

THE SHACKELFORD REPORT MAY 2021

Residential Real Estate Market Trends – Northeastern Counties – May 2021



Produced by:

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Quarterly Market Report

Northeastern Counties Market Summary

Data from this report is taken directly from the Albemarle MLS and includes single-family sales throughout Camden, Chowan, Pasquotank, and Perquimans Counties.

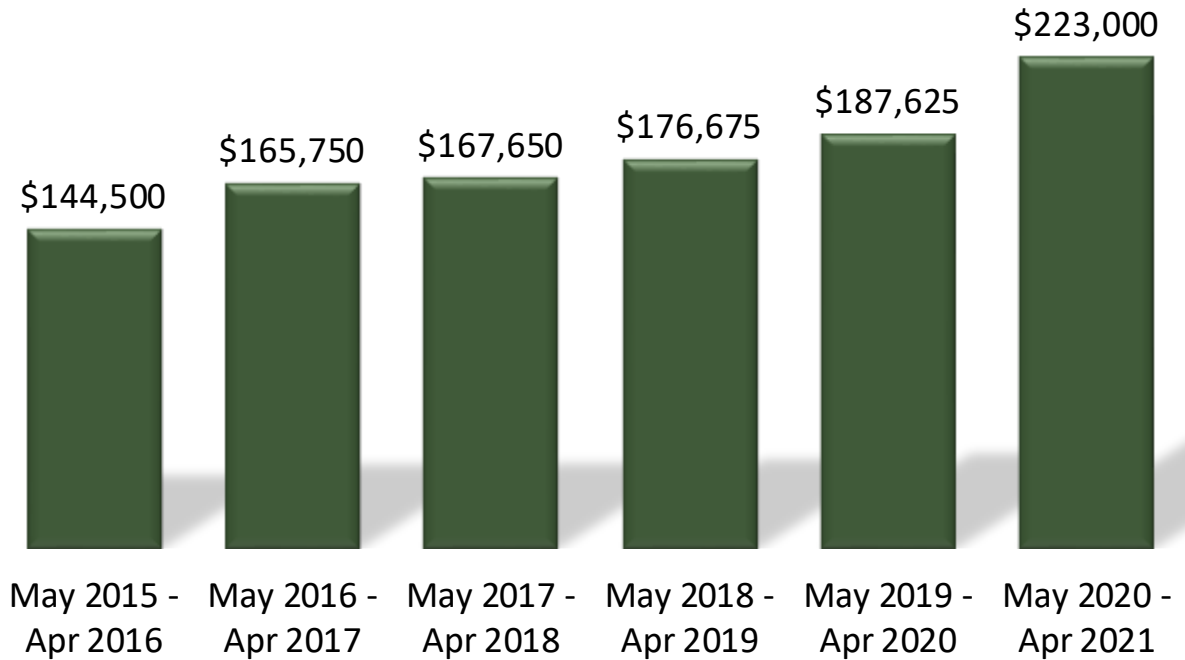
Highlights of the data include:

- 1st quarter sales volume increased 17.3% from the 1st quarter of 2020.
- April sales volume was 37.5% higher than April 2020 levels.
- Pending sales at the beginning of May increased 36.3% from May 2020.
- There are 1.4 months of inventory currently on the market.
- There are 0.2 months of new construction inventory on the market.

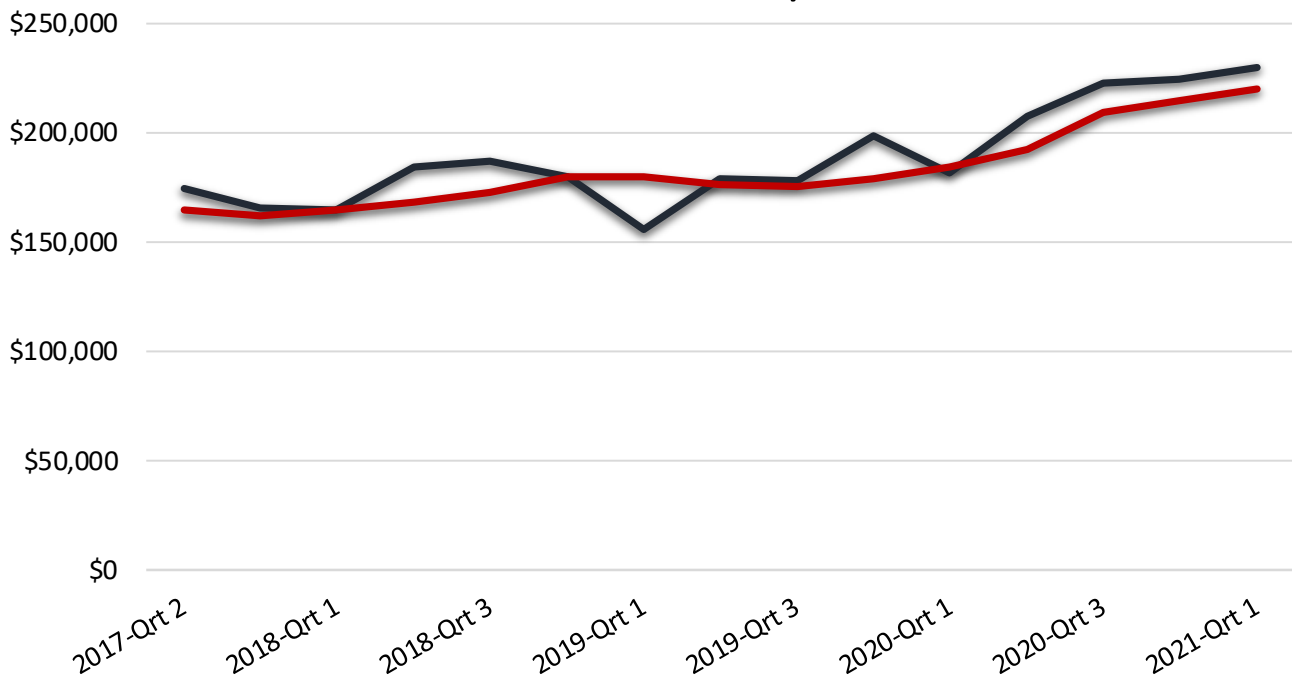
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
May 2015 - Apr 2016	850	10.5%	\$144,500	9.1%	190	2.2%
May 2016 - Apr 2017	838	-1.4%	\$165,750	14.7%	173	-8.9%
May 2017 - Apr 2018	948	13.1%	\$167,650	1.1%	154	-11.0%
May 2018 - Apr 2019	1,053	11.1%	\$176,675	5.4%	146	-5.2%
May 2019 - Apr 2020	1,167	10.8%	\$187,625	6.2%	137	-6.2%
May 2020 - Apr 2021	1,436	23.1%	\$223,000	18.9%	125	-8.8%
Current Active Listings: 163 Months of Inventory: 1.4						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 2	334	49.1%	\$179,500	15.1%	\$176,175	-2.1%	136	-8.7%
2019-Qrt 3	320	-4.2%	\$178,450	-0.6%	\$176,000	-0.1%	137	0.7%
2019-Qrt 4	254	-20.6%	\$199,153	11.6%	\$179,500	2.0%	148	8.0%
2020-Qrt 1	249	-2.0%	\$182,000	-8.6%	\$185,000	3.1%	146	-1.4%
2020-Qrt 2	327	31.3%	\$208,000	14.3%	\$192,250	3.9%	114	-21.9%
2020-Qrt 3	417	27.5%	\$223,140	7.3%	\$210,000	9.2%	131	14.9%
2020-Qrt 4	361	-13.4%	\$225,000	0.8%	\$215,000	2.4%	135	3.1%
2021-Qrt 1	292	-19.1%	\$230,000	2.2%	\$220,000	2.3%	125	-7.4%

