

THE SHACKELFORD REPORT OCT 2021

Residential Real Estate Market Trends – Pitt County – October 2021



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

Pitt County Market Summary

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

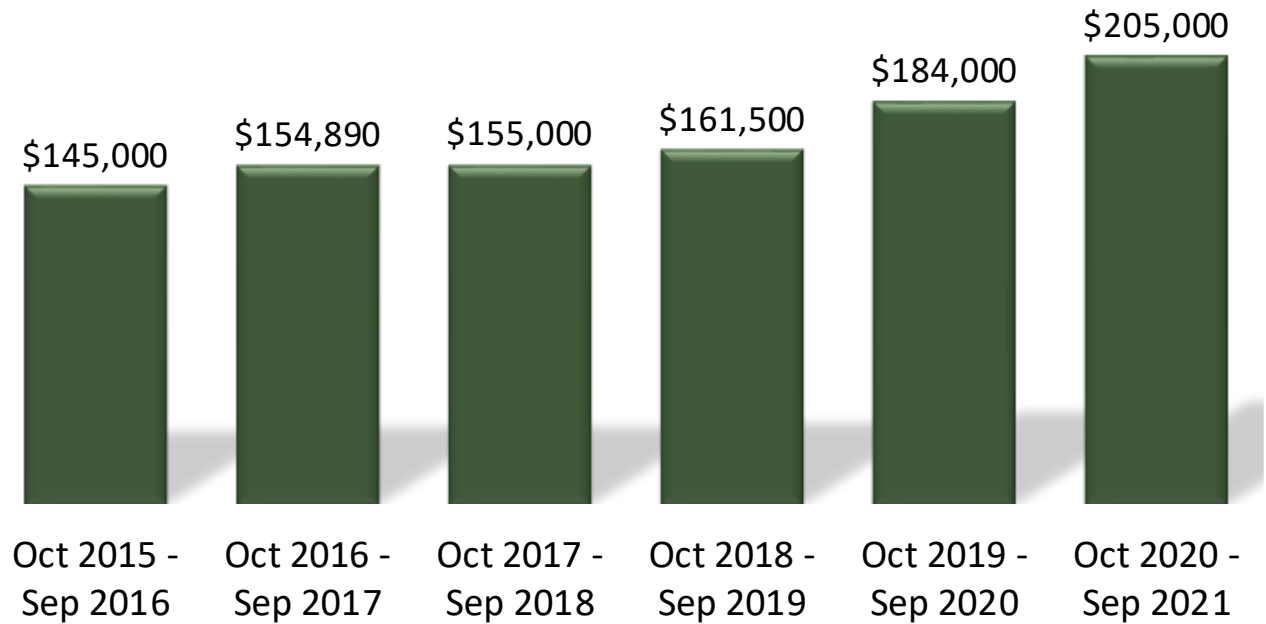
Highlights of the data include:

- 3rd quarter sales volume decreased 0.7% over the 3rd quarter of 2020.
- September sales volume was 0.8% higher than September 2020 levels.
- Pending sales at the beginning of October decreased 2.6% from October 2020.
- There are 0.8 months of inventory currently on the market.
- There are 1.3 months of new construction inventory on the market.

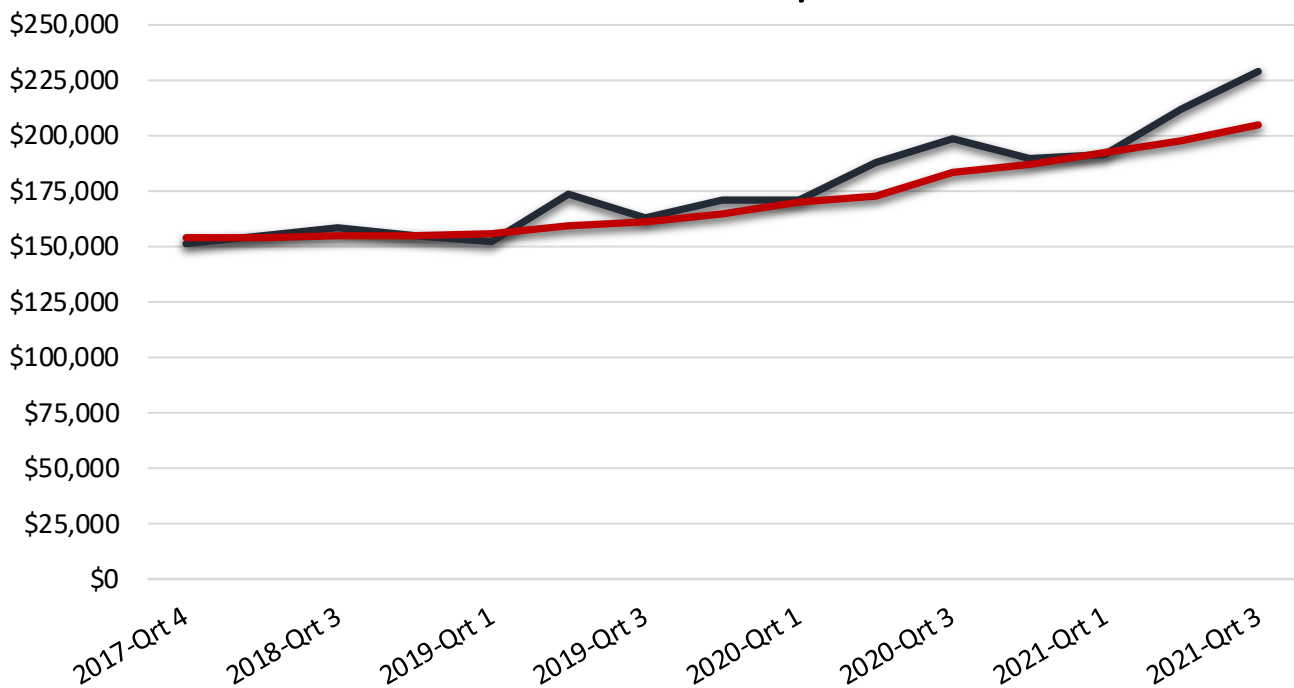
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Oct 2015 - Sep 2016	2,093	12.8%	\$145,000	4.3%	69	-27.4%
Oct 2016 - Sep 2017	2,174	3.9%	\$154,890	6.8%	42	-39.1%
Oct 2017 - Sep 2018	2,267	4.3%	\$155,000	0.1%	25	-40.5%
Oct 2018 - Sep 2019	2,371	4.6%	\$161,500	4.2%	16	-36.0%
Oct 2019 - Sep 2020	2,479	4.6%	\$184,000	13.9%	10	-37.5%
Oct 2020 - Sep 2021	2,835	14.4%	\$205,000	11.4%	4	-60.0%
Current Active Listings: 195 Months of Inventory: 0.8						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 4	532	-17.9%	\$171,500	5.2%	\$165,200	2.3%	14	40.0%
2020-Qrt 1	543	2.1%	\$171,000	-0.3%	\$170,000	2.9%	12	-14.3%
2020-Qrt 2	637	17.3%	\$188,000	9.9%	\$173,000	1.8%	11	-8.3%
2020-Qrt 3	767	20.4%	\$199,000	5.9%	\$184,000	6.4%	6	-45.5%
2020-Qrt 4	685	-10.7%	\$190,000	-4.5%	\$187,000	1.6%	4	-33.3%
2021-Qrt 1	583	-14.9%	\$191,500	0.8%	\$192,400	2.9%	4	0.0%
2021-Qrt 2	805	38.1%	\$212,000	10.7%	\$198,000	2.9%	3	-25.0%
2021-Qrt 3	762	-5.3%	\$228,895	8.0%	\$205,000	3.5%	4	33.3%

