

# THE SHACKELFORD REPORT DEC 2019

Residential Real Estate Market Trends – New Hanover County – December 2019



Produced by:

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# Quarterly Market Report

## New Hanover County Market Summary

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

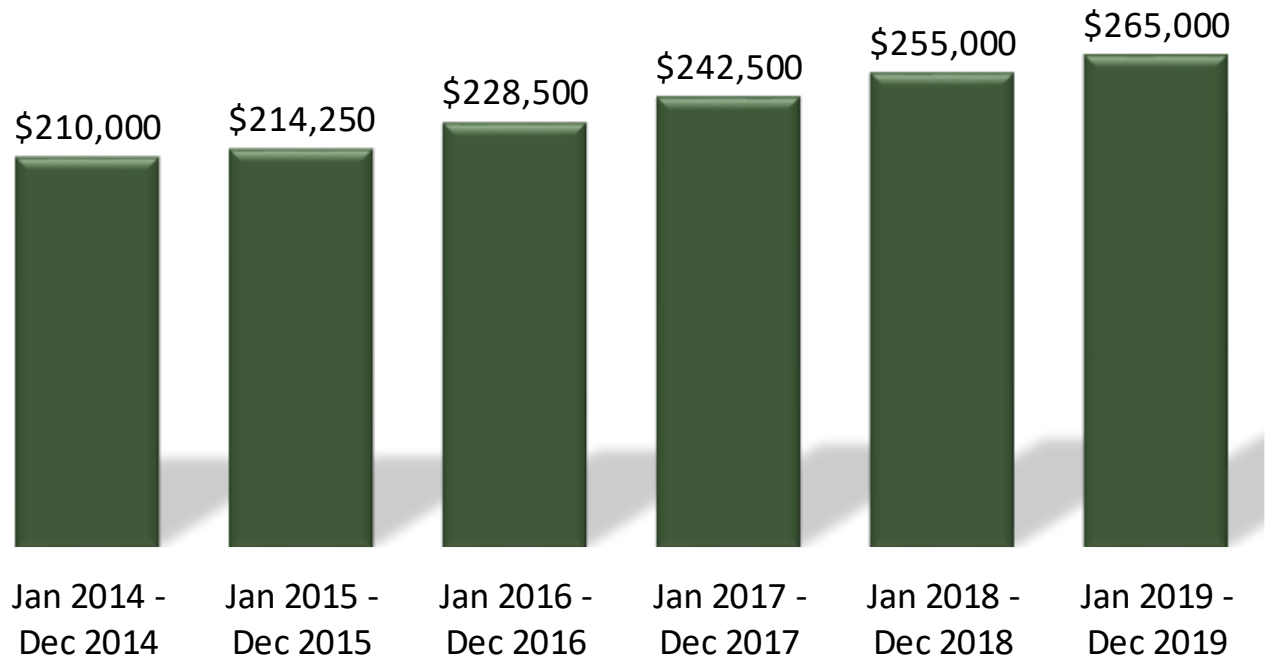
Highlights of the data include:

- 4<sup>th</sup> quarter sales volume increased 9.0% from the 4<sup>th</sup> quarter of 2018.
- December sales volume was 32.4% higher than the December 2018 levels.
- Pending sales at the beginning of January increased 18.7% from January 2019.
- There are 2.5 months of inventory currently on the market.
- There are 4.1 months of new construction inventory on the market.

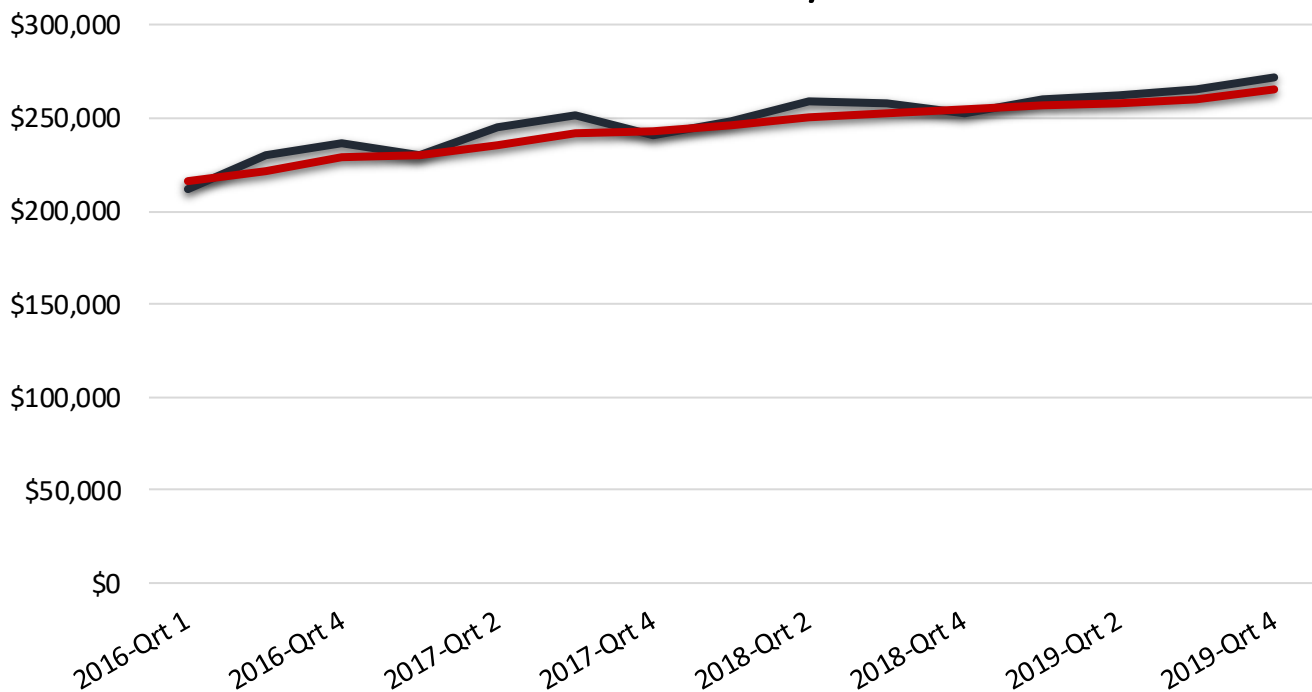
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jan 2014 - Dec 2014	3,855	1.7%	\$210,000	8.2%	75	4.2%
Jan 2015 - Dec 2015	4,577	18.7%	\$214,250	2.0%	56	-25.3%
Jan 2016 - Dec 2016	4,974	8.7%	\$228,500	6.7%	36	-35.7%
Jan 2017 - Dec 2017	5,224	5.0%	\$242,500	6.1%	26	-27.8%
Jan 2018 - Dec 2018	5,242	0.3%	\$255,000	5.2%	26	0.0%
Jan 2019 - Dec 2019	5,534	5.6%	\$265,000	3.9%	18	-30.8%
Current Active Listings: 1,139      Months of Inventory: 2.5						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 1	1,088	-10.3%	\$248,000	2.9%	\$246,000	1.4%	39	21.9%
2018-Qrt 2	1,649	51.6%	\$259,000	4.4%	\$250,000	1.6%	21	-46.2%
2018-Qrt 3	1,288	-21.9%	\$257,500	-0.6%	\$252,250	0.9%	21	0.0%
2018-Qrt 4	1,217	-5.5%	\$252,500	-1.9%	\$255,000	1.1%	33	57.1%
2019-Qrt 1	1,050	-13.7%	\$260,000	3.0%	\$257,000	0.8%	25	-24.2%
2019-Qrt 2	1,604	52.8%	\$262,250	0.9%	\$257,500	0.2%	14	-44.0%
2019-Qrt 3	1,554	-3.1%	\$265,000	1.0%	\$260,000	1.0%	17	21.4%
2019-Qrt 4	1,326	-14.7%	\$272,000	2.6%	\$265,000	1.9%	21	23.5%

