

# THE SHACKELFORD REPORT JUN 2020

Residential Real Estate Market Trends – Craven County – June 2020



Produced by:

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# Quarterly Market Report

## Craven County Market Summary

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

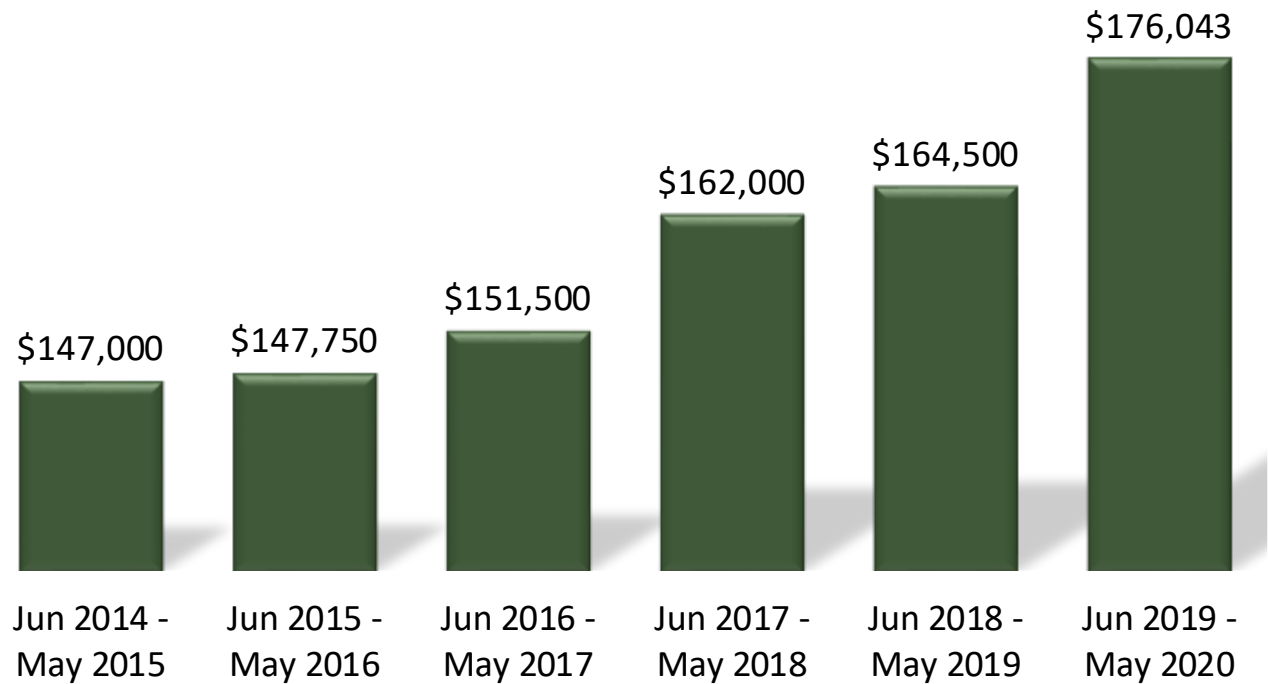
Highlights of the data include:

- 1<sup>st</sup> quarter sales decreased 0.2% over the 1<sup>st</sup> quarter of 2019.
- May sales volume was 16.7% lower than May 2019 levels.
- Pending sales at the beginning of June increased 3.4% from June 2019.
- There are 2.7 months of inventory currently on the market.
- There are 3.2 months of new construction inventory on the market.