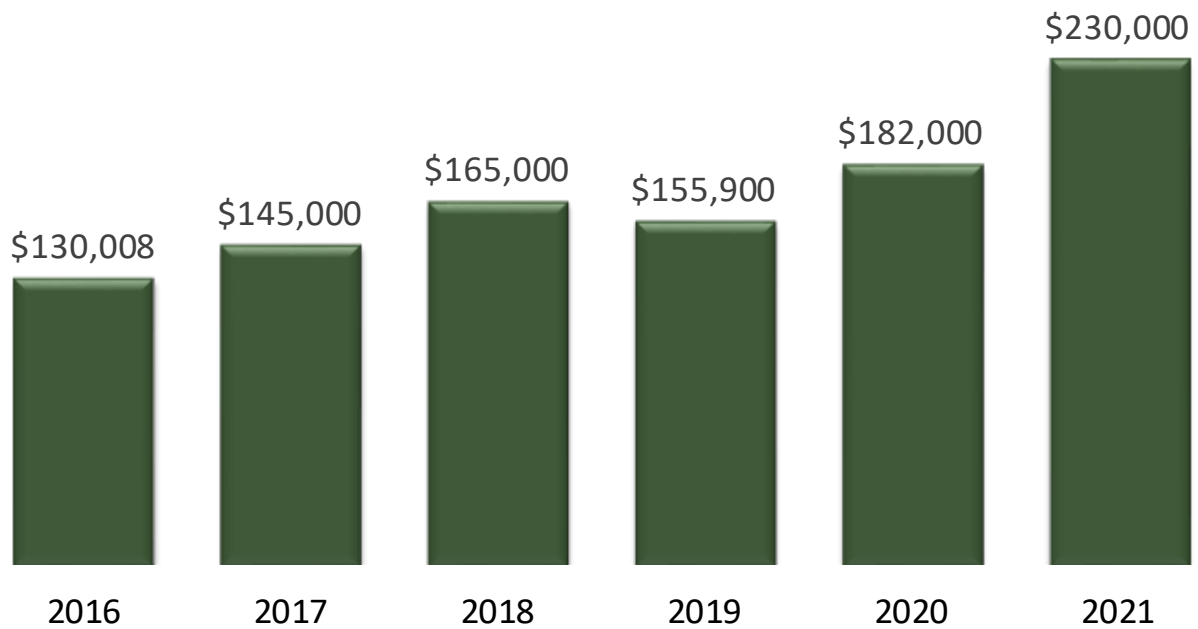
Annual Median Sales Price



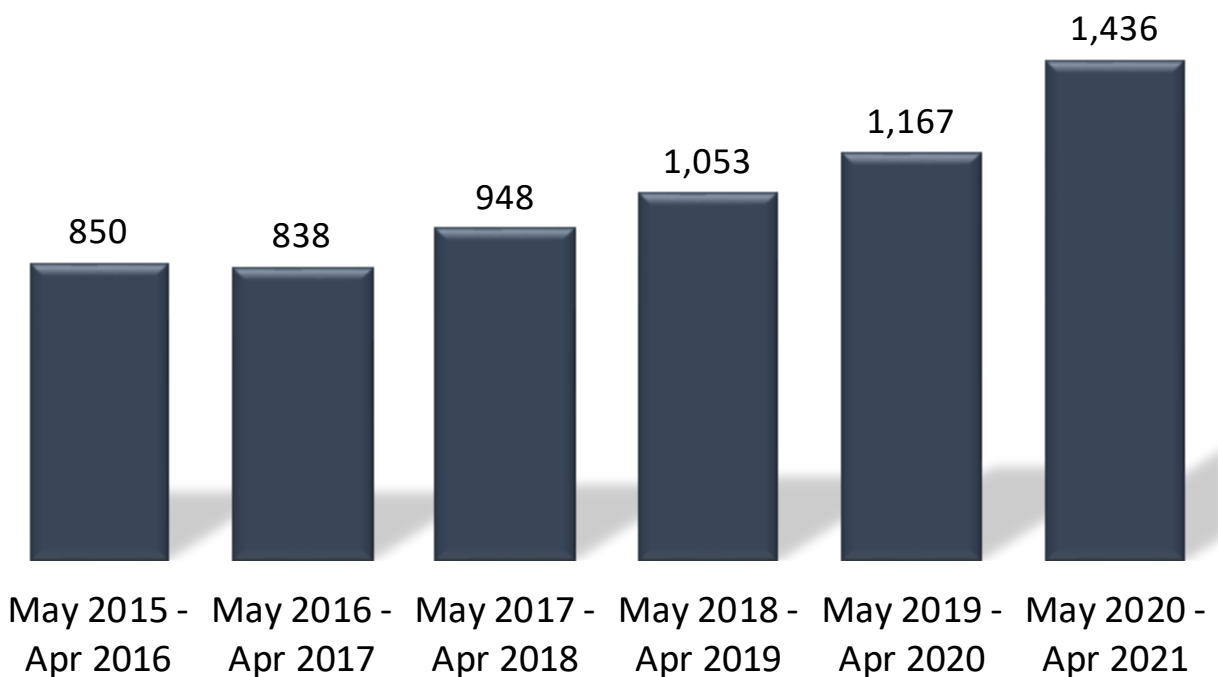
Median Sales Price by Quarter



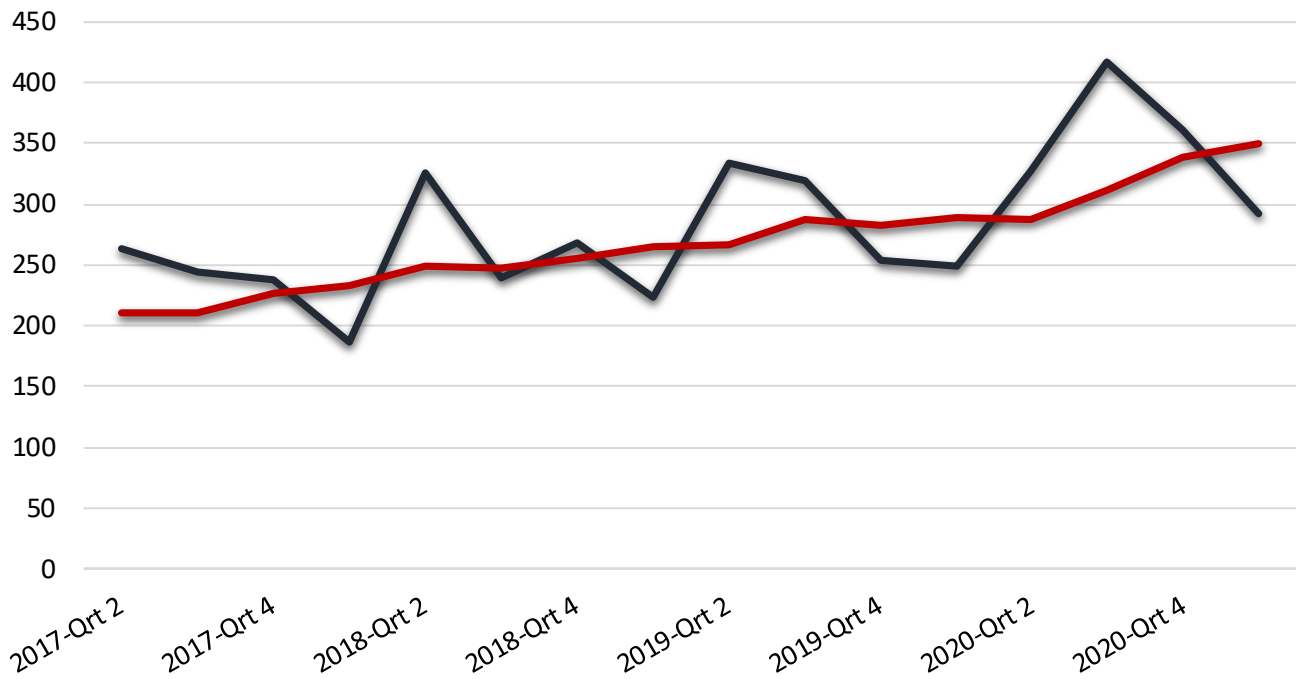
1st Qtr Year over Year Median Sales Price