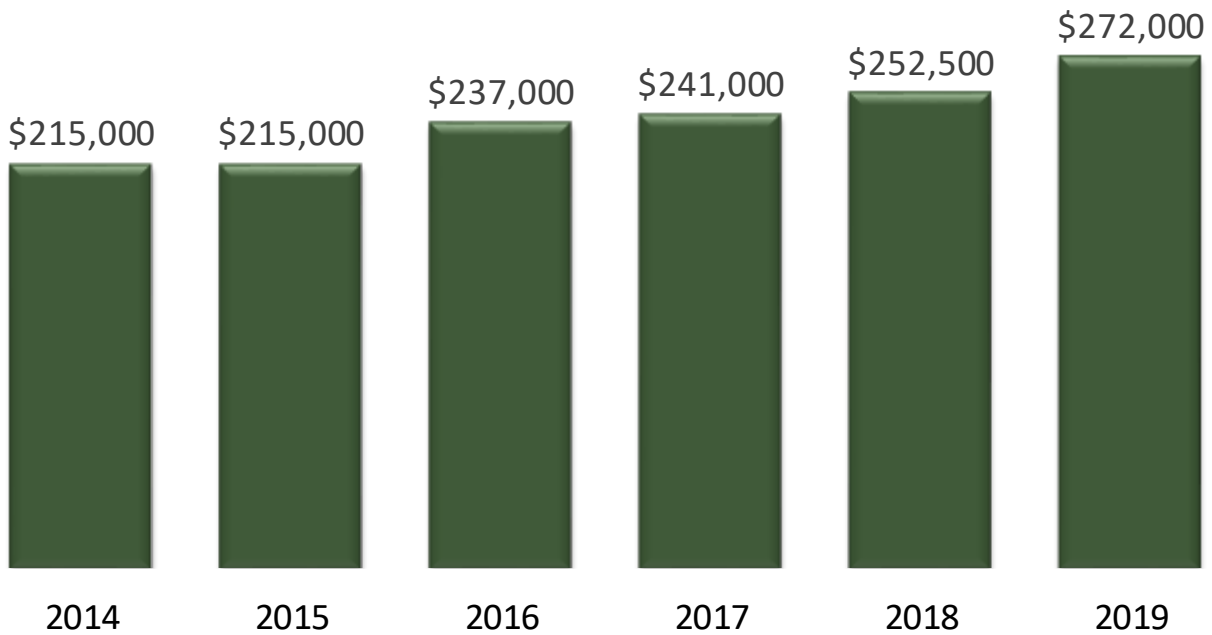
## Annual Median Sales Price



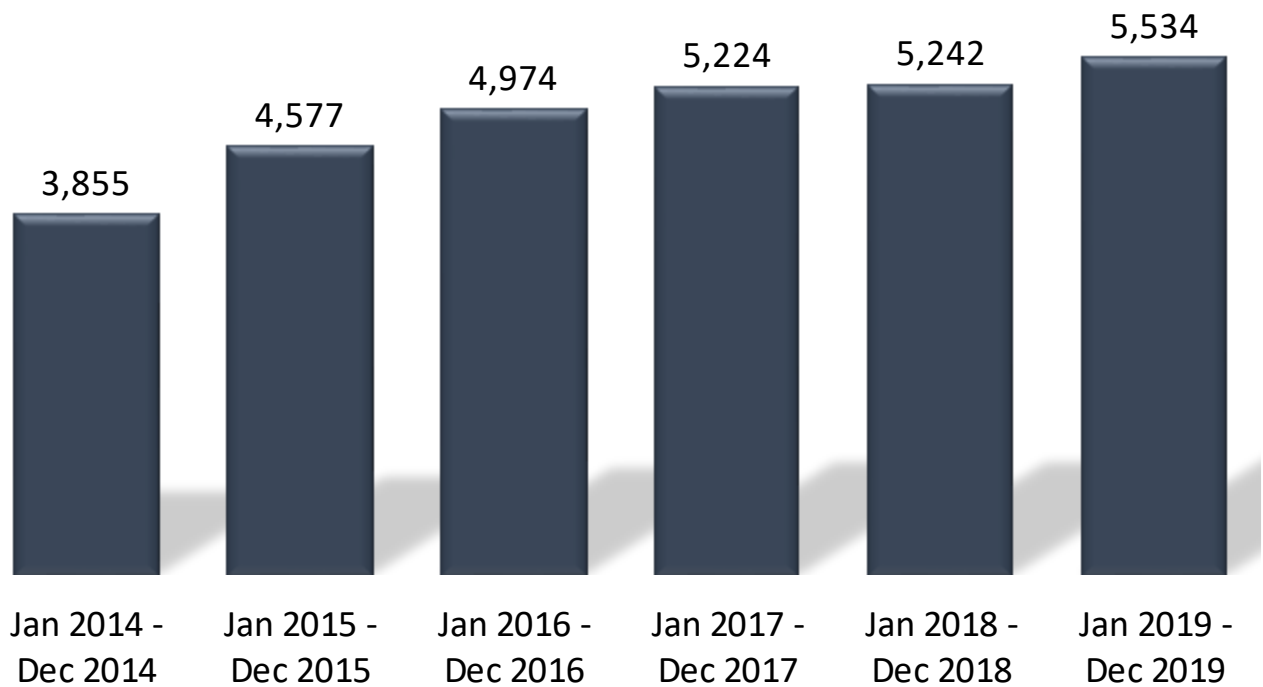
## Median Sales Price by Quarter



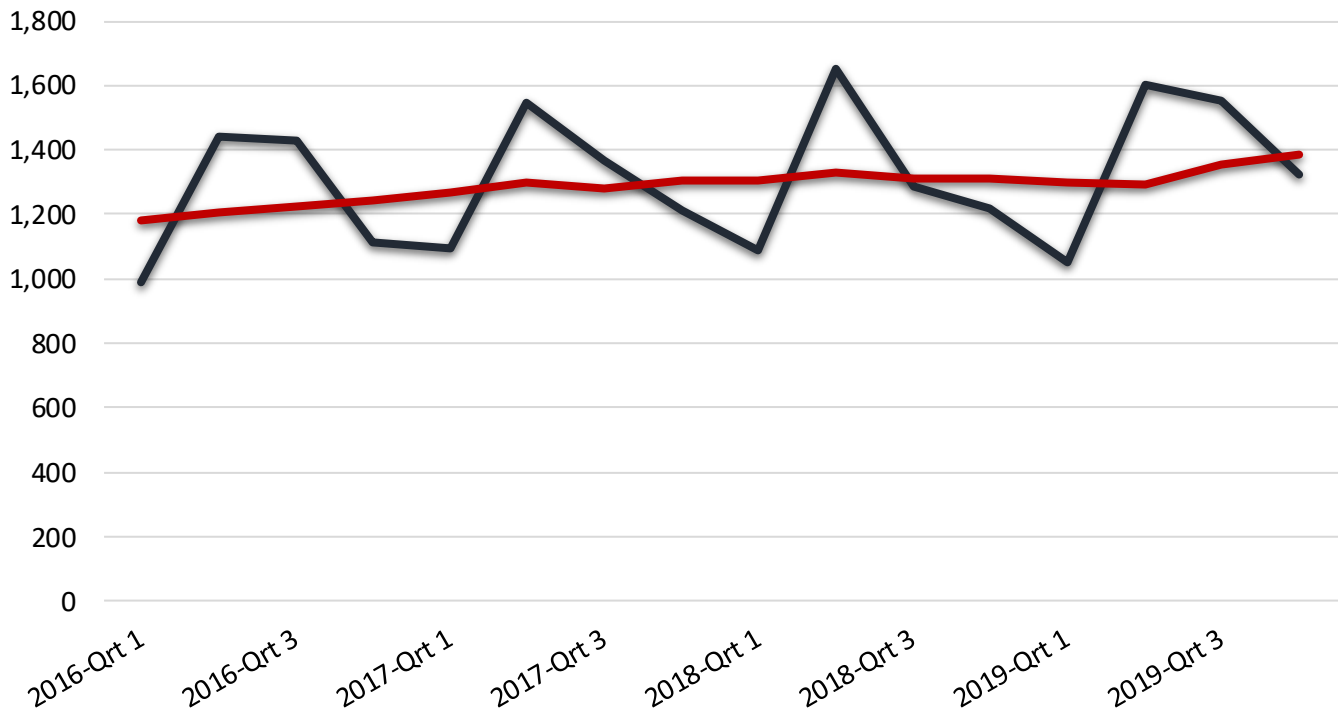
## 4th Qtr Year over Year Median Sales Price