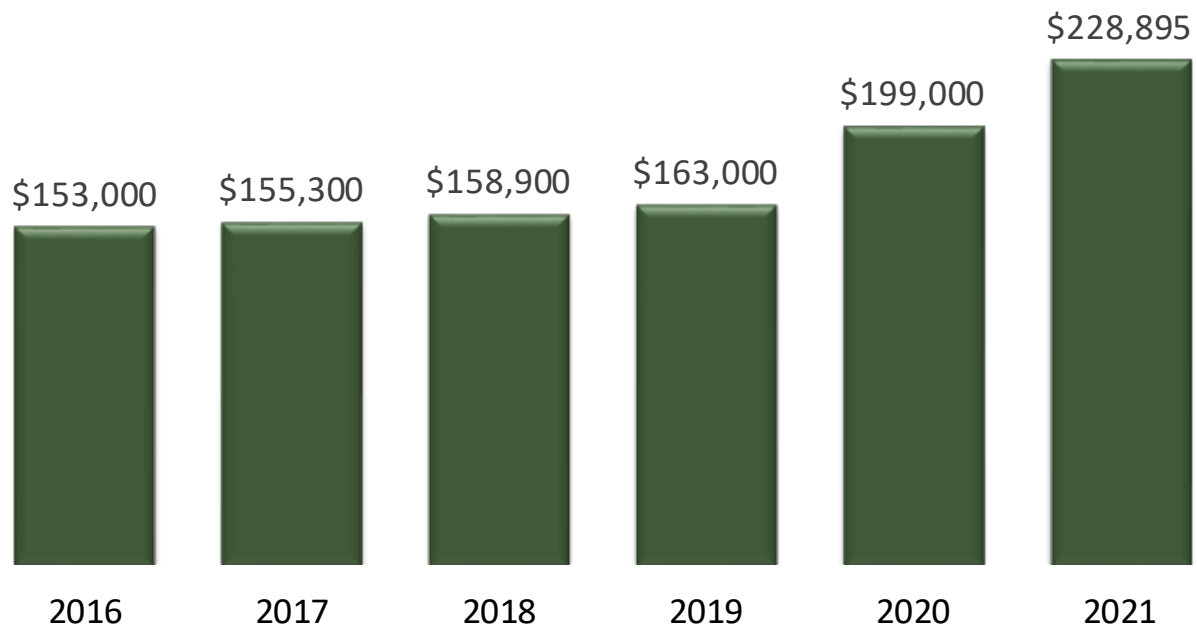
Annual Median Sales Price



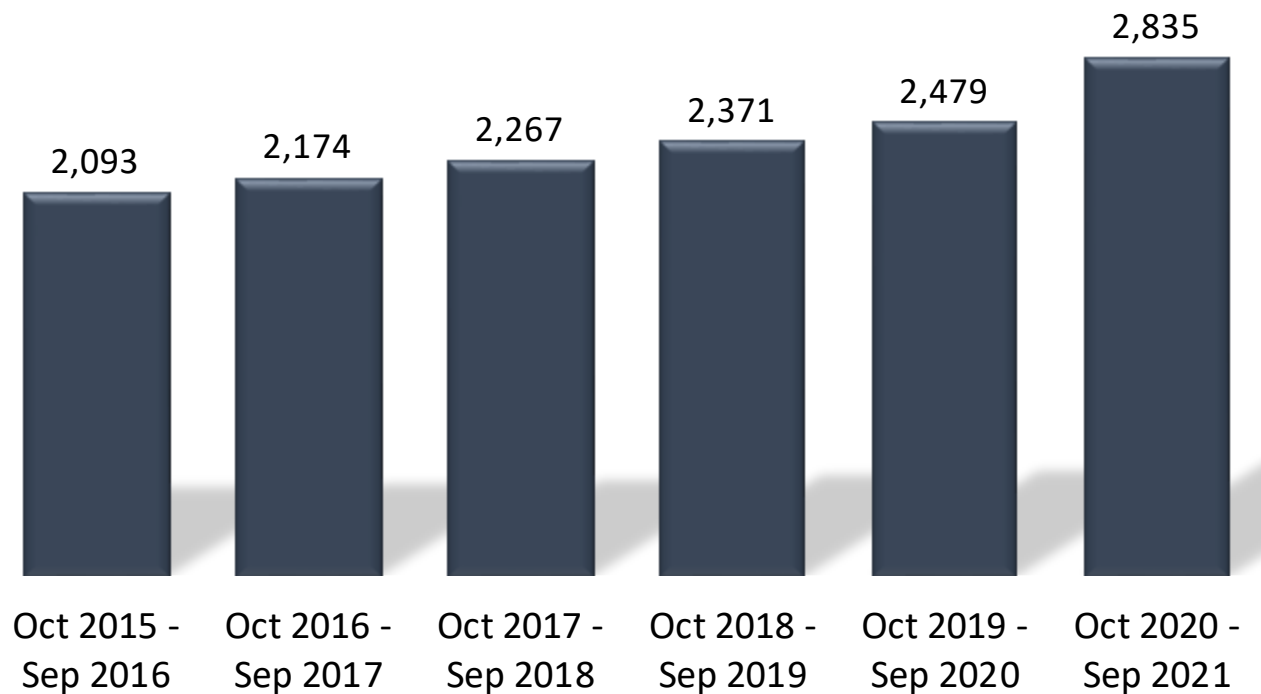
Median Sales Price by Quarter



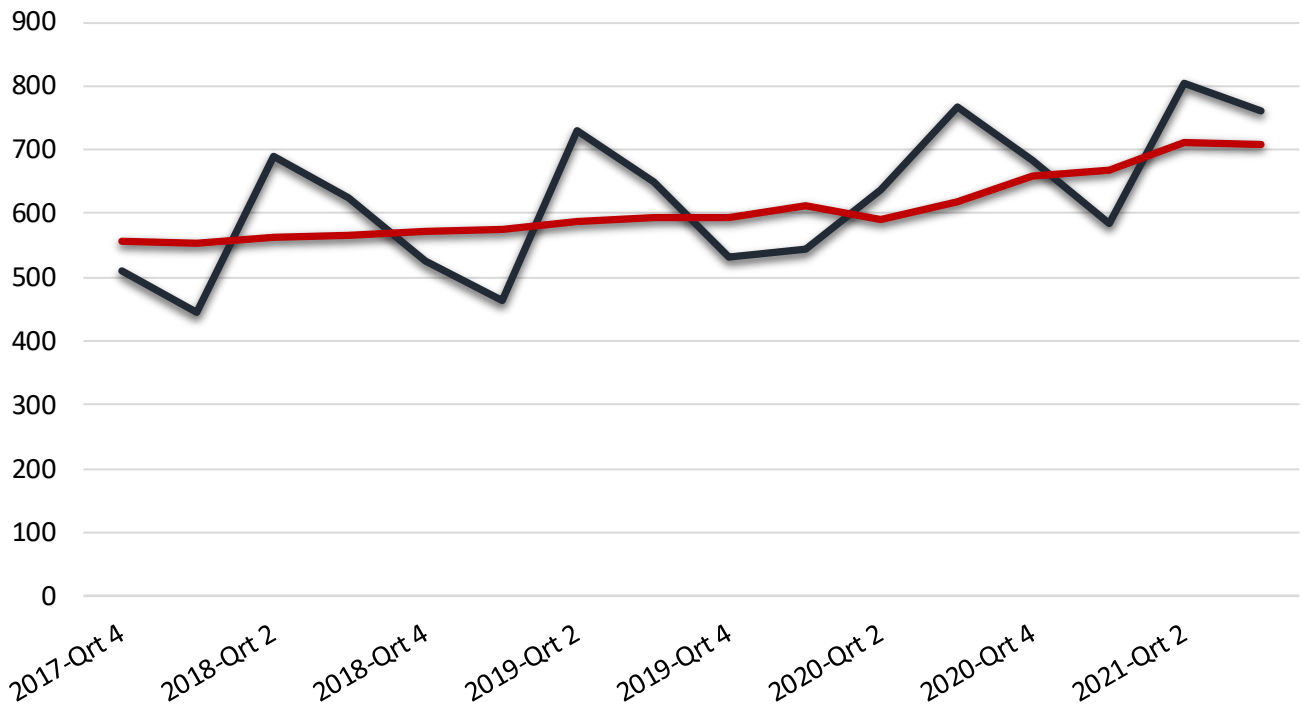
3rd Qtr Year over Year Median Sales Price



