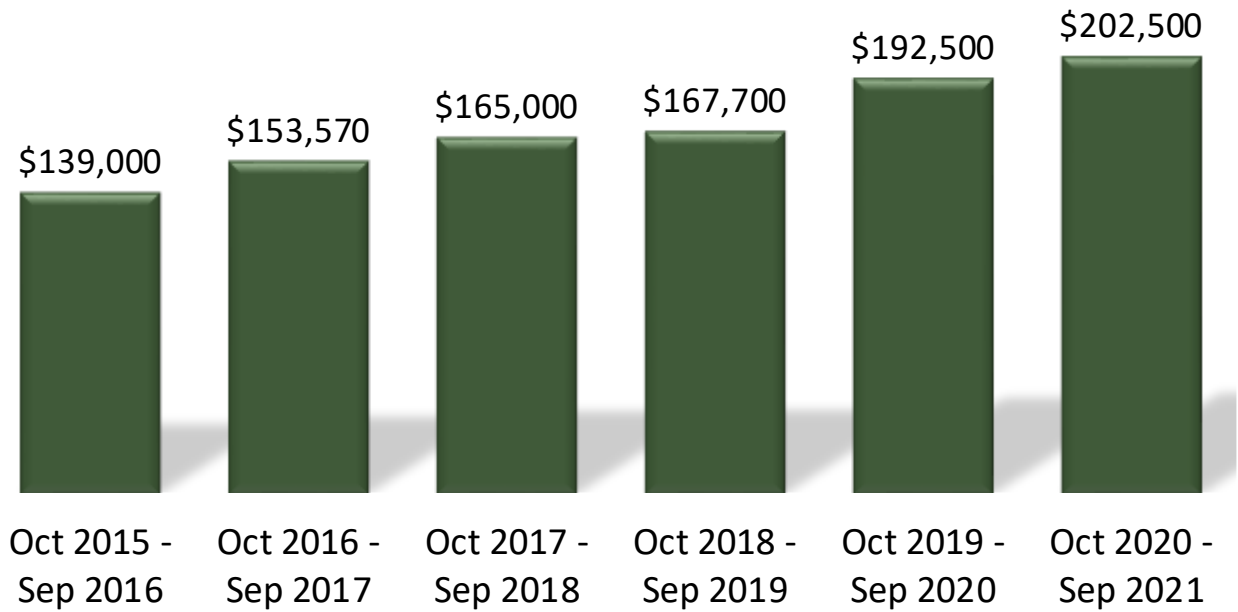
Highlights of the data include:

- 3rd quarter sales volume decreased 13.6% over the 3rd quarter of 2020.
- September sales volume decreased 10.5% over September 2020 levels.
- Pending sales at the beginning of October decreased 18.2% from October 2020.
- There are 1.6 months of inventory currently on the market.
- There are 2.1 months of new construction inventory on the market.

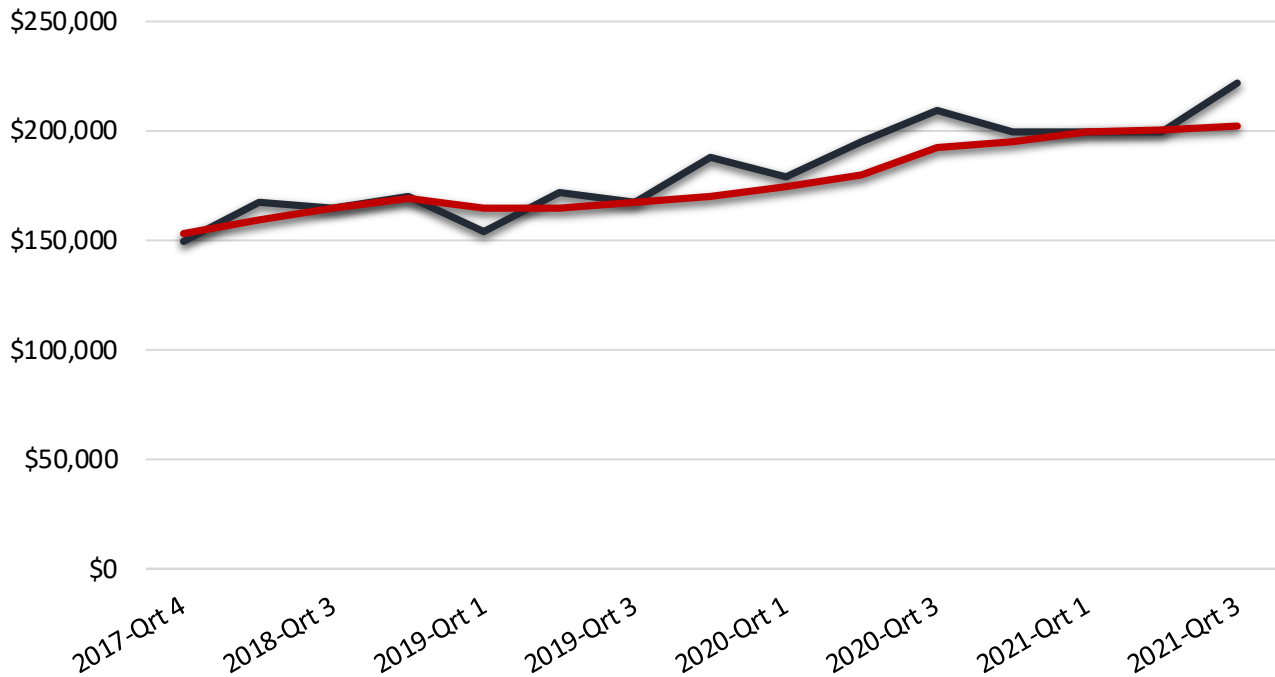
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Oct 2015 - Sep 2016	481	7.4%	\$139,000	-4.1%	112	-7.4%
Oct 2016 - Sep 2017	487	1.2%	\$153,570	10.5%	84	-25.0%
Oct 2017 - Sep 2018	525	7.8%	\$165,000	7.4%	73	-13.1%
Oct 2018 - Sep 2019	522	-0.6%	\$167,700	1.6%	76	4.1%
Oct 2019 - Sep 2020	544	4.2%	\$192,500	14.8%	46	-39.5%
Oct 2020 - Sep 2021	606	11.4%	\$202,500	5.2%	18	-60.9%
Current Active Listings:		79	Months of Inventory:		1.6	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 4	116	-28.4%	\$187,950	11.9%	\$169,900	1.3%	57	-16.2%
2020-Qrt 1	102	-12.1%	\$179,200	-4.7%	\$174,750	2.9%	63	10.5%
2020-Qrt 2	150	47.1%	\$195,400	9.0%	\$179,900	2.9%	43	-31.7%
2020-Qrt 3	176	17.3%	\$210,000	7.5%	\$192,500	7.0%	31	-27.9%
2020-Qrt 4	169	-4.0%	\$200,000	-4.8%	\$195,150	1.4%	28	-9.7%
2021-Qrt 1	124	-26.6%	\$199,950	0.0%	\$200,000	2.5%	23	-17.9%
2021-Qrt 2	161	29.8%	\$200,000	0.0%	\$201,000	0.5%	13	-43.5%
2021-Qrt 3	152	-5.6%	\$222,450	11.2%	\$202,500	0.7%	8	-38.5%