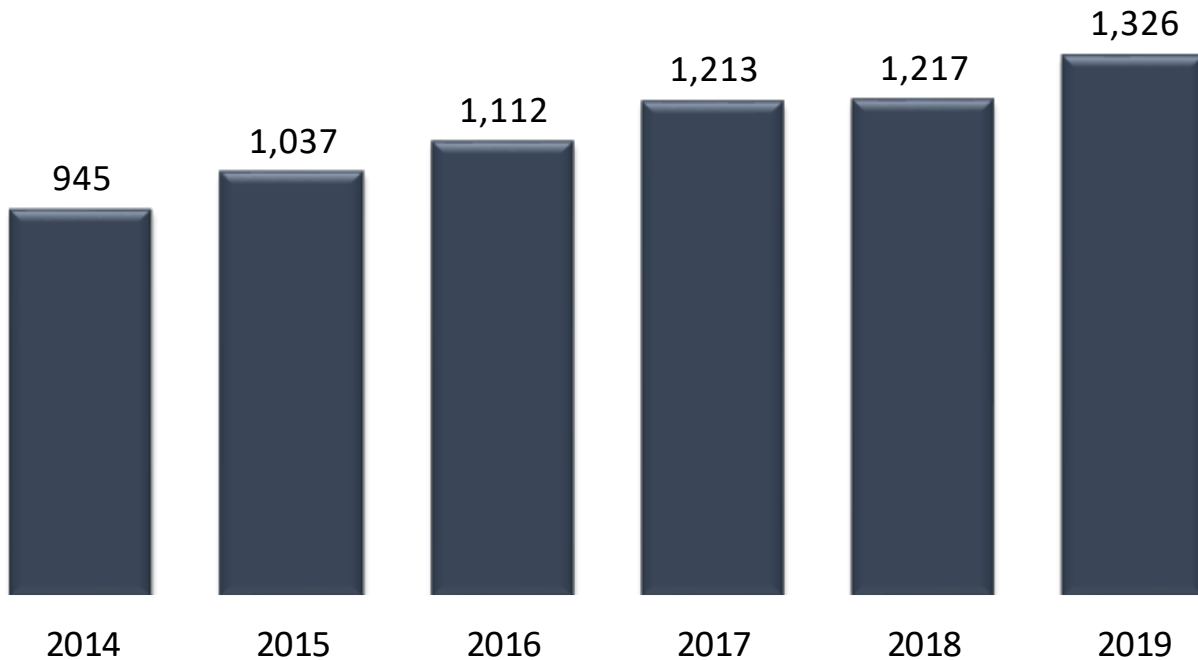
## Annual Sales Volume



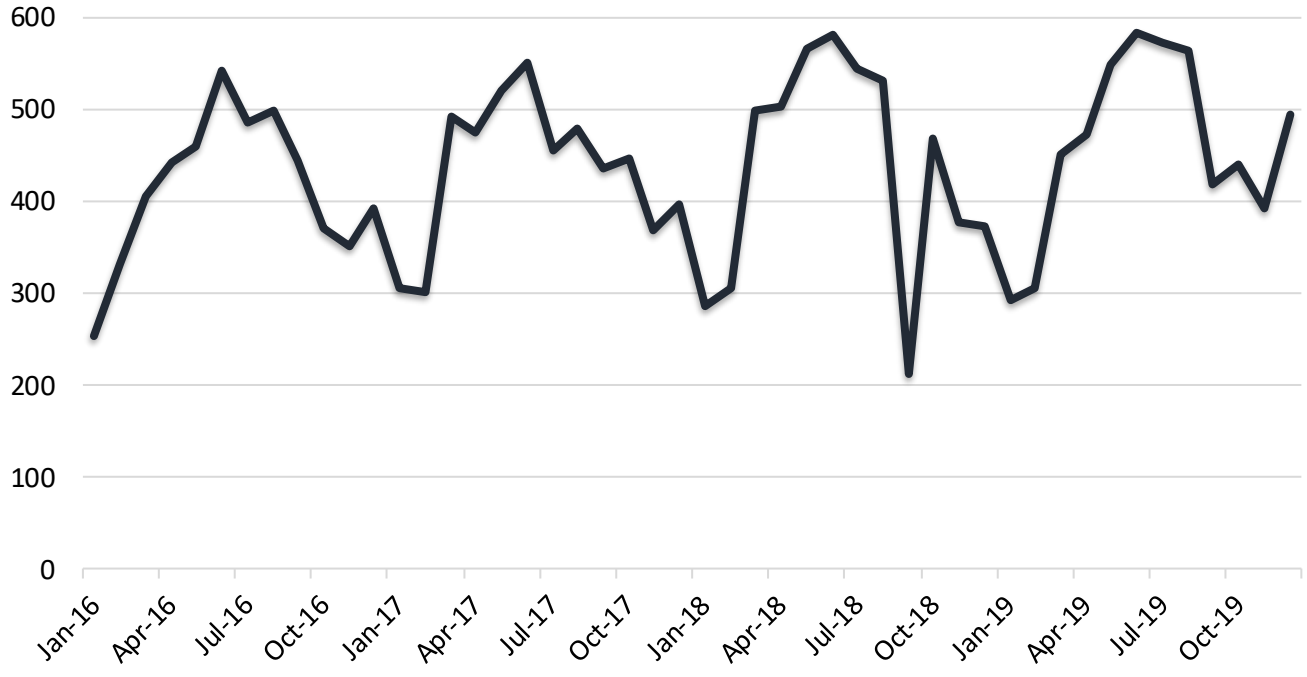
## Sales Volume by Quarter



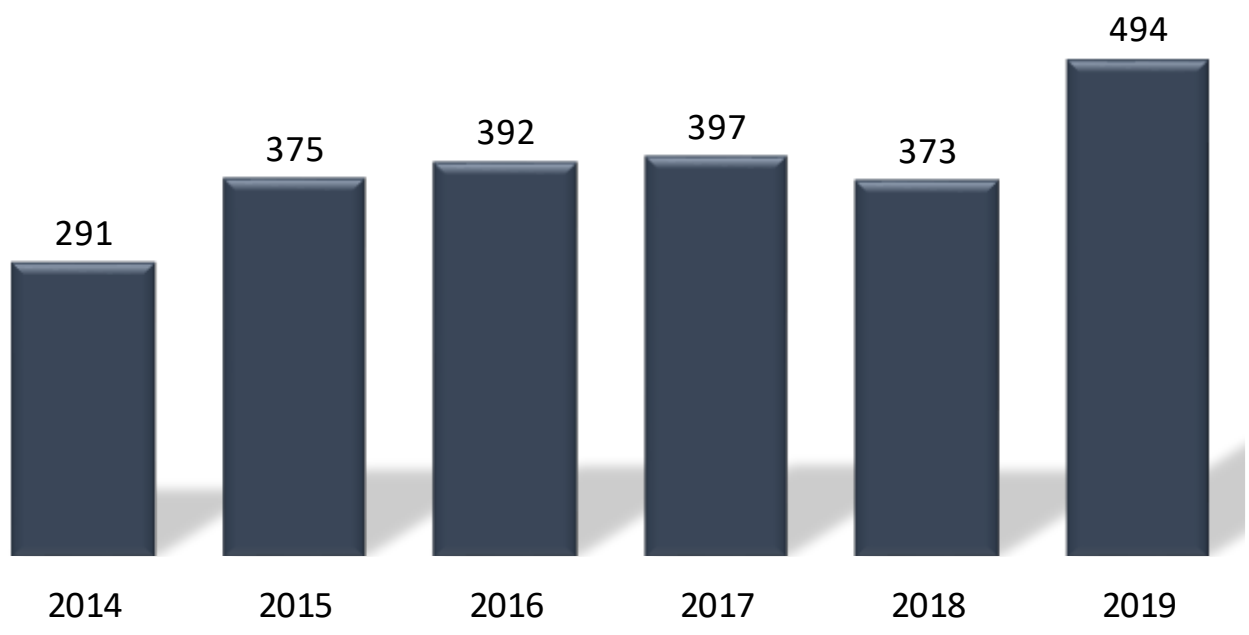