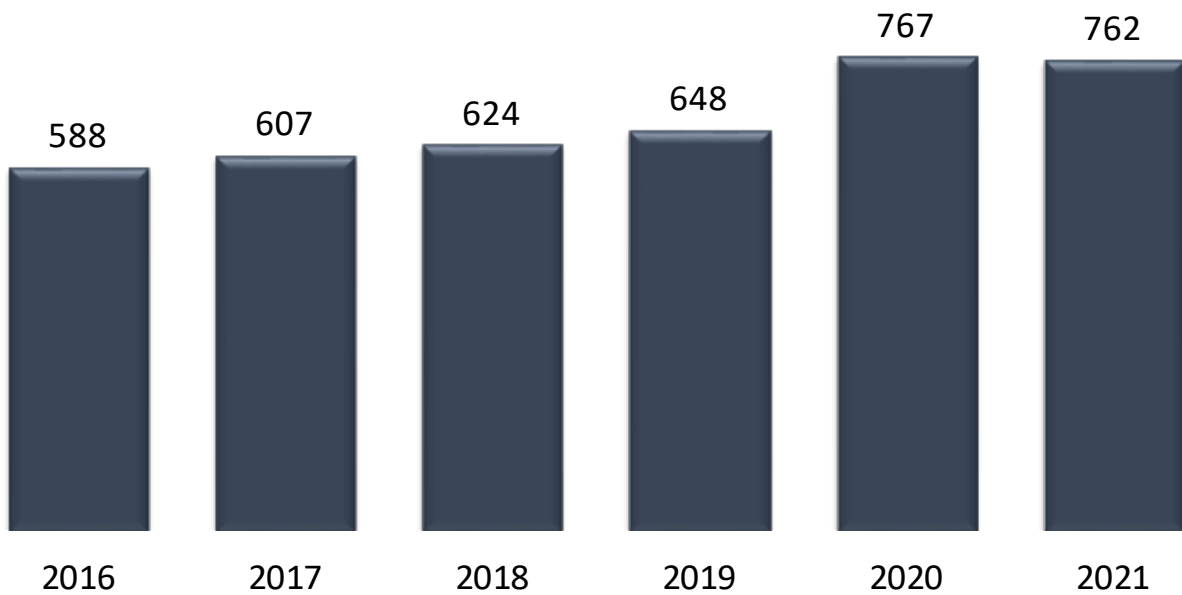
Annual Sales Volume



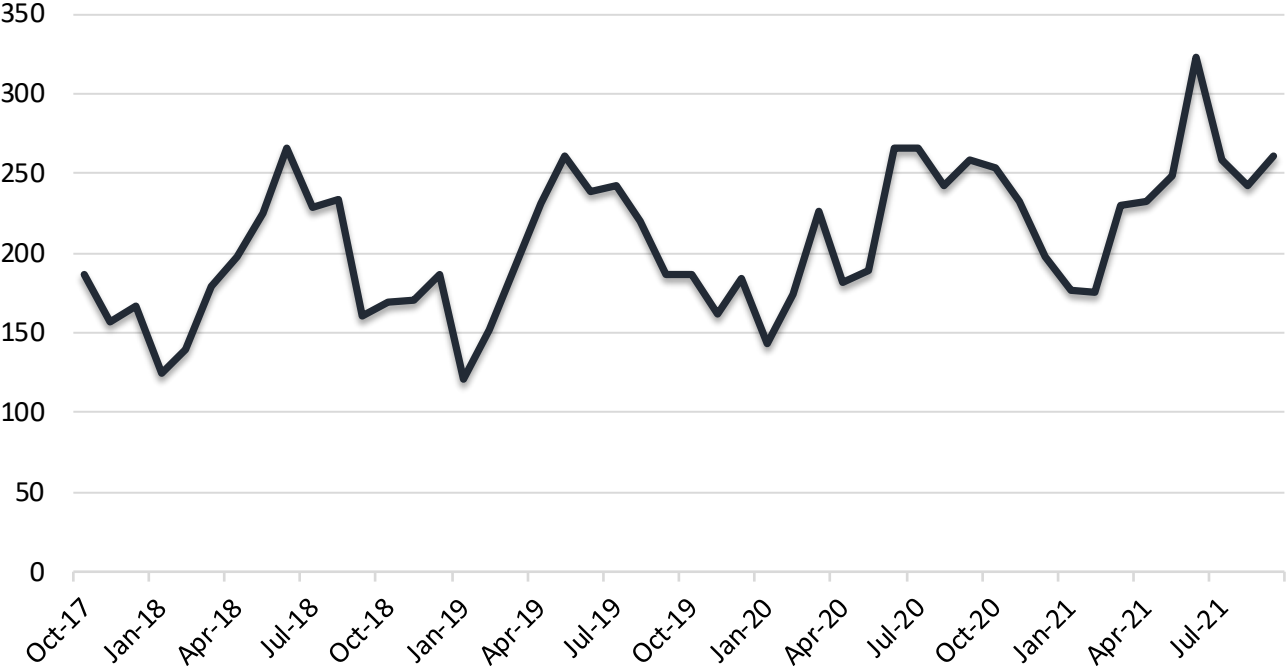
Sales Volume by Quarter



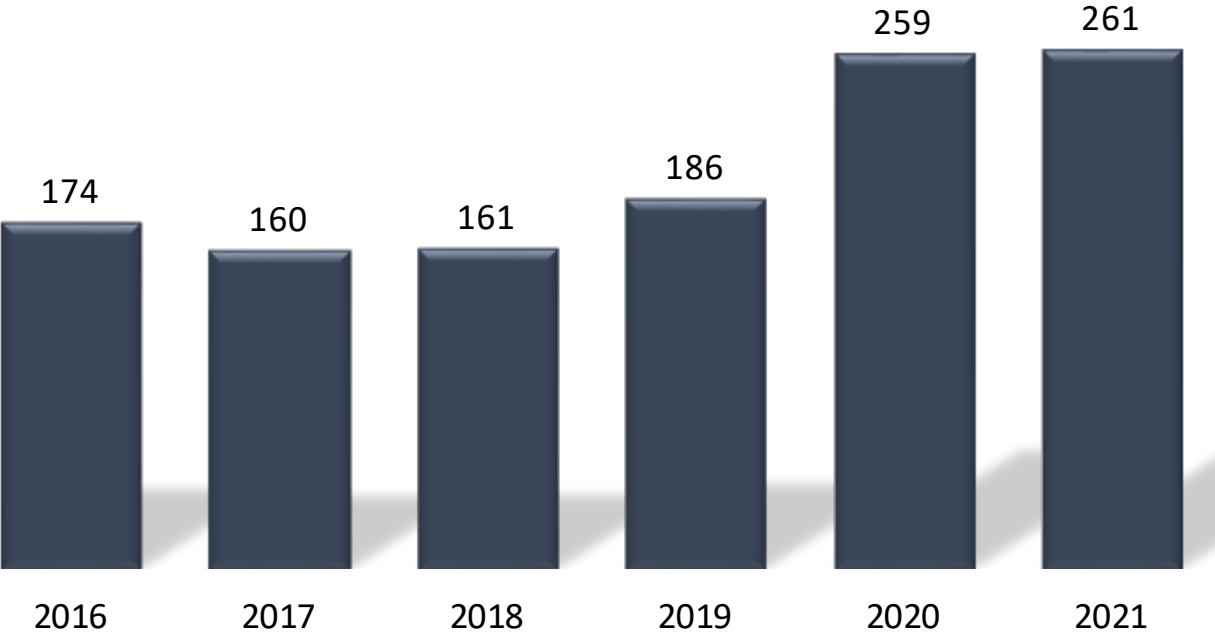