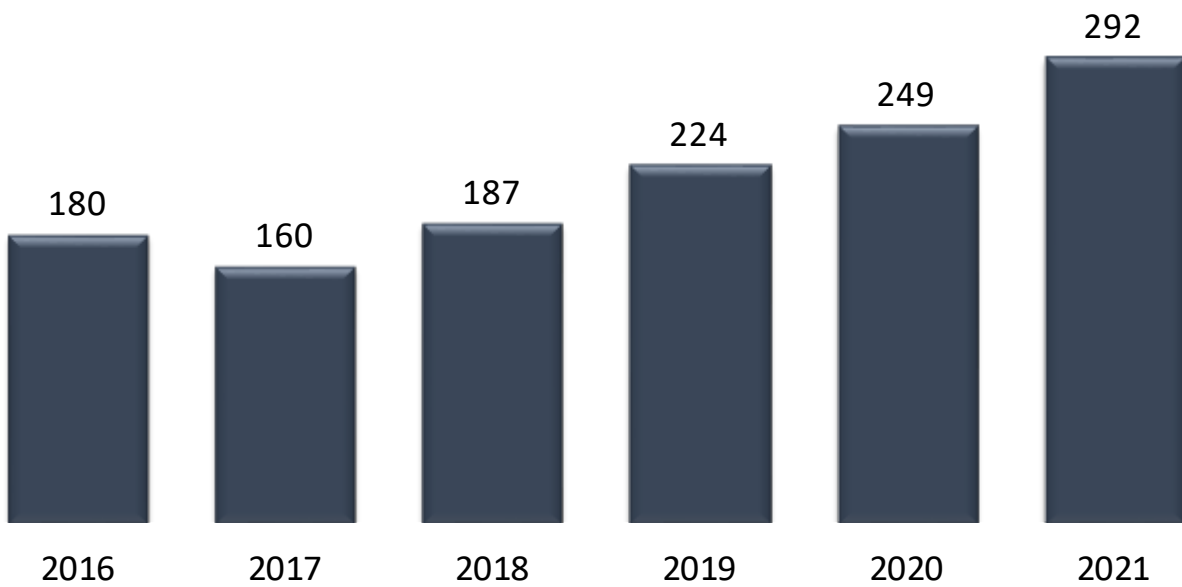
Annual Sales Volume



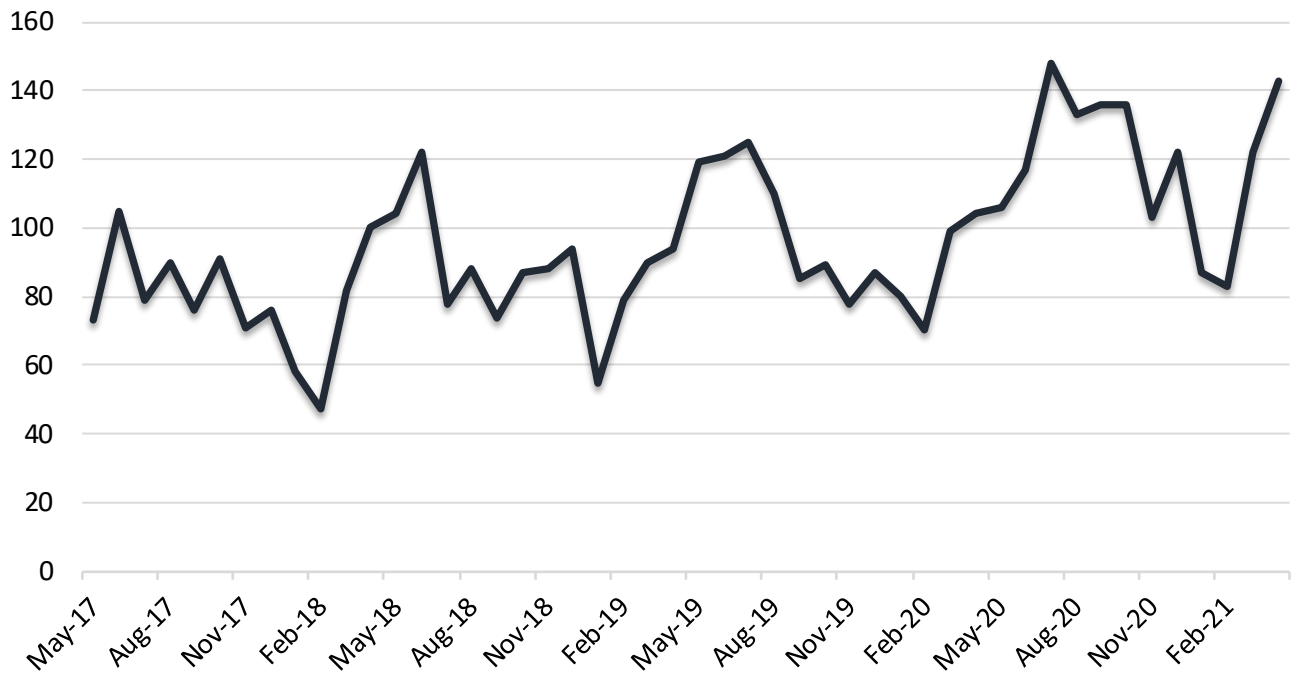
Sales Volume by Quarter



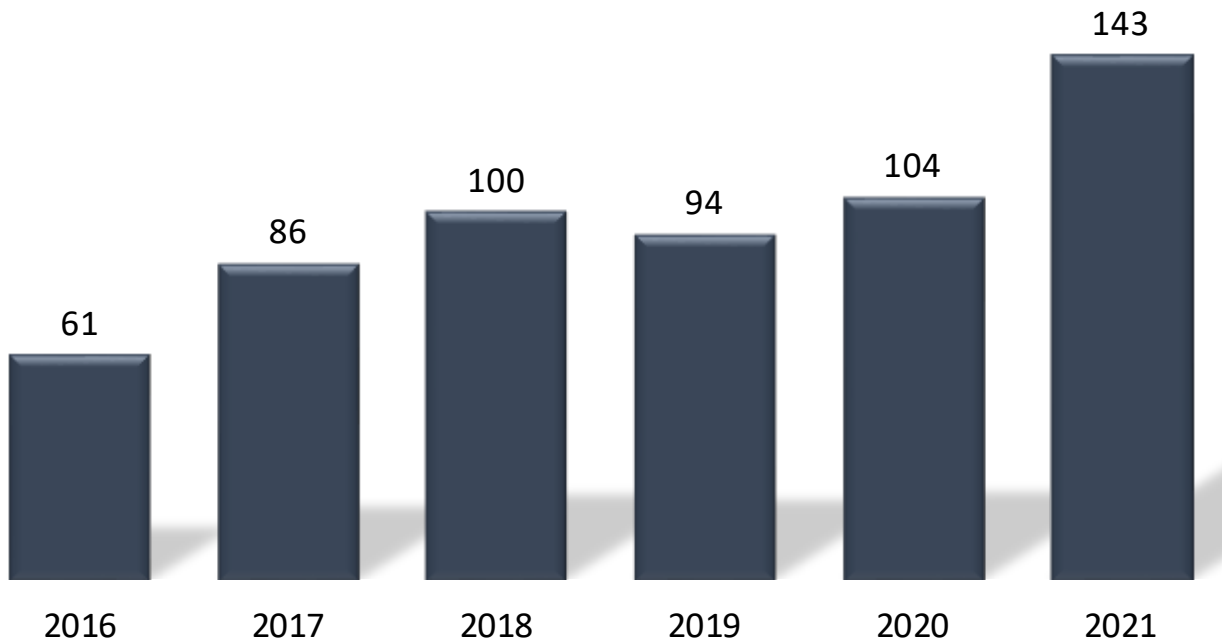