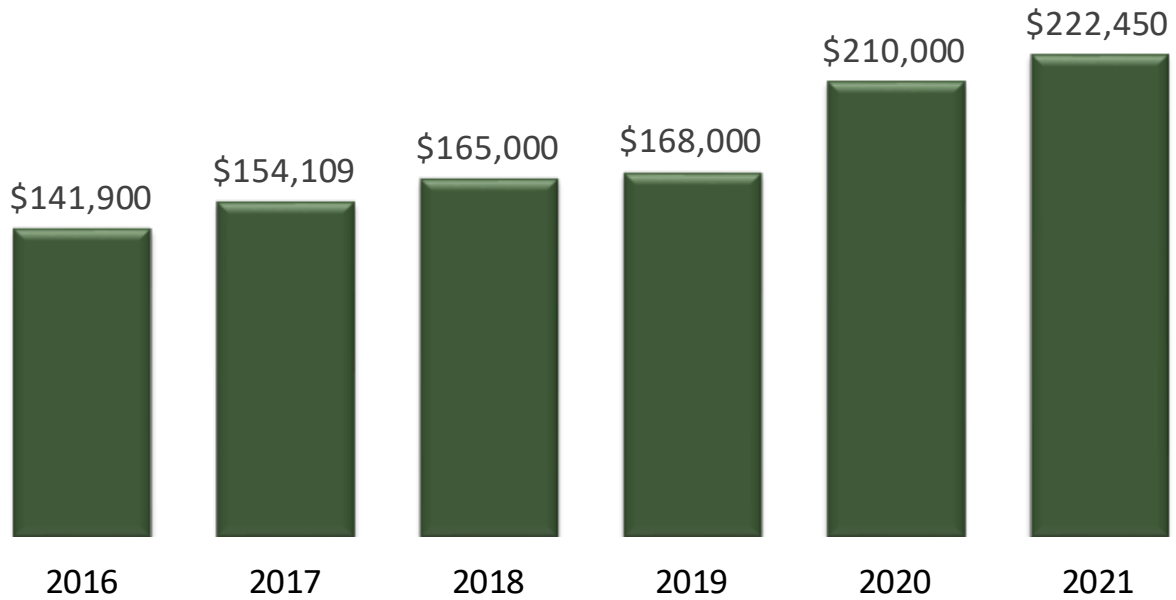
Annual Median Sales Price



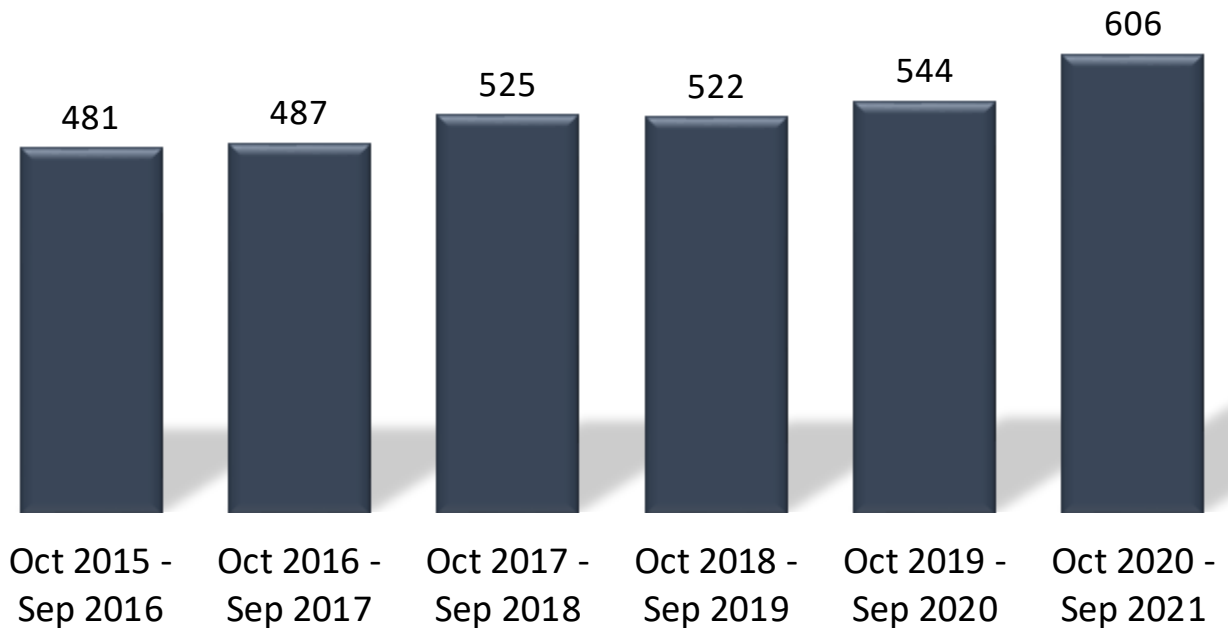
Median Sales Price by Quarter



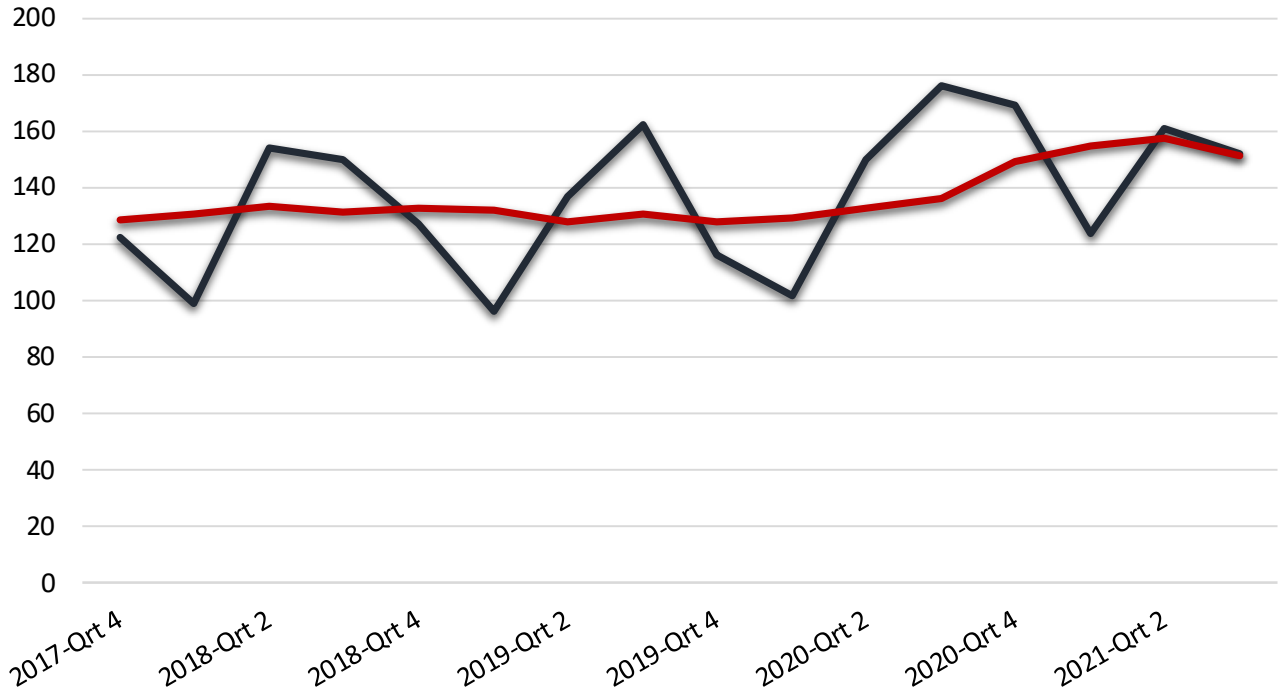
3rd Qtr Year over Year Median Sales Price