## 4th Qtr Year over Year Sales Volume



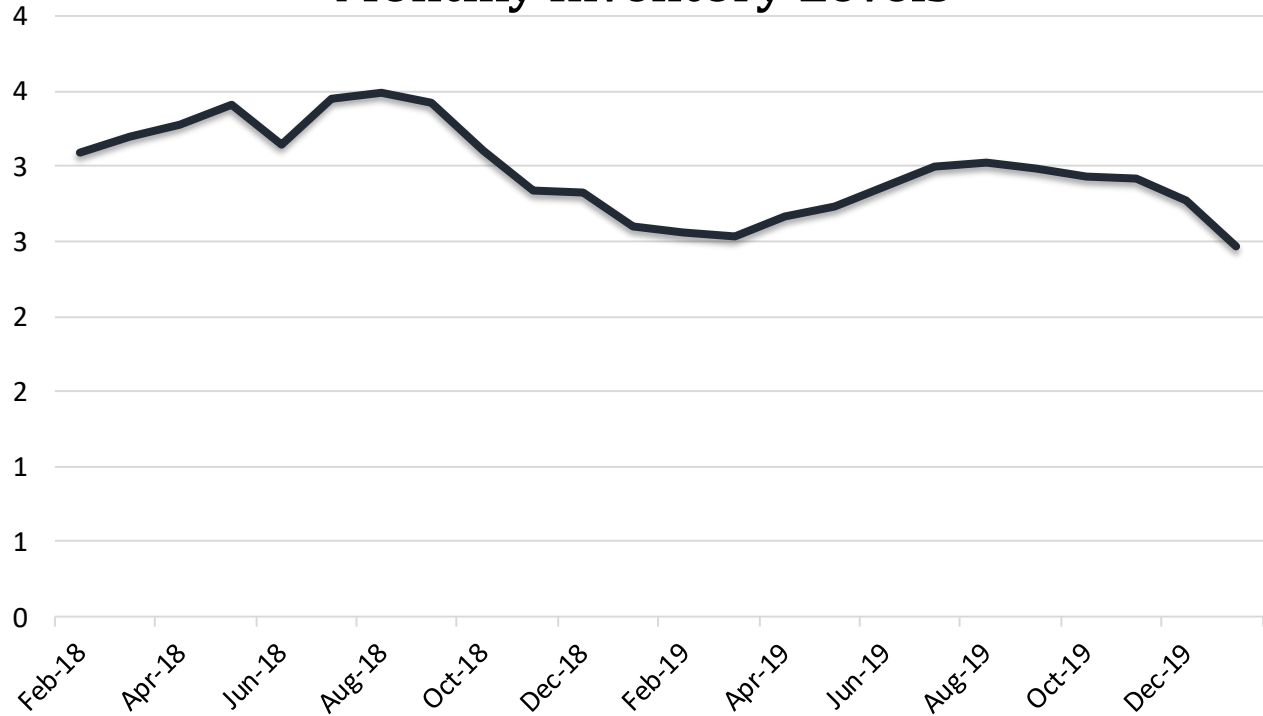
# Monthly Sales Volume



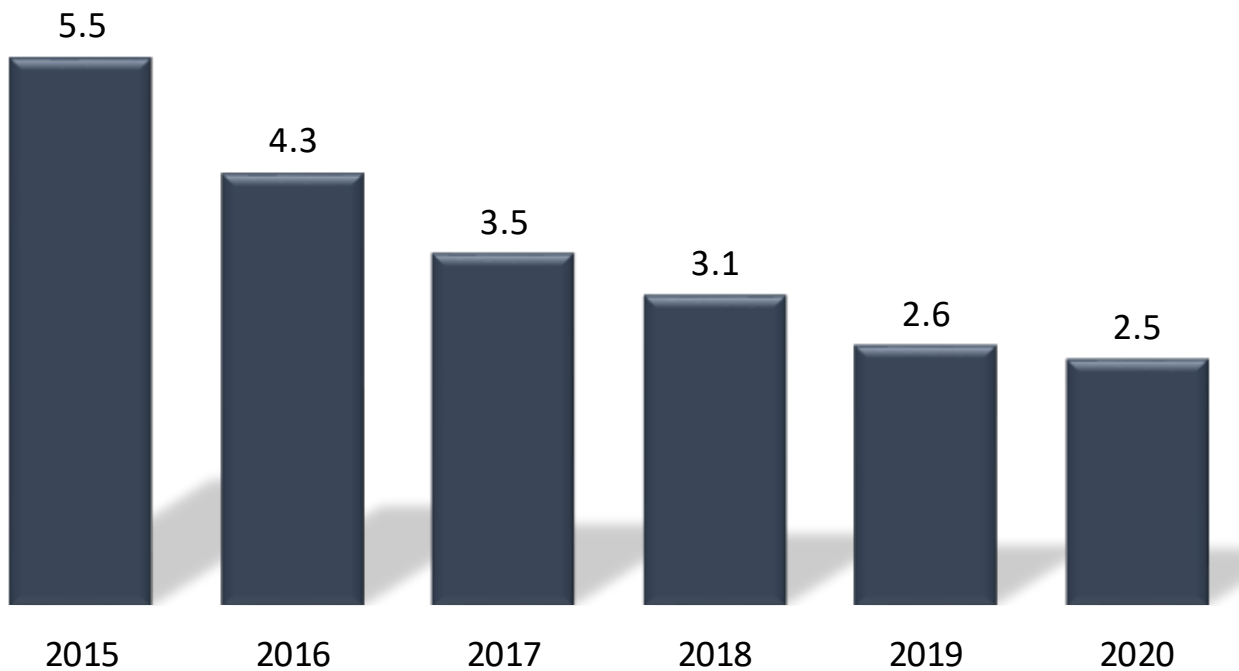