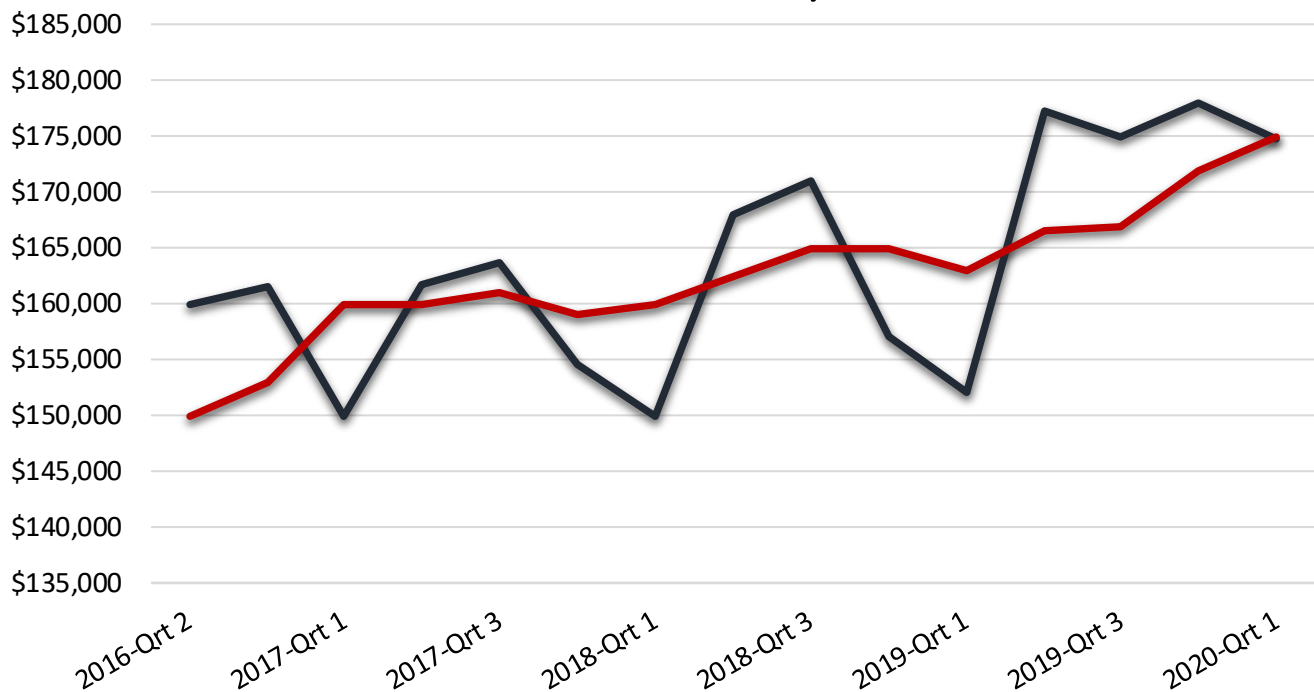
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jun 2014 - May 2015	1,456	1.5%	\$147,000	-2.0%	94	-3.1%
Jun 2015 - May 2016	1,568	7.7%	\$147,750	0.5%	80	-14.9%
Jun 2016 - May 2017	1,595	1.7%	\$151,500	2.5%	65	-18.8%
Jun 2017 - May 2018	1,669	4.6%	\$162,000	6.9%	48	-26.2%
Jun 2018 - May 2019	1,928	15.5%	\$164,500	1.5%	29	-39.6%
Jun 2019 - May 2020	1,942	0.7%	\$176,043	7.0%	24	-17.2%
Current Active Listings: 439 Months of Inventory: 2.7						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 2	500	50.2%	\$168,000	12.0%	\$162,500	1.6%	37	-56.0%
2018-Qrt 3	473	-5.4%	\$171,000	1.8%	\$165,000	1.5%	32	-13.5%
2018-Qrt 4	475	0.4%	\$157,000	-8.2%	\$165,000	0.0%	39	21.9%
2019-Qrt 1	445	-6.3%	\$152,000	-3.2%	\$163,000	-1.2%	26	-33.3%
2019-Qrt 2	546	22.7%	\$177,250	16.6%	\$166,500	2.1%	13	-50.0%
2019-Qrt 3	511	-6.4%	\$175,000	-1.3%	\$167,000	0.3%	19	46.2%
2019-Qrt 4	476	-6.8%	\$178,000	1.7%	\$172,000	3.0%	29	52.6%
2020-Qrt 1	424	-10.9%	\$174,700	-1.9%	\$175,000	1.7%	35	20.7%