1st Qtr Year over Year Sales Volume



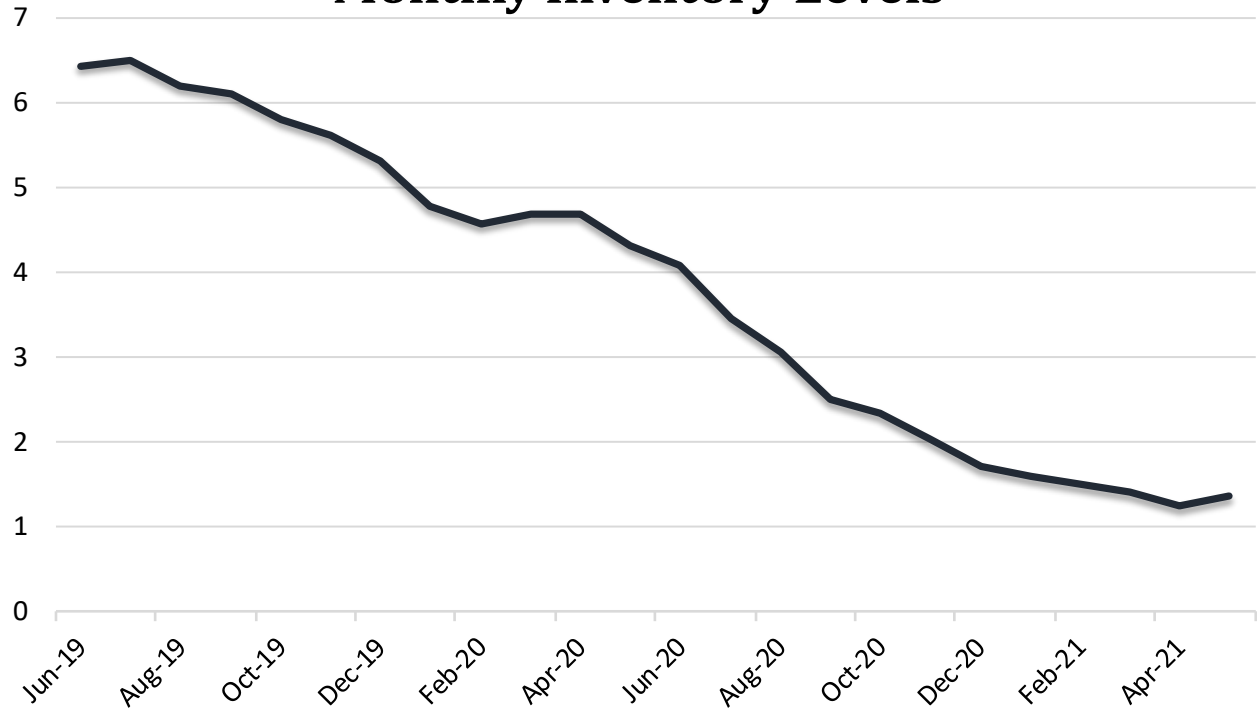
Monthly Sales Volume



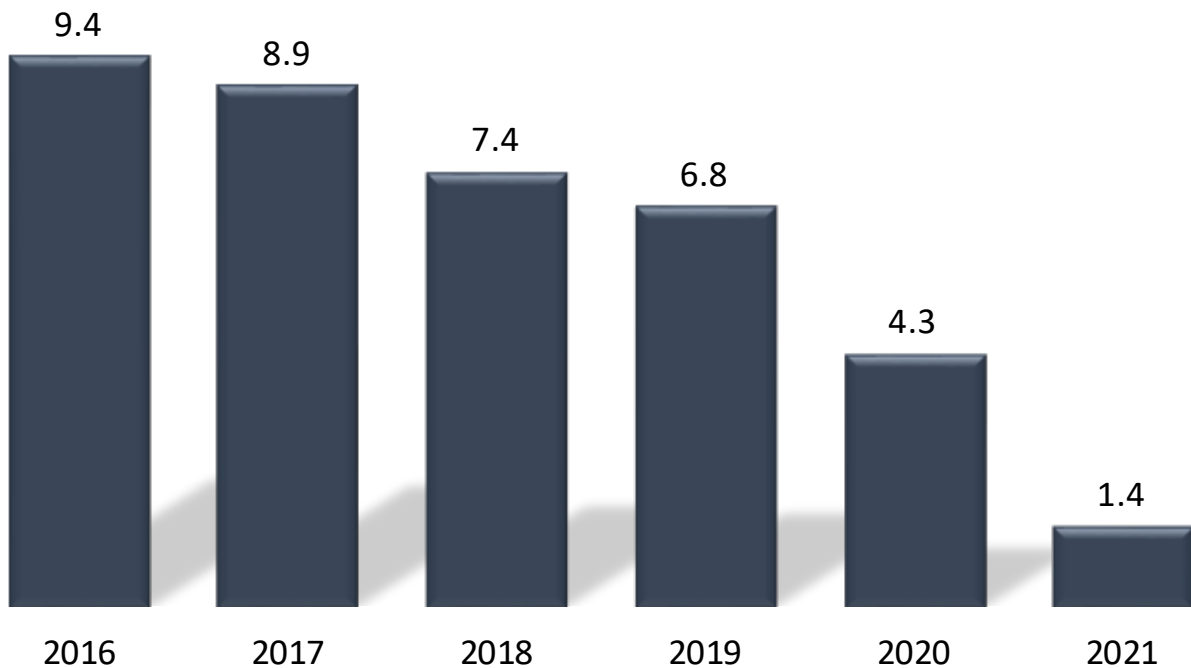
April Year over Year Sales Volume