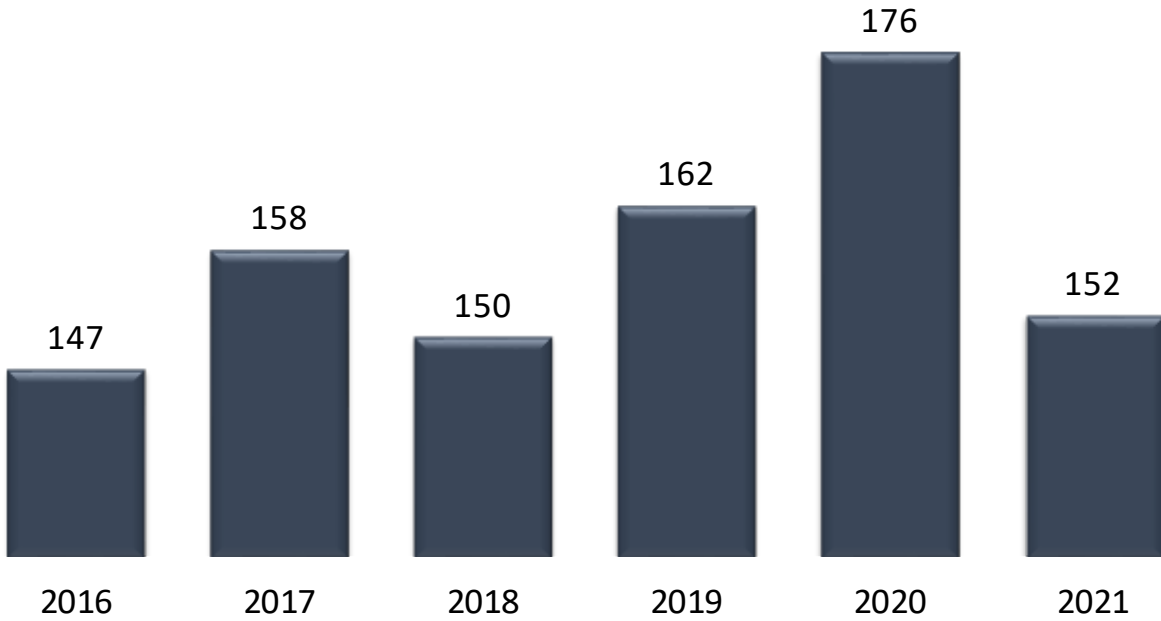
Annual Sales Volume



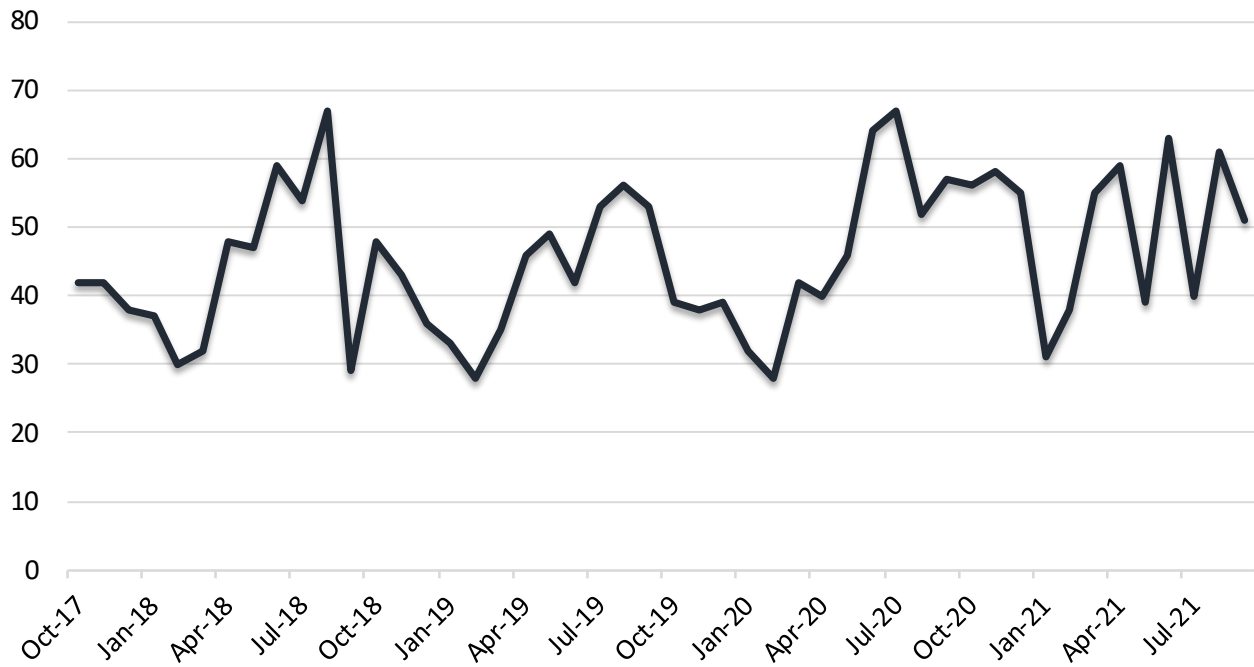
Sales Volume by Quarter



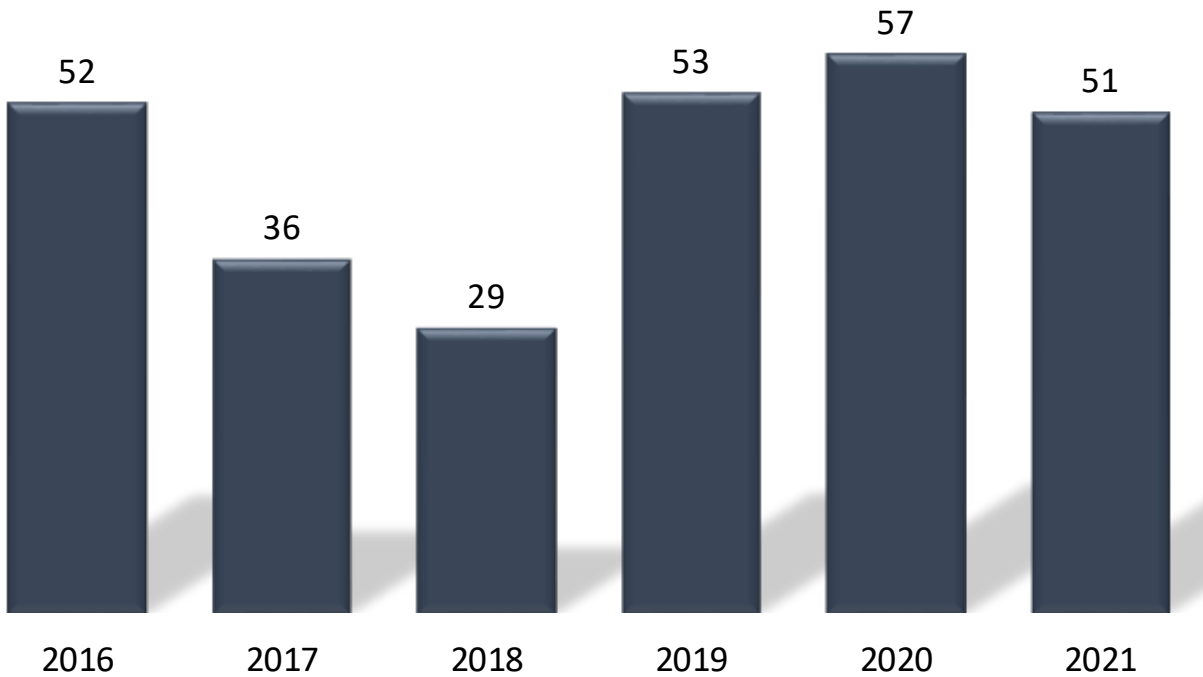