## December Year over Year Sales Volume



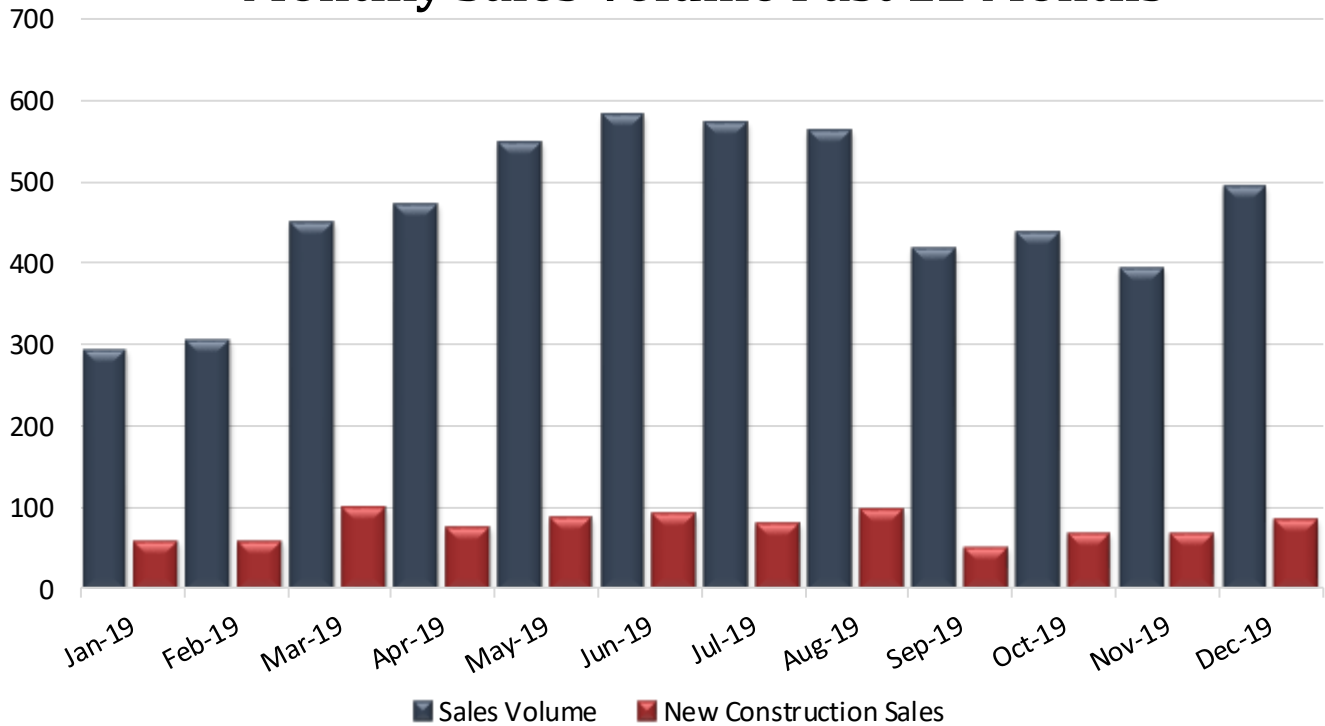
## Monthly Inventory Levels



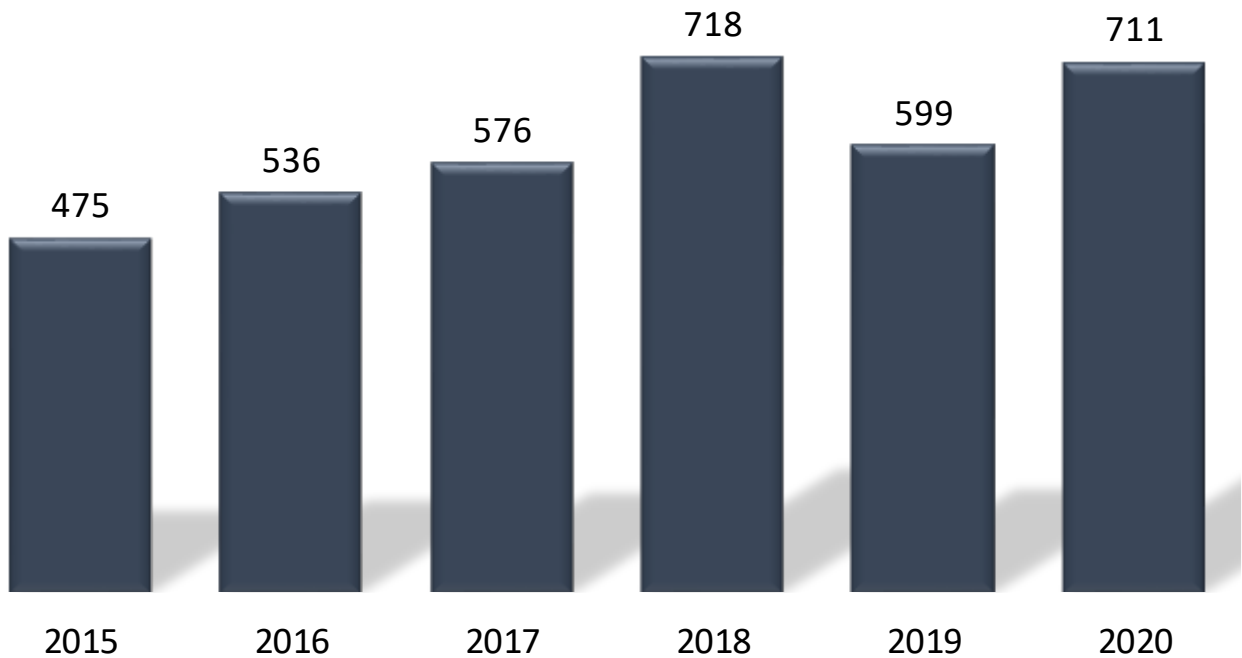
## January Year over Year Inventory