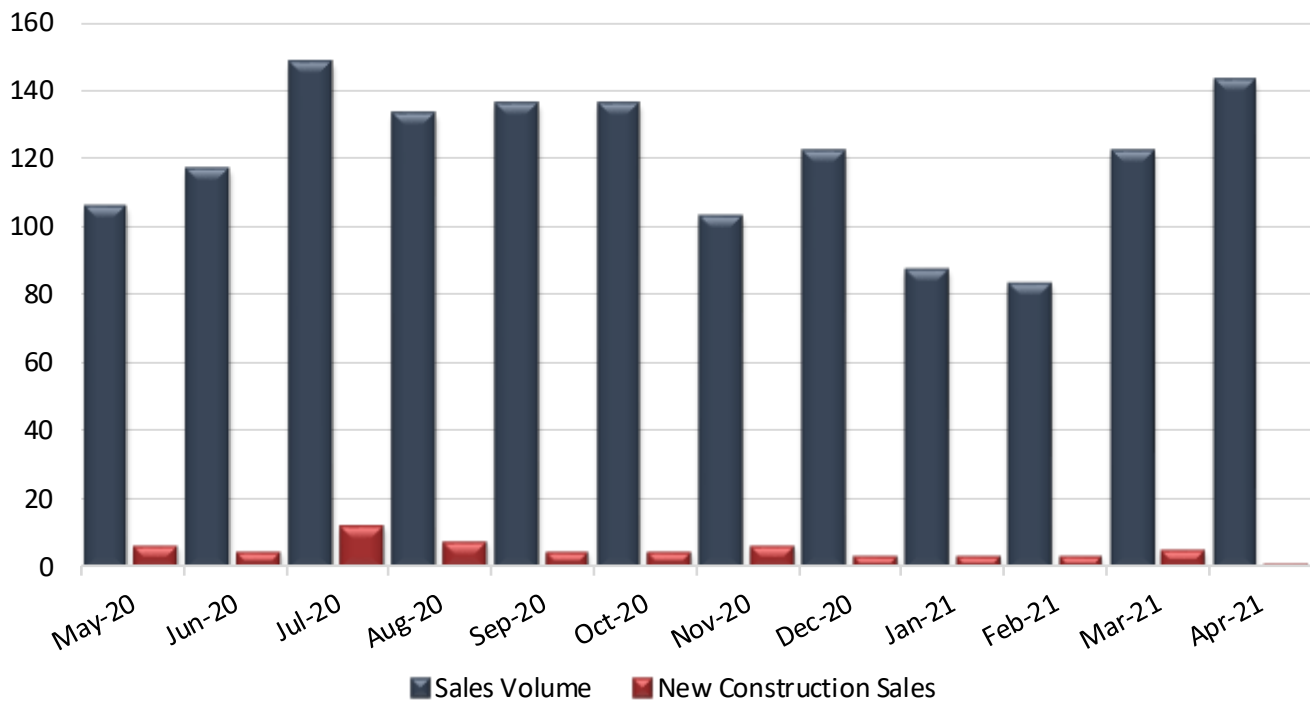
Monthly Inventory Levels



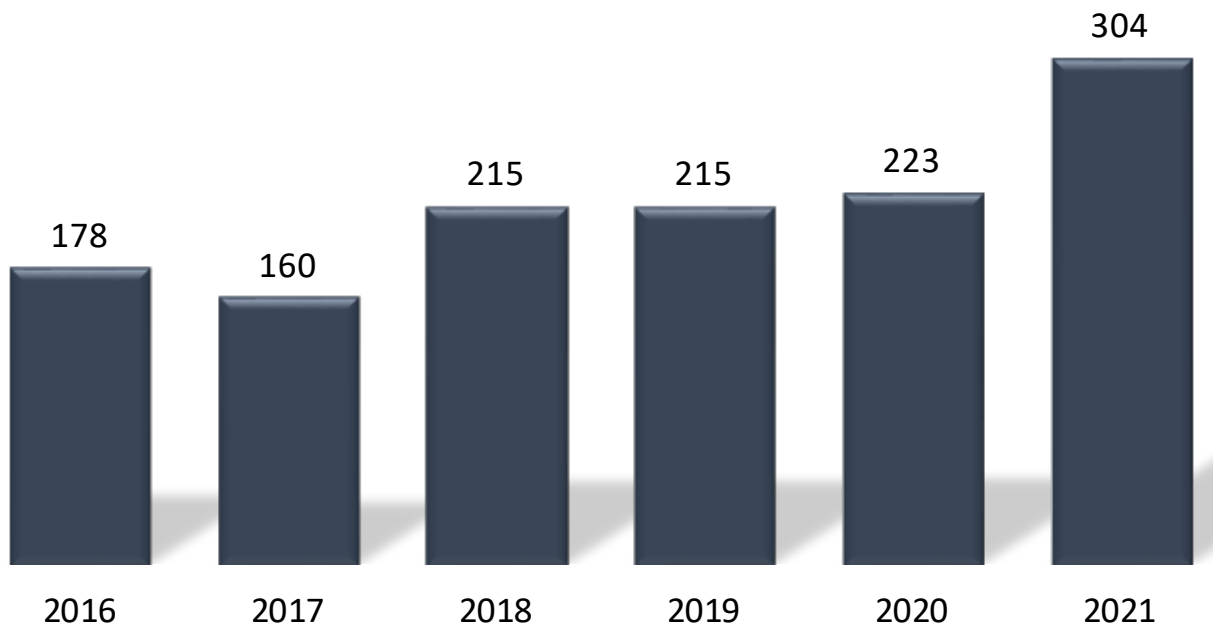
May Year over Year Inventory