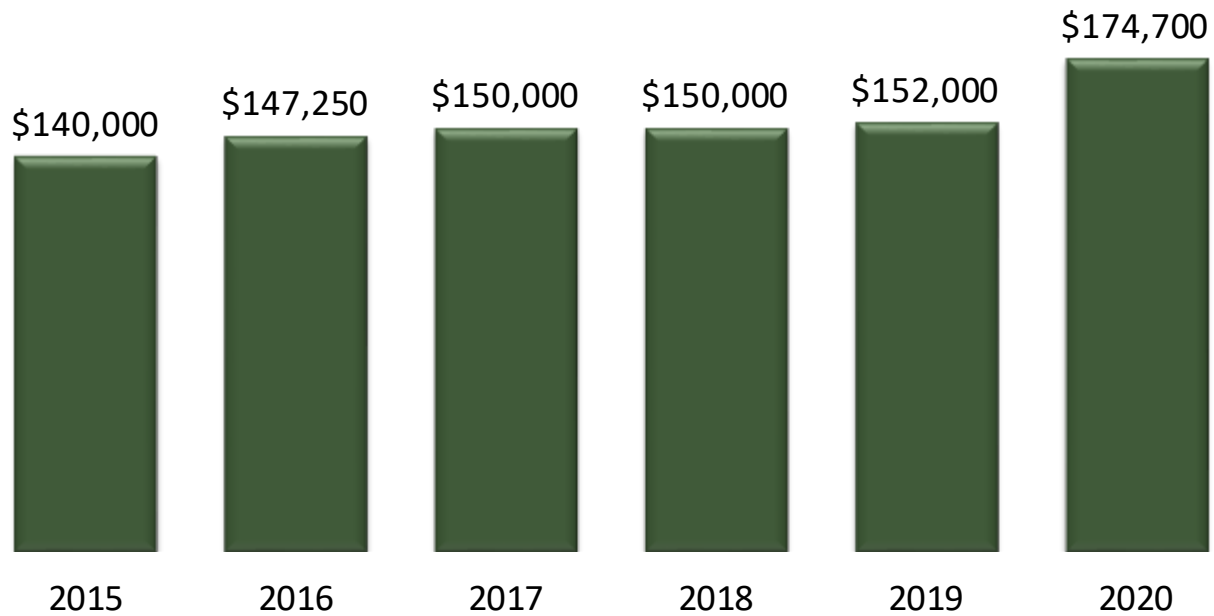
## Annual Median Sales Price



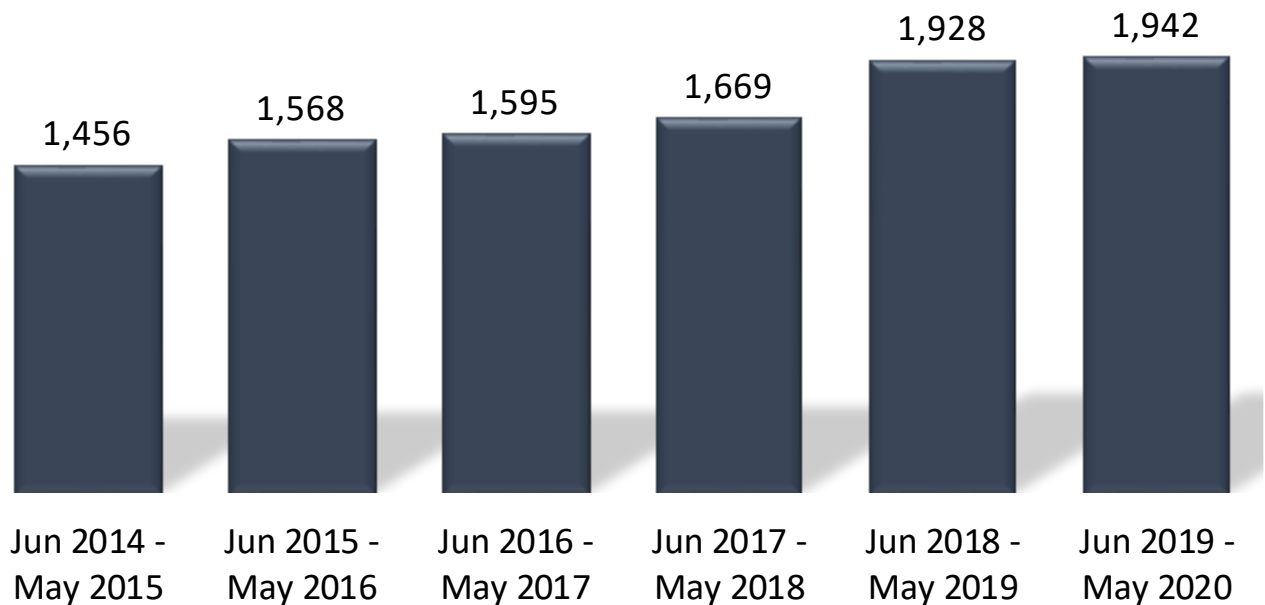