3rd Qtr Year over Year Sales Volume



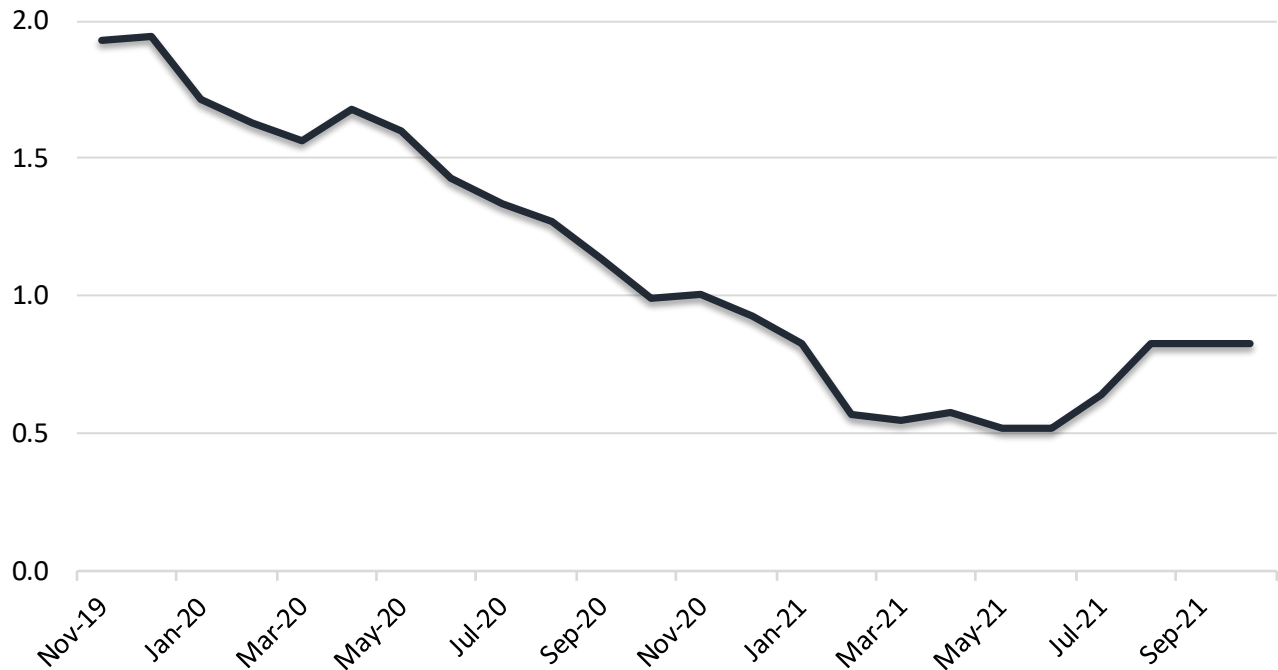
Monthly Sales Volume



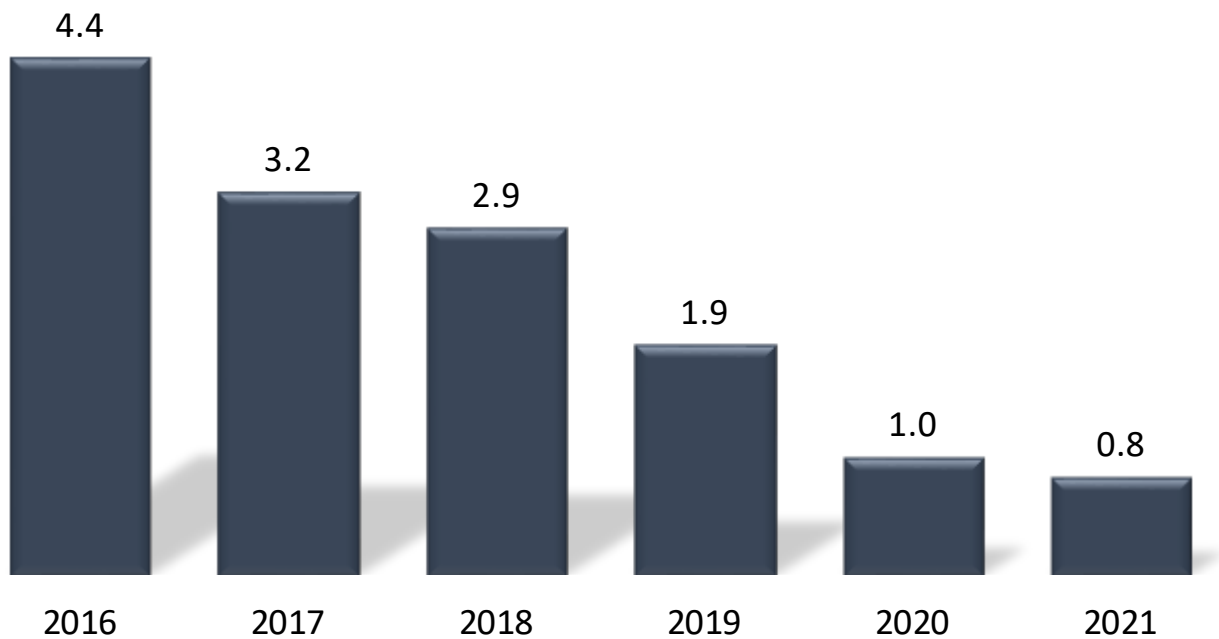
September Year over Year Sales Volume