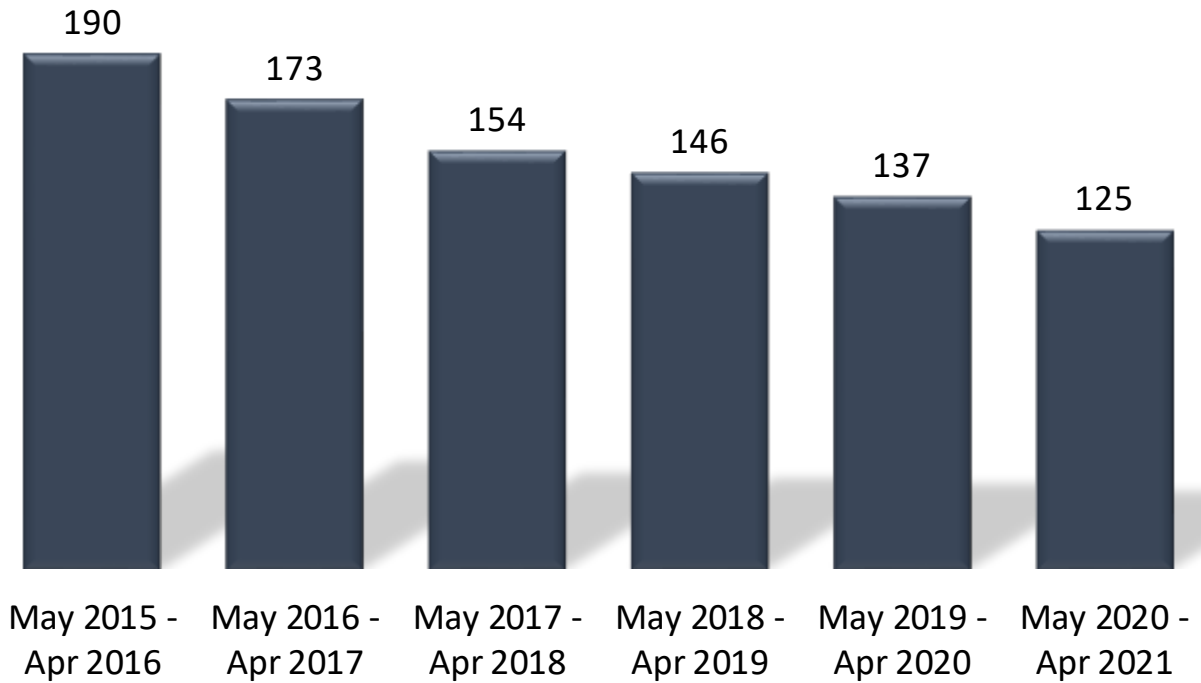
Monthly Sales Volume Past 12 Months



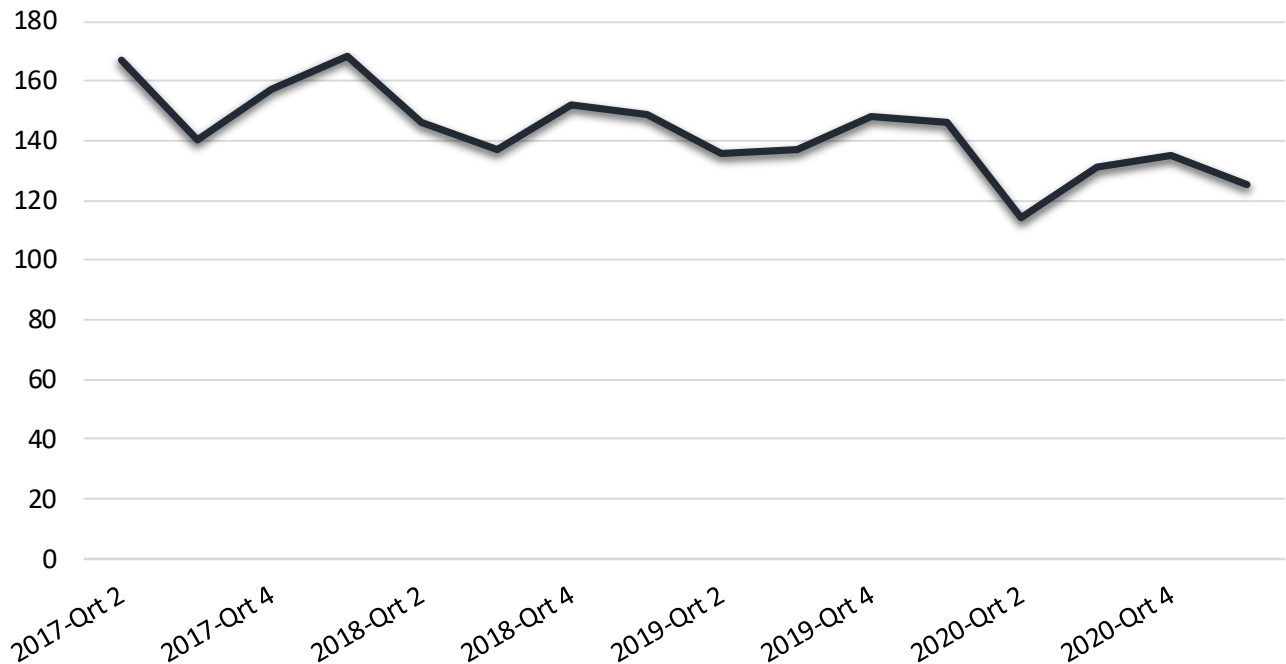
May Year over Year Pending Sales



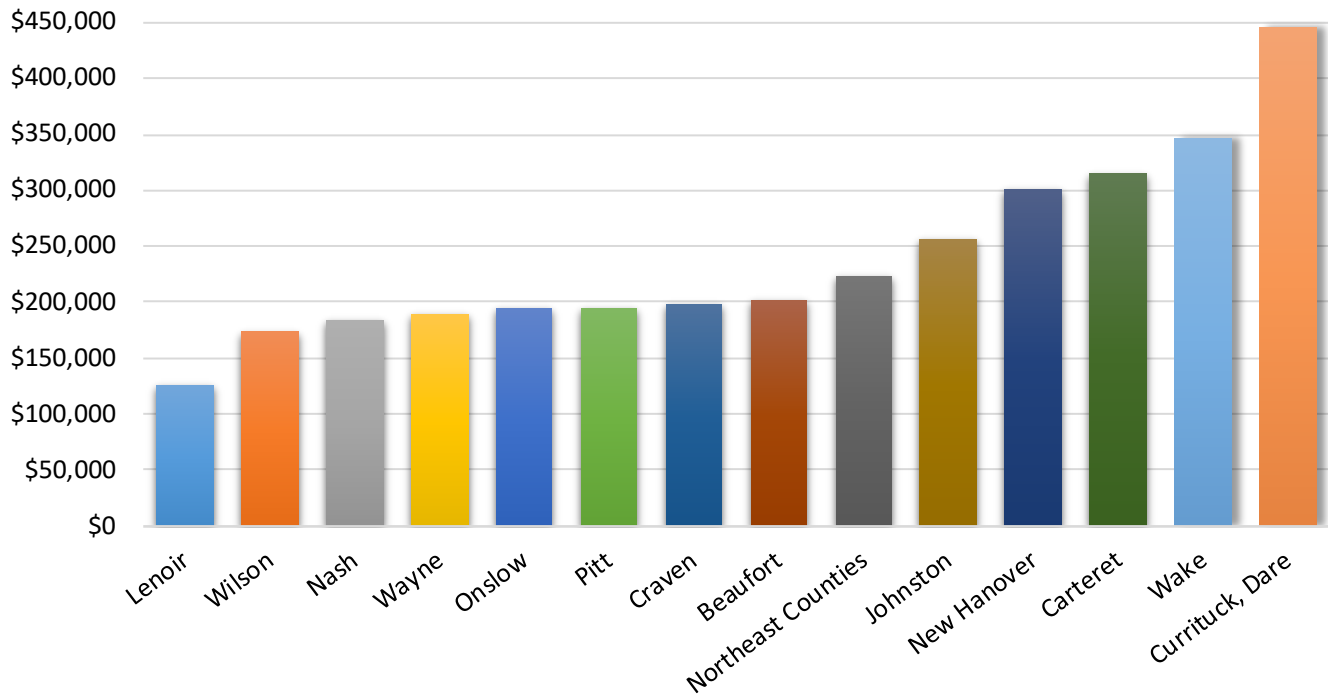