## Monthly Sales Volume Past 12 Months

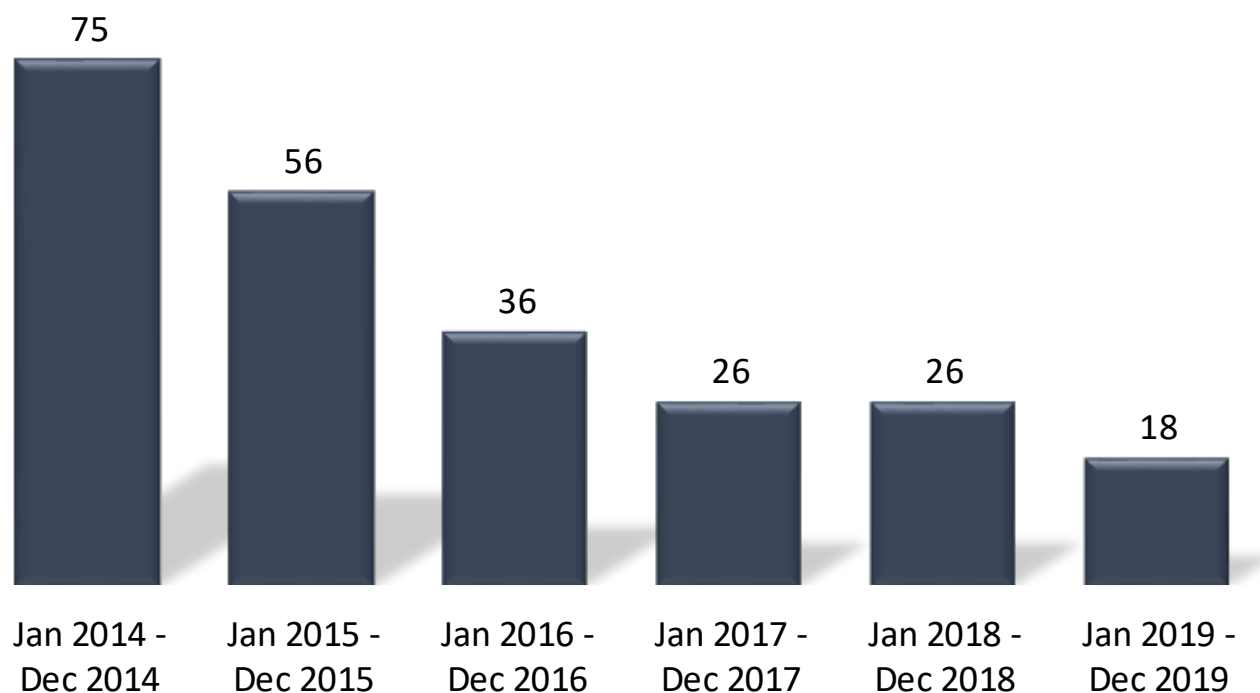


## January Year over Year Pending Sales

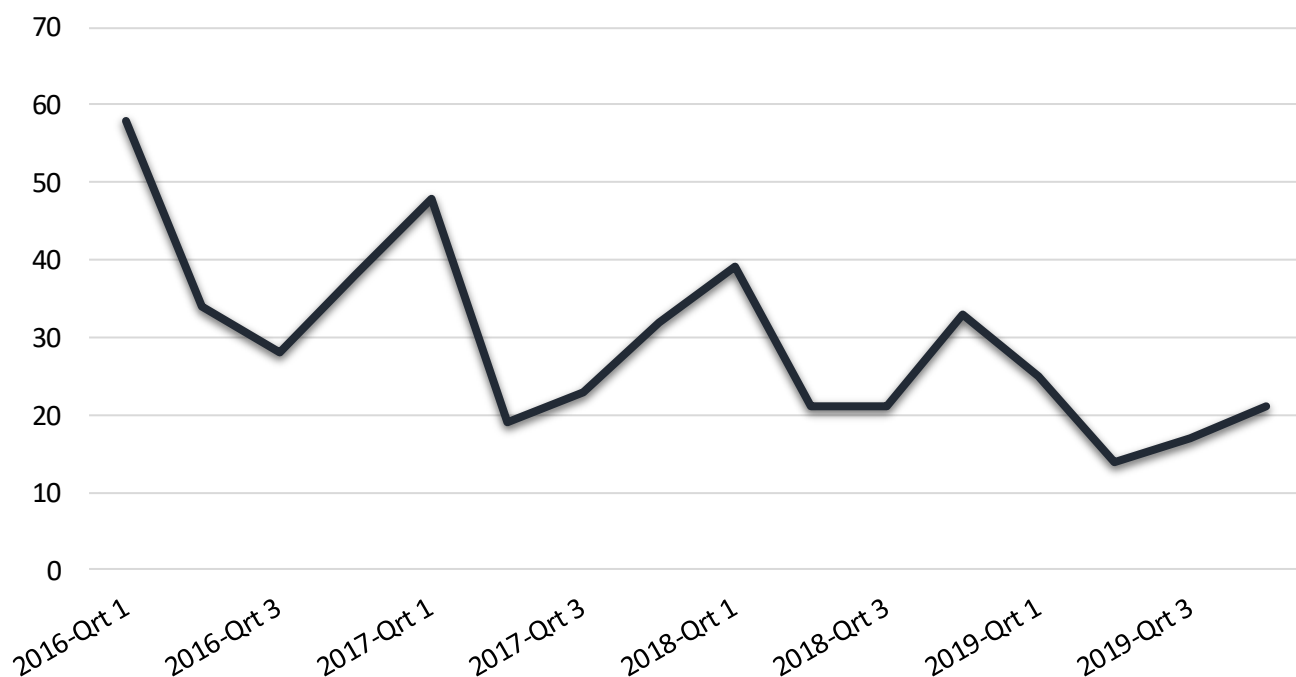