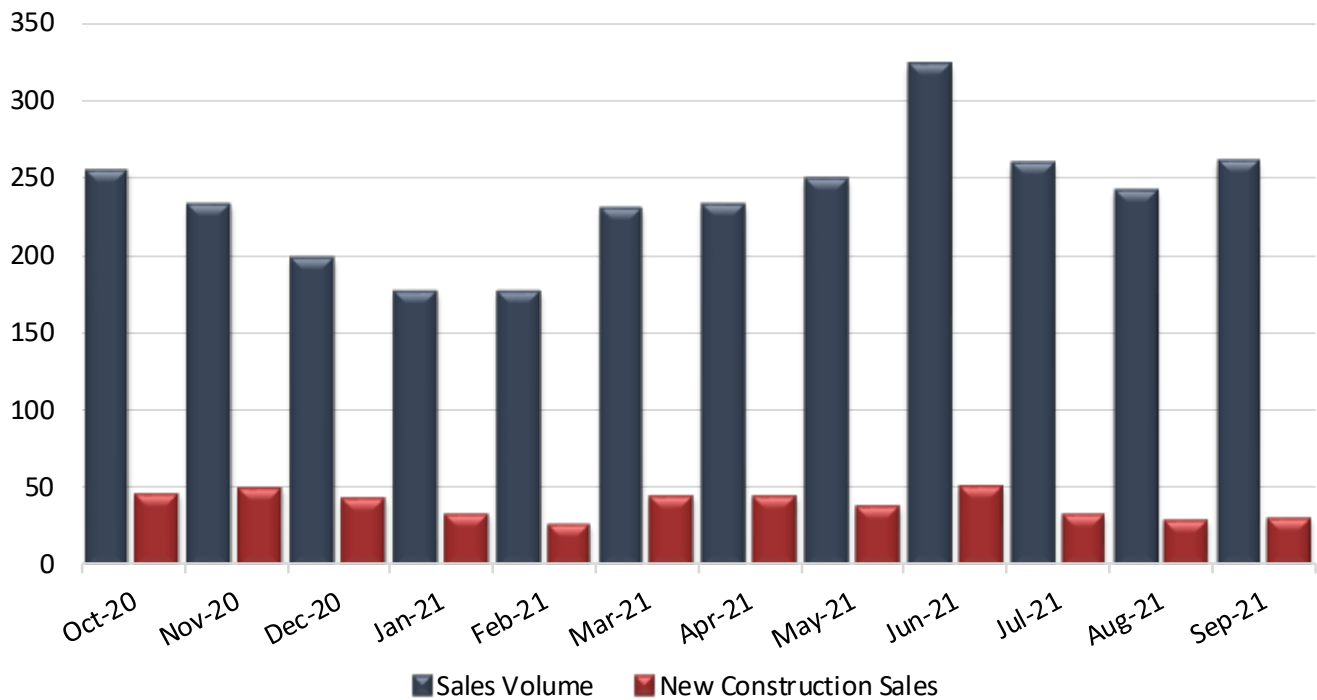
Monthly Inventory Levels



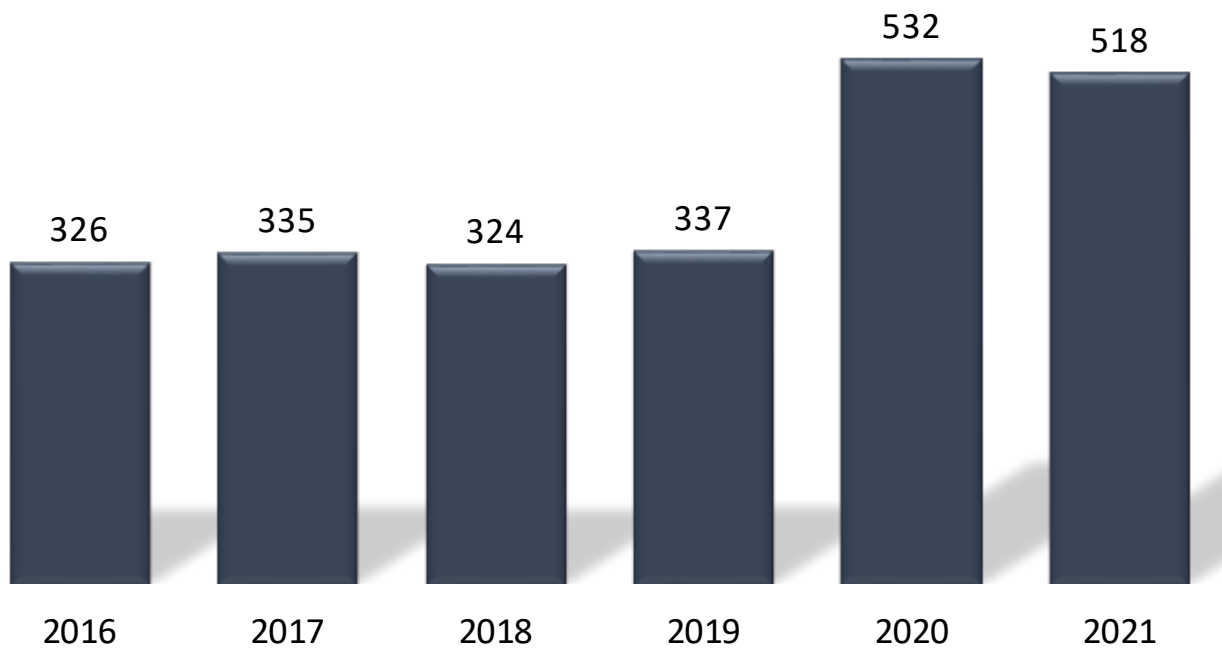
October Year over Year Inventory



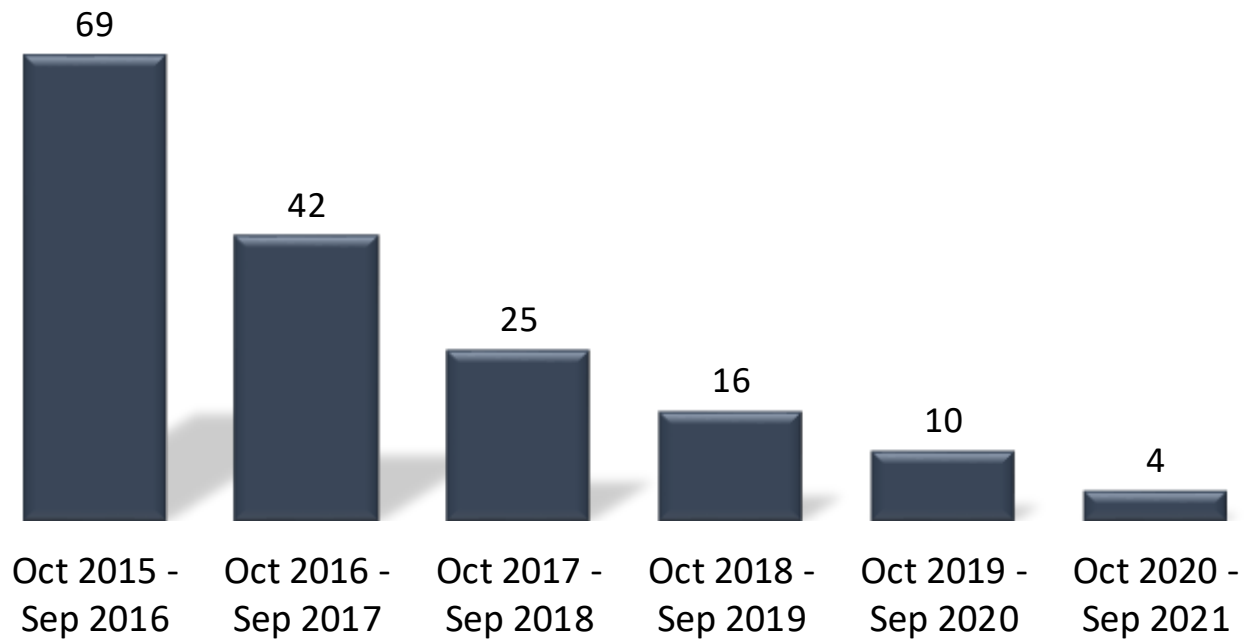