## Median Sales Price by Quarter



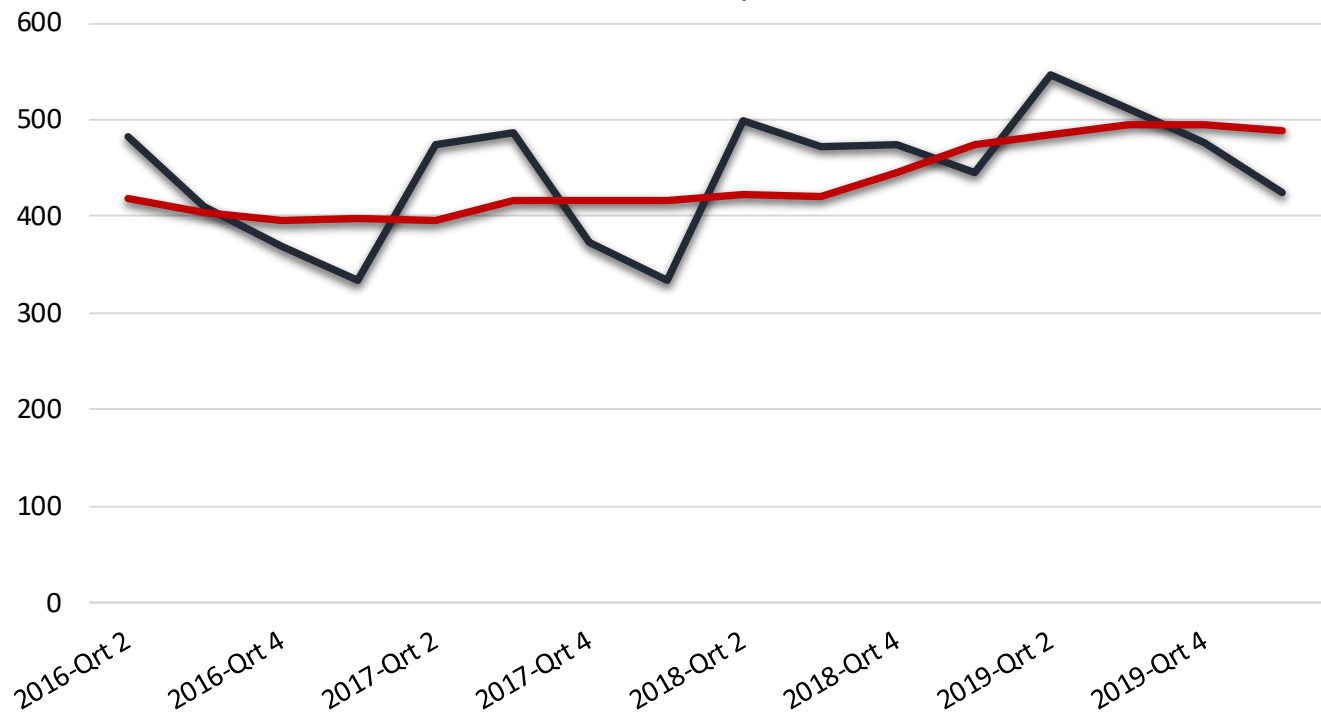
## 1st Qtr Year over Year Median Sales Price