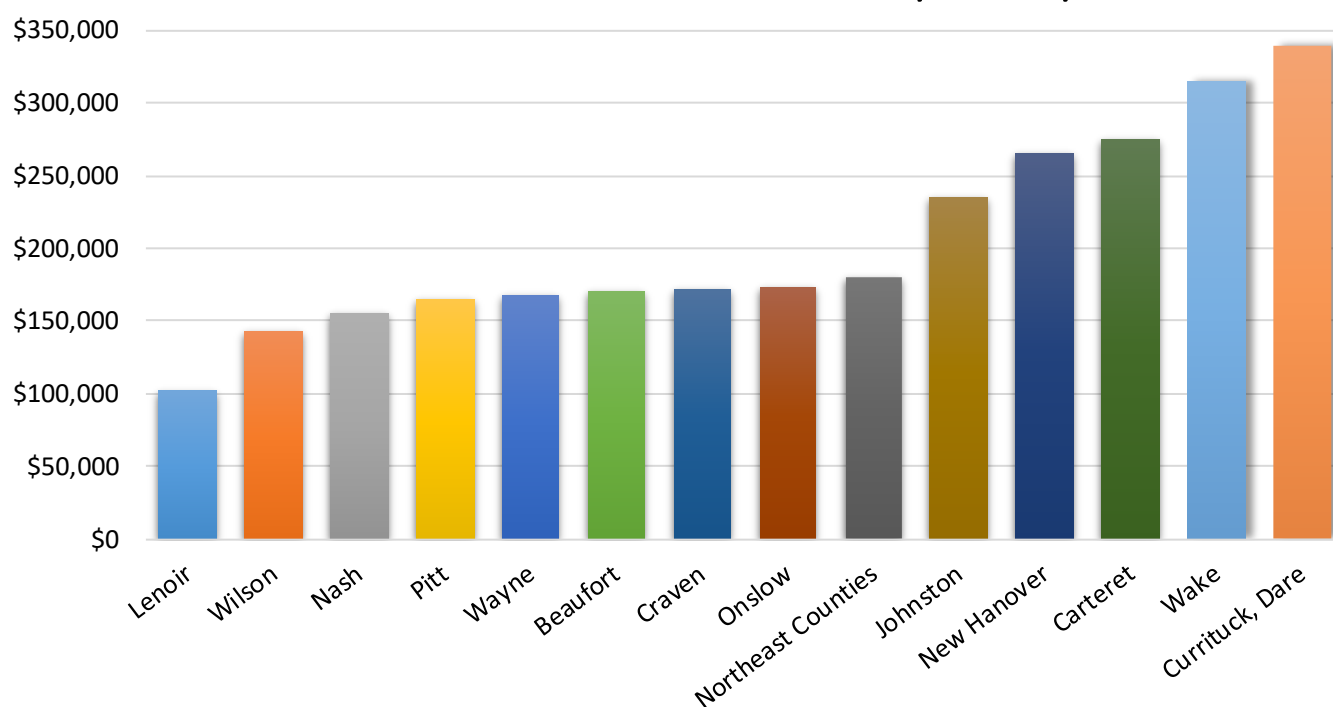
## Annual Median Days on the Market



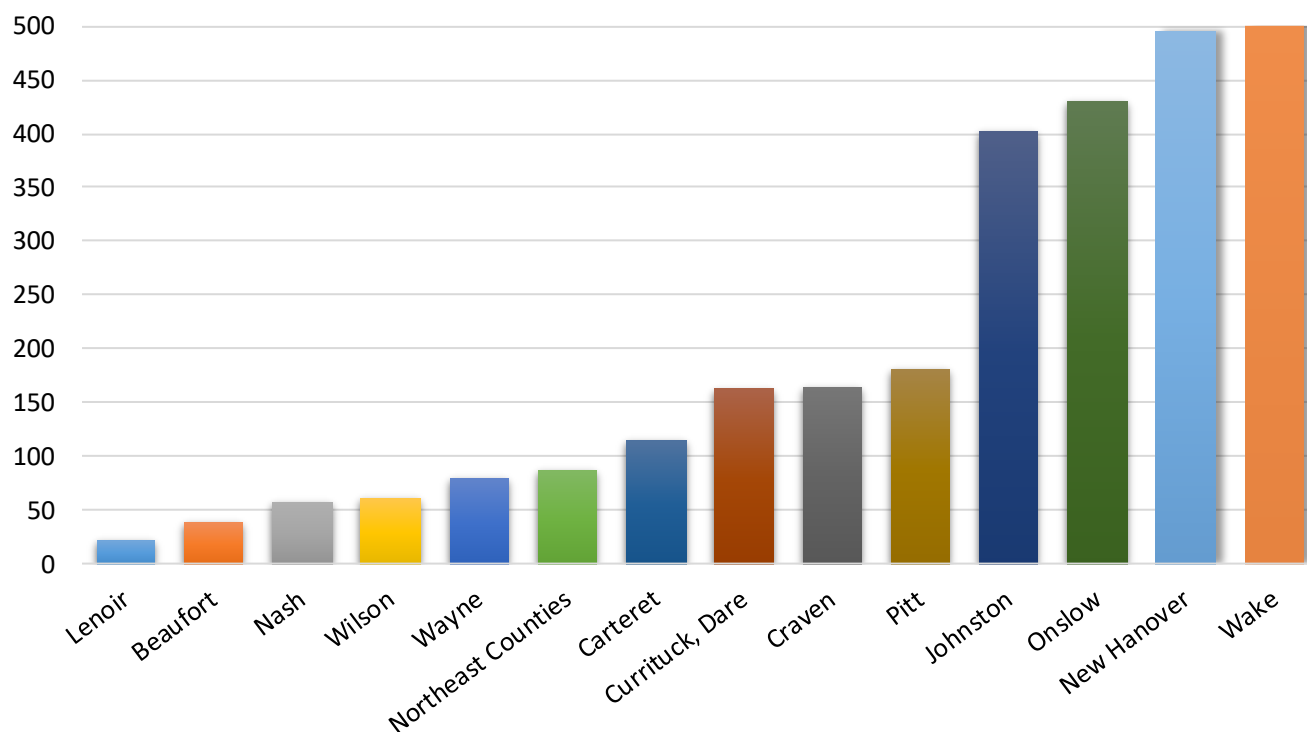
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