Monthly Sales Volume Past 12 Months



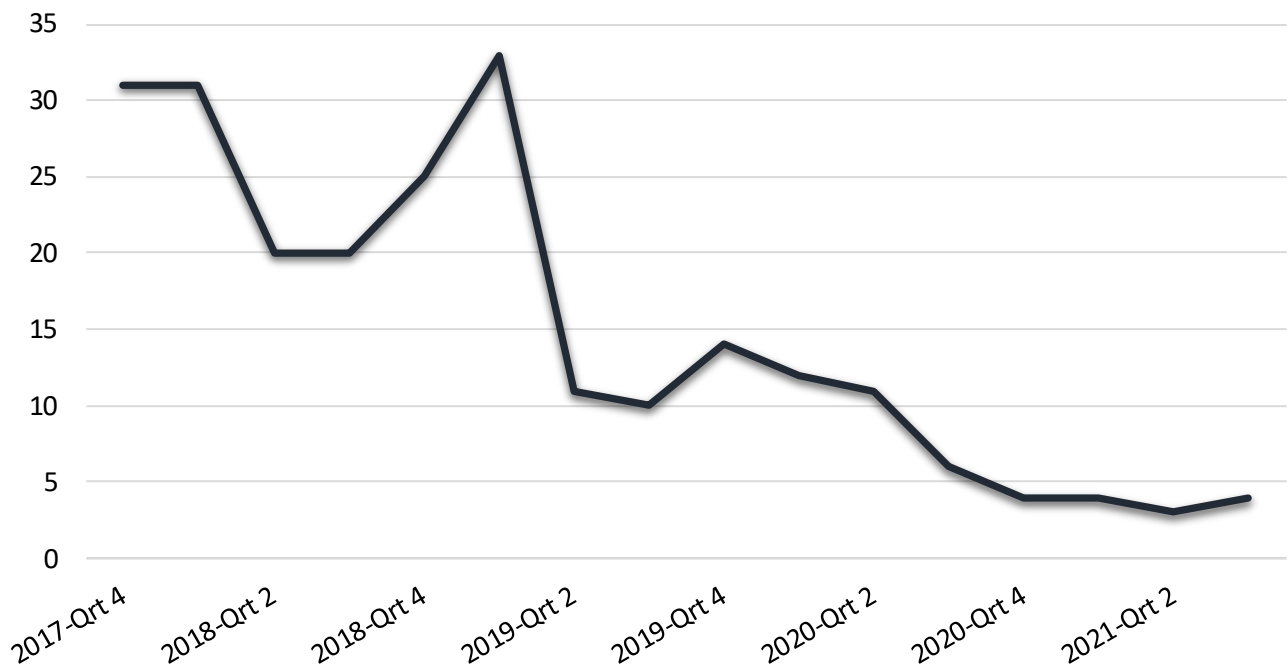
October Year over Year Pending Sales



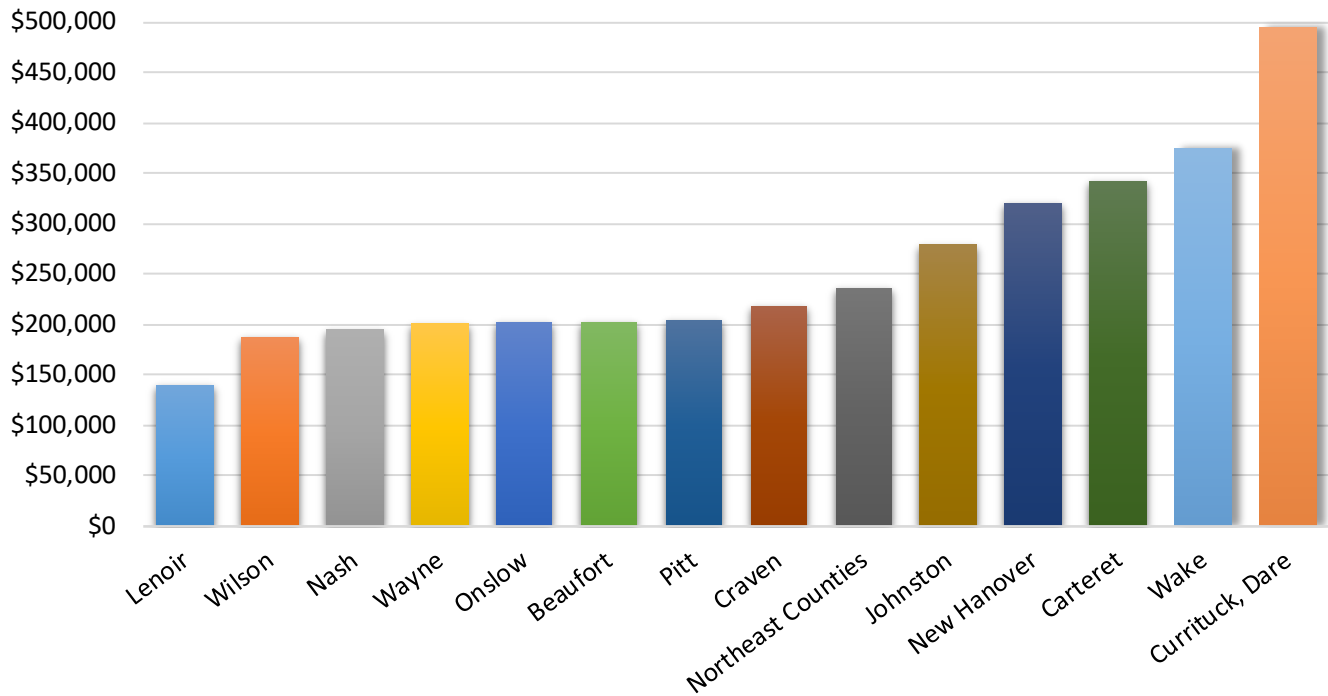