3rd Qtr Year over Year Sales Volume



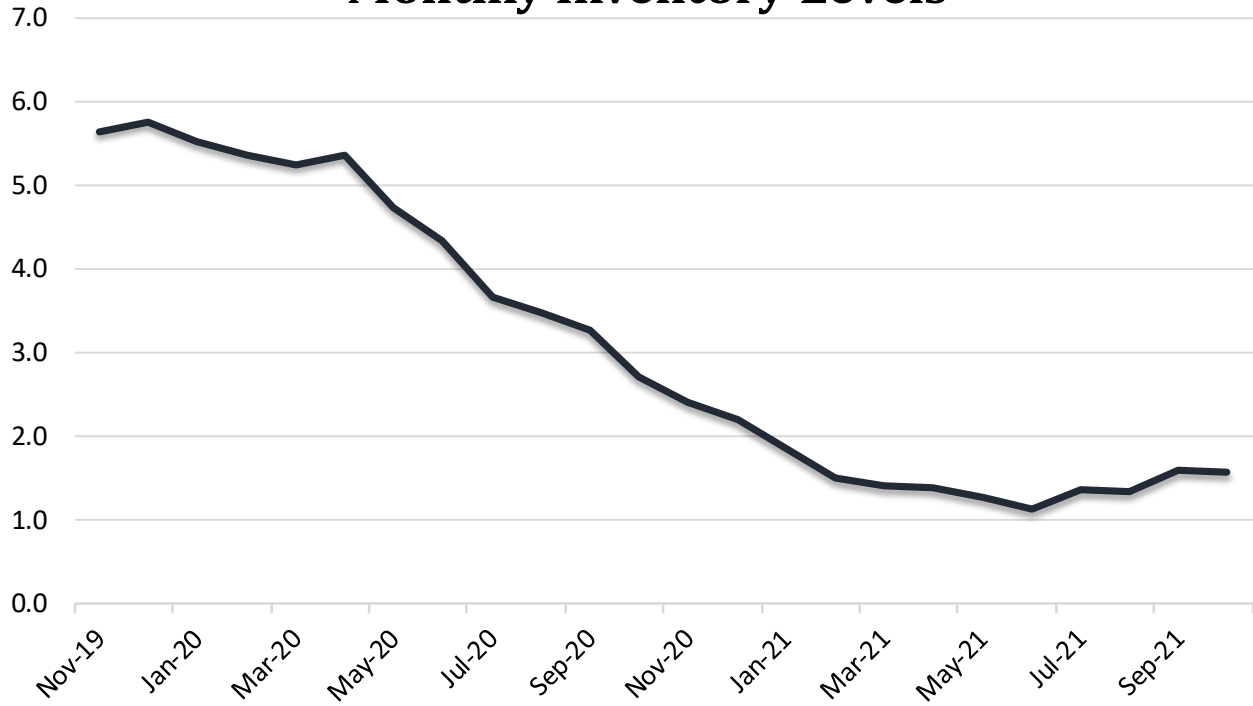
Monthly Sales Volume



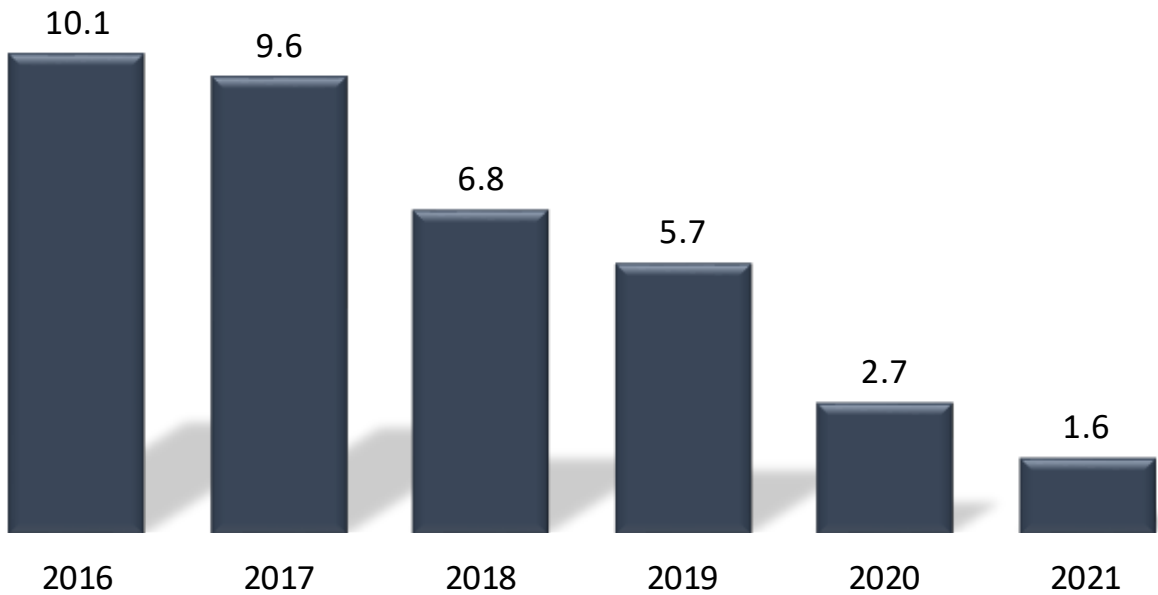
September Year over Year Sales Volume