Annual Average Days on the Market



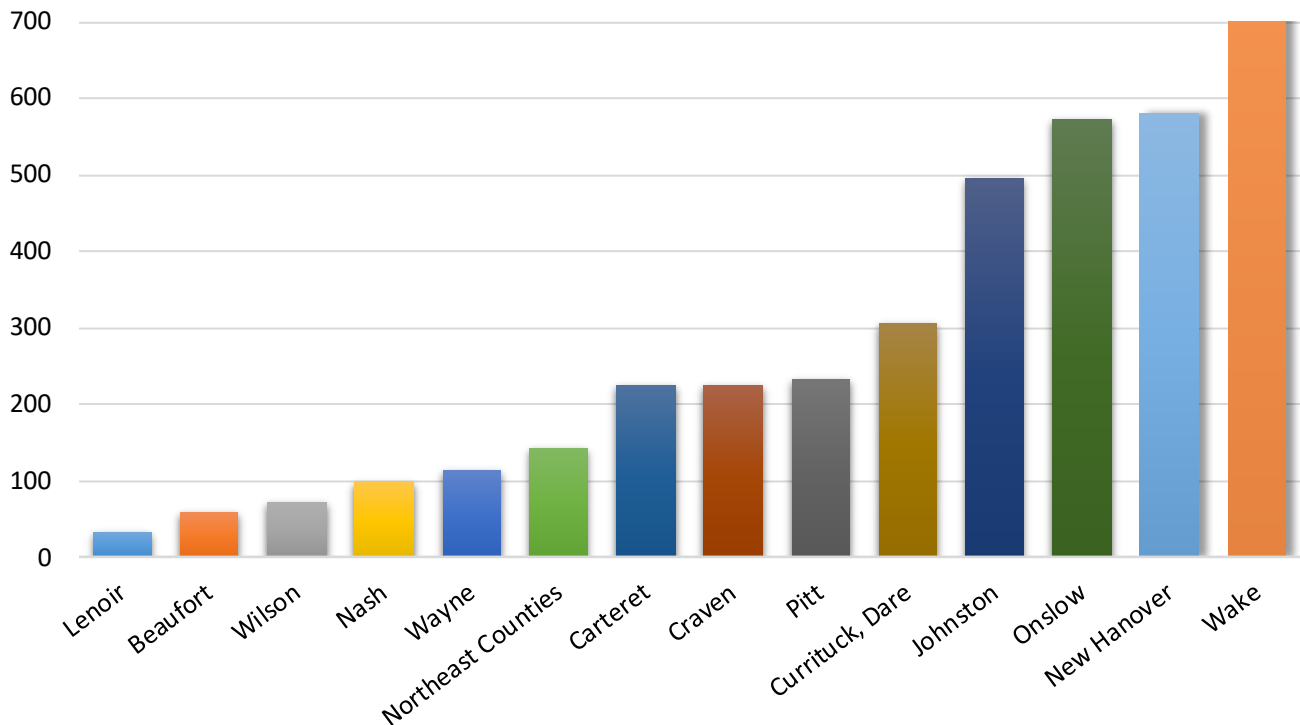
Average Days on Market by Quarter



Current Year Median Sales Price by County