Annual Median Days on the Market



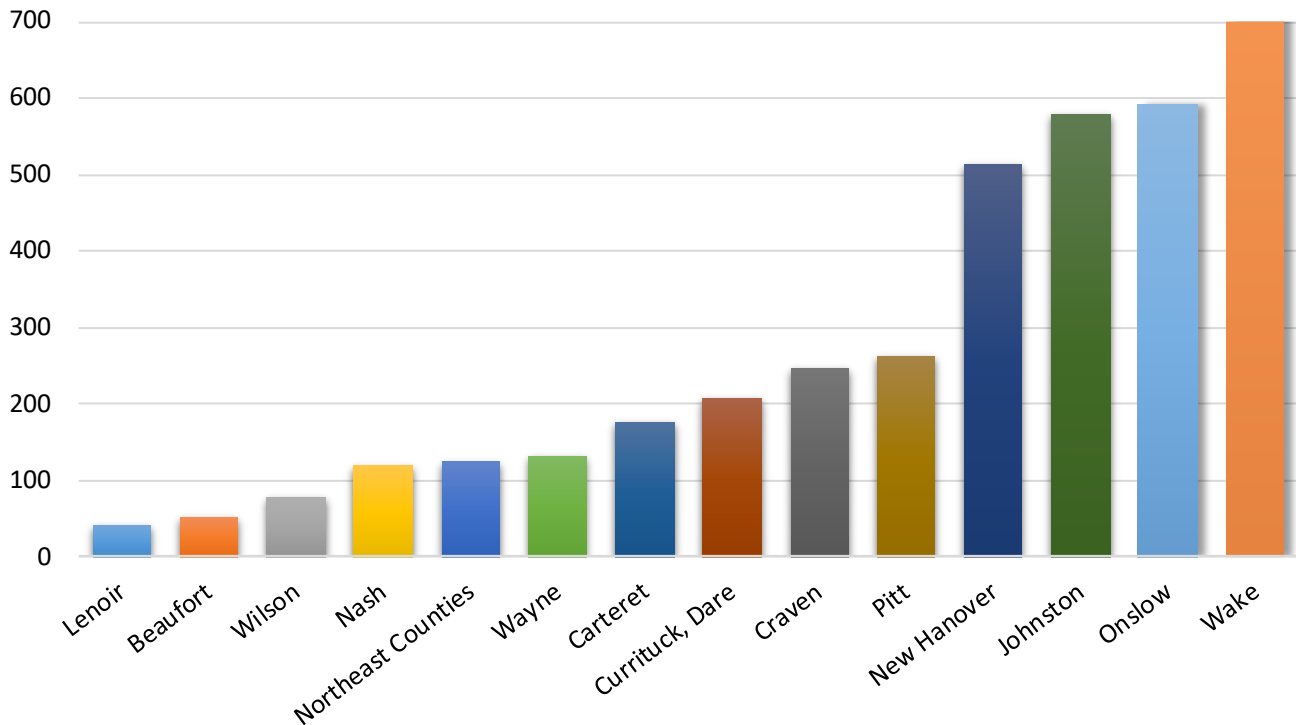
Median Days on Market by Quarter



Current Year Median Sales Price by County