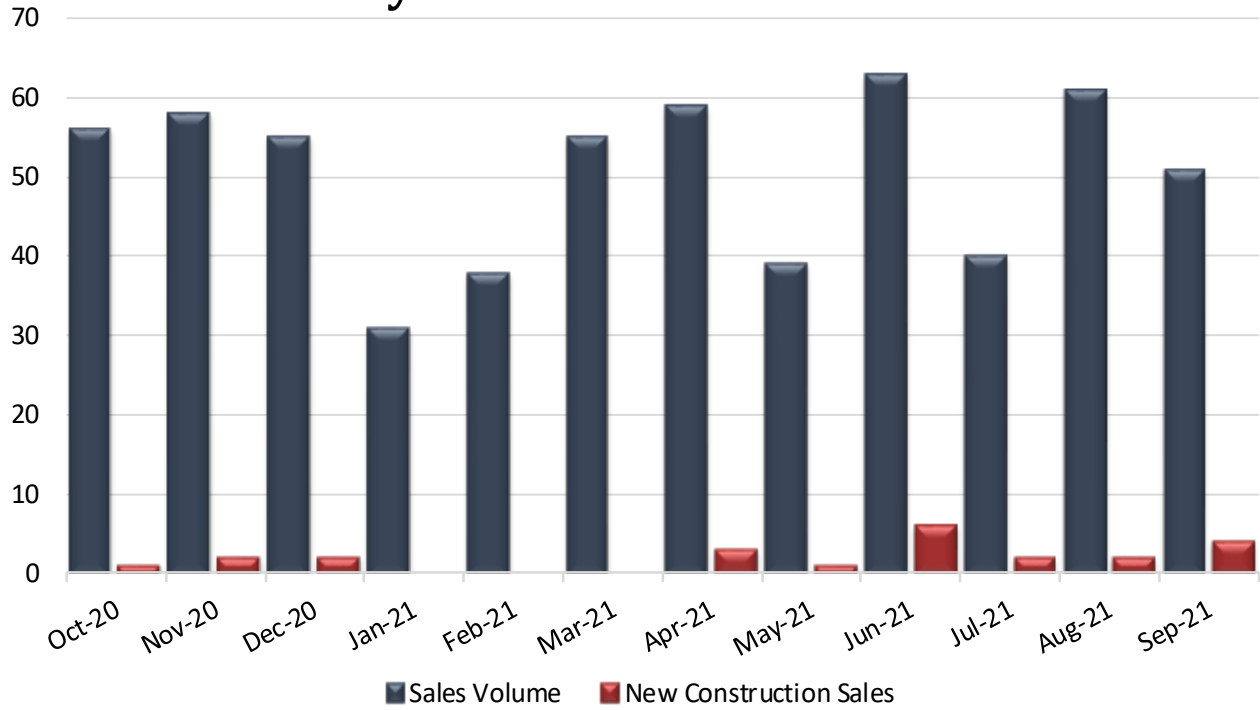
Monthly Inventory Levels



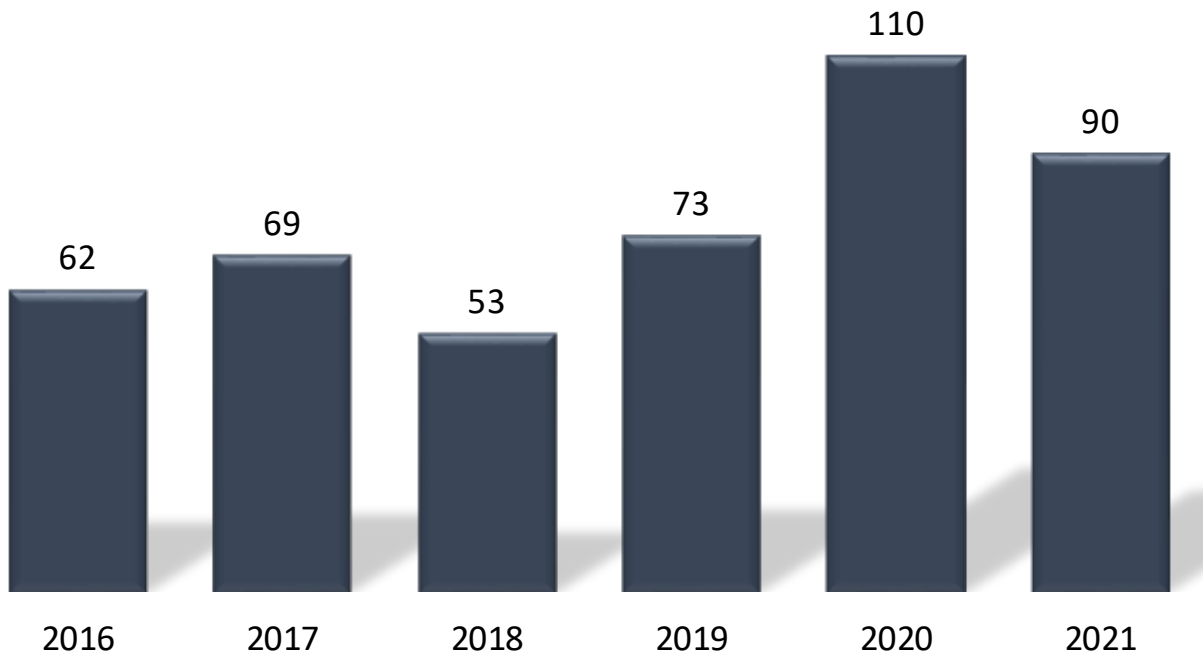
October Year over Year Inventory