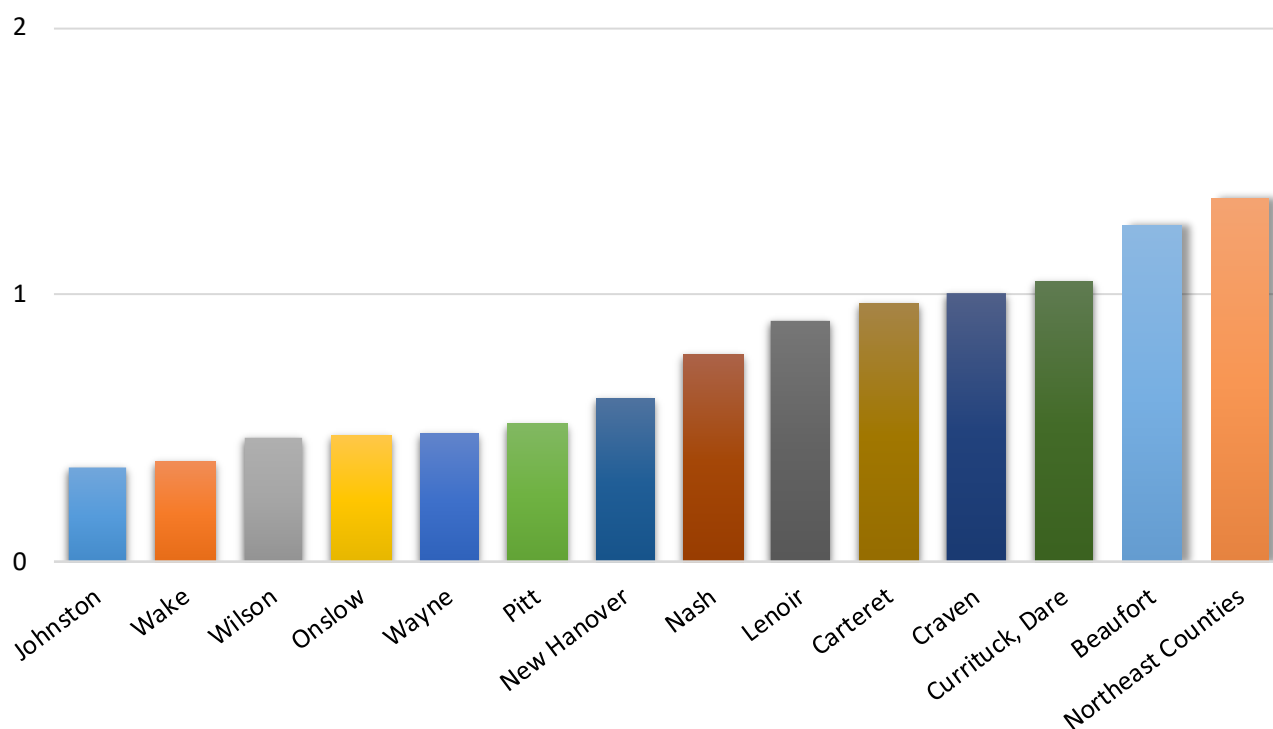


Current Month Sales Volume by County



*Wake County is off the chart at 1,949 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