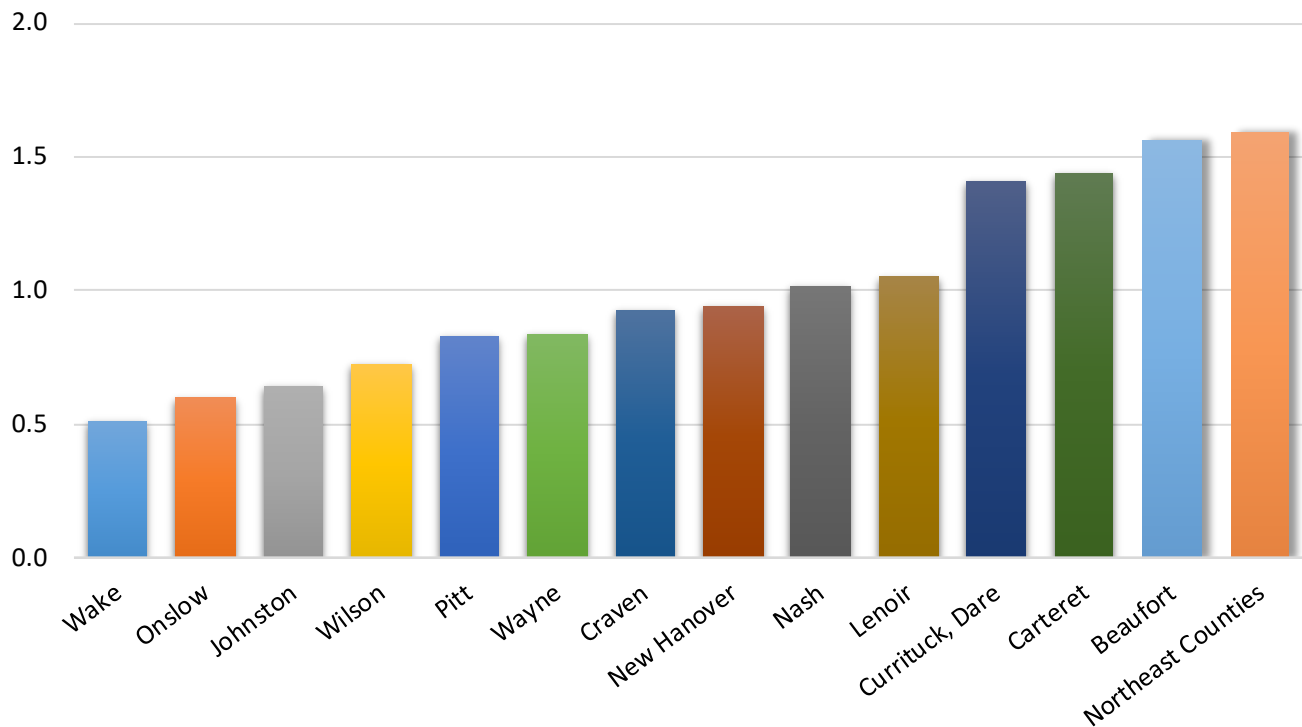


Current Month Sales Volume by County



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

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