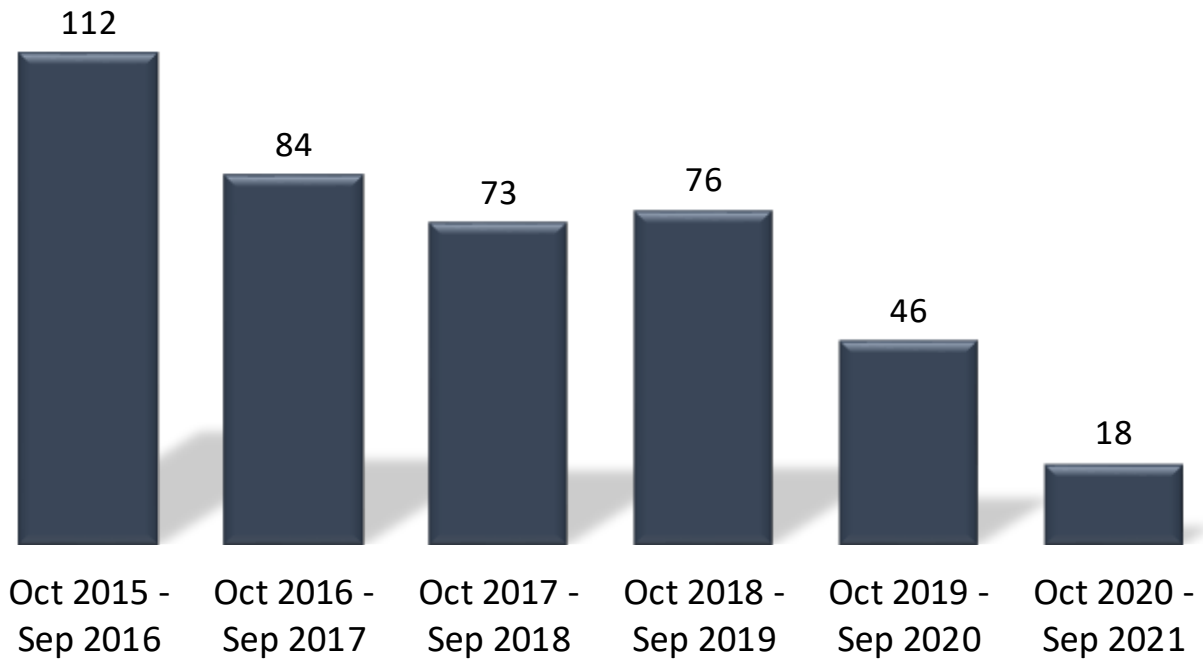
Monthly Sales Volume Past 12 Months



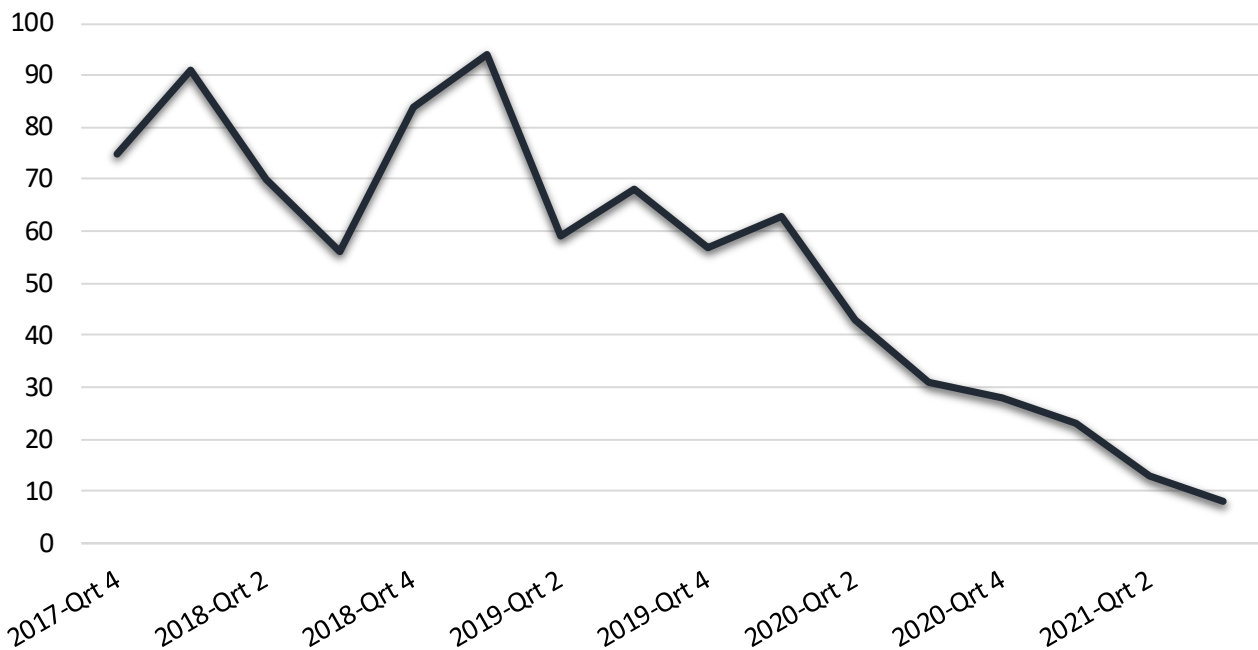
October Year over Year Pending Sales



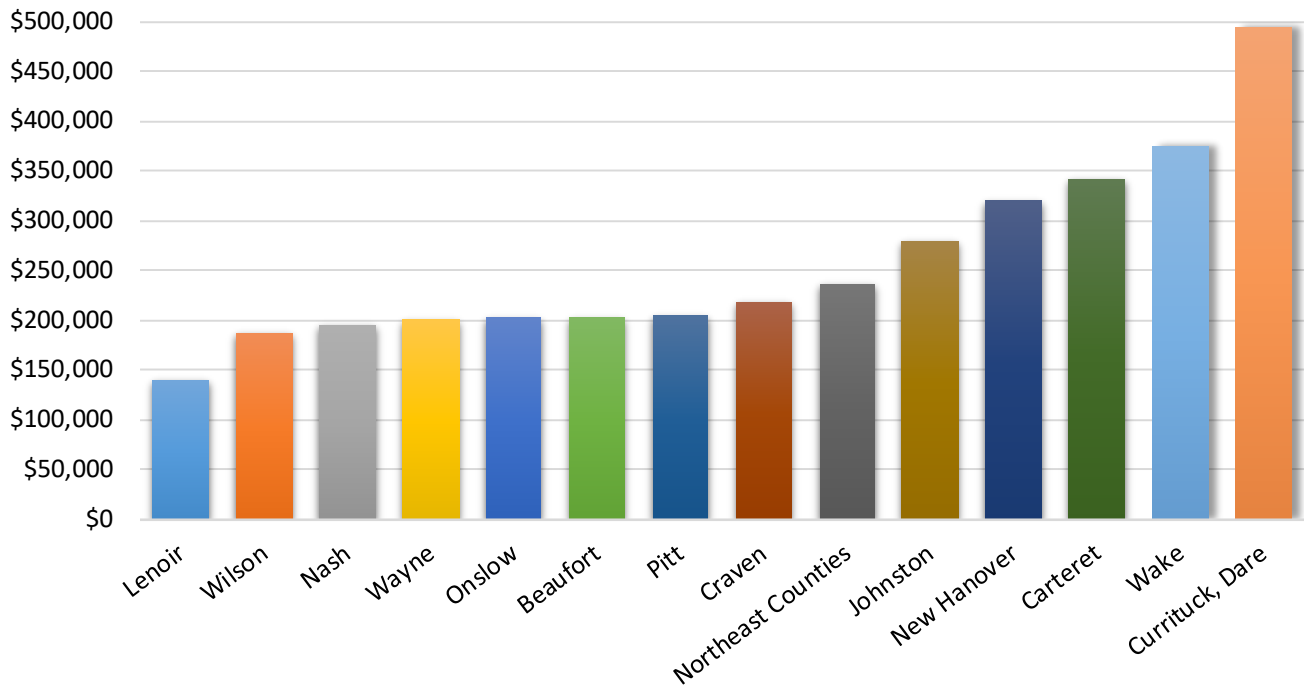