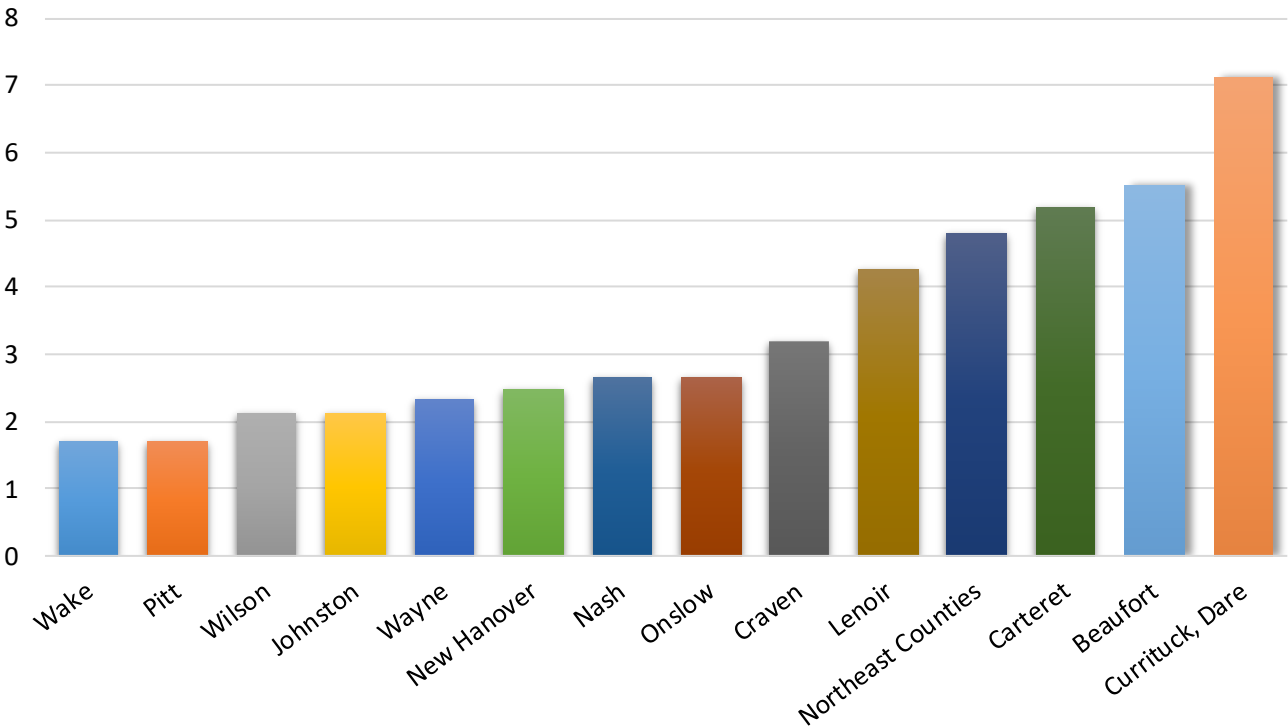


## Current Month Sales Volume by County



\*Wake County is off the chart at 1,895 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