Annual Median Days on the Market



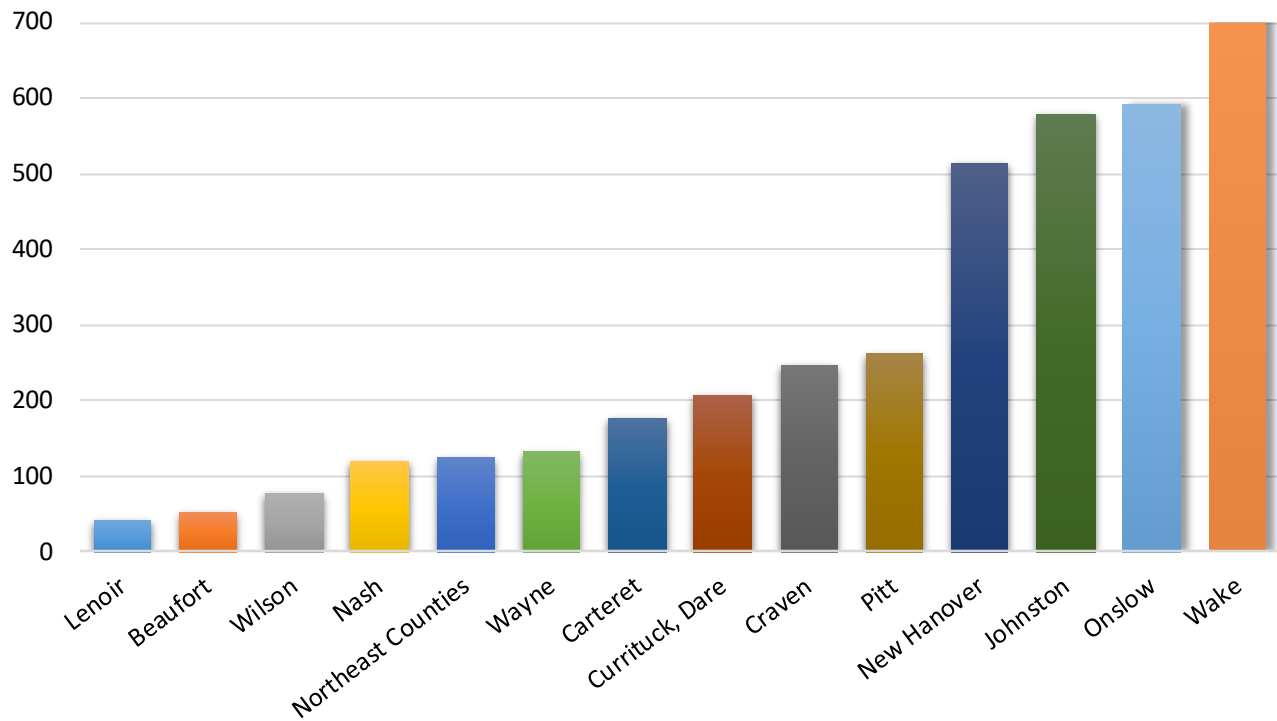
Median Days on Market by Quarter



Current Year Median Sales Price by County

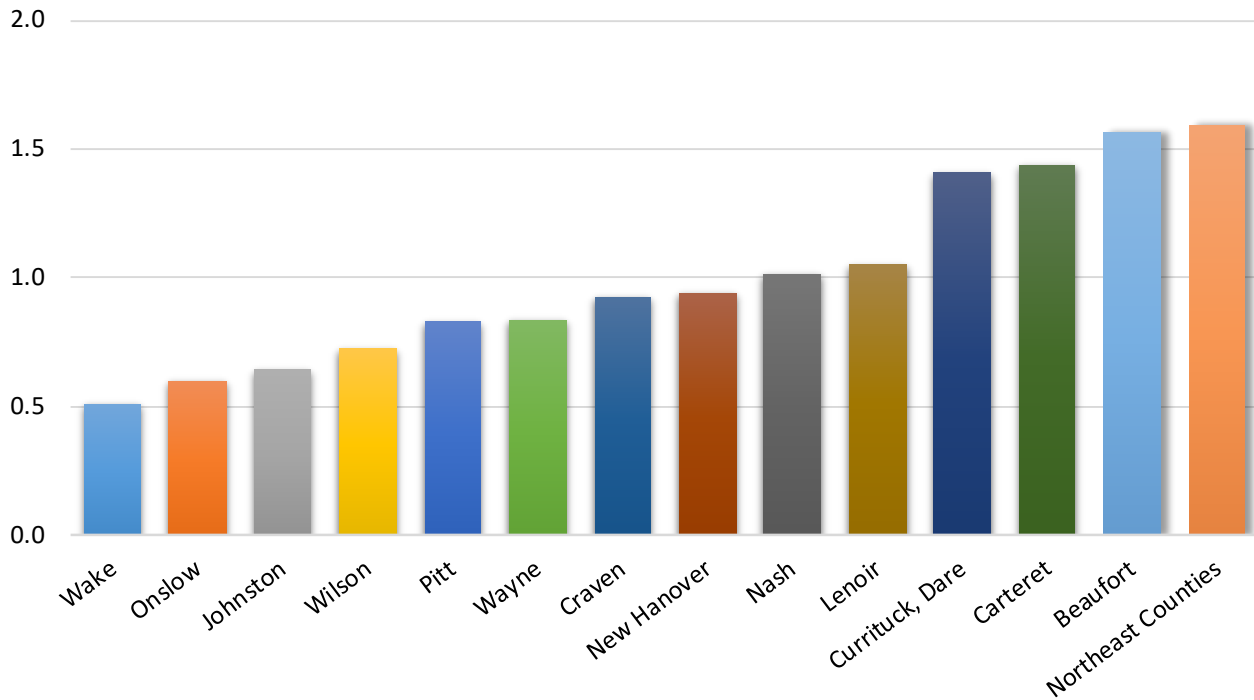


Current Month Sales Volume by County



*Wake County is off the chart at 1,757 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