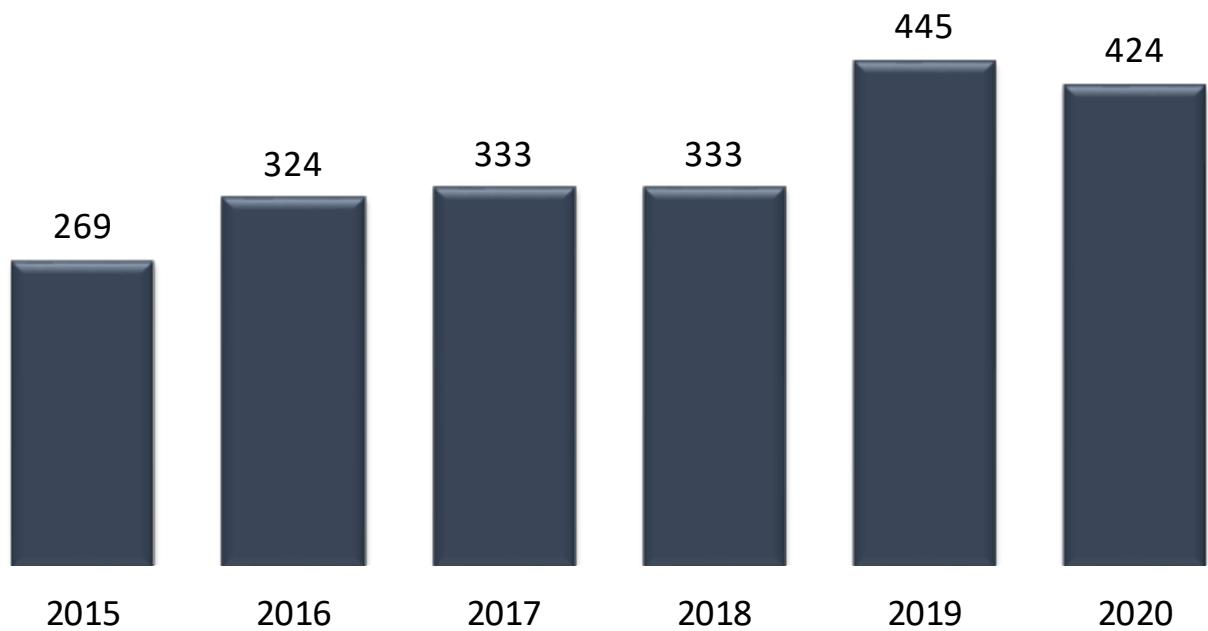
## Annual Sales Volume



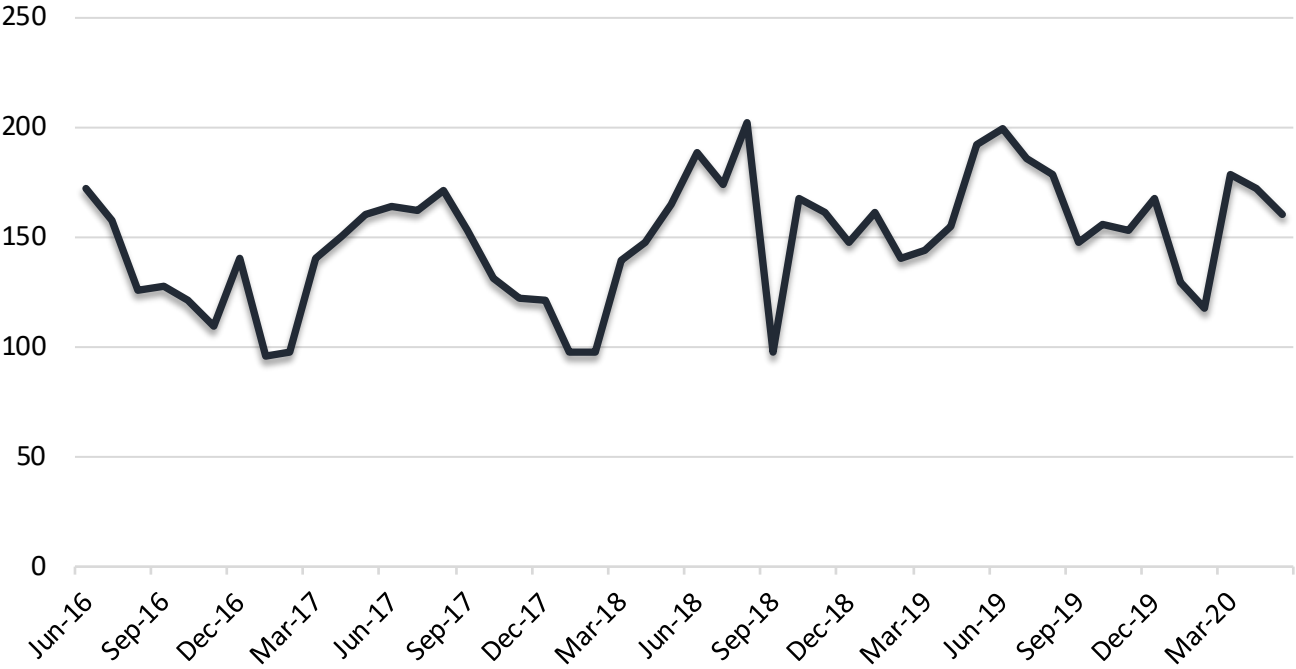
# Sales Volume by Quarter



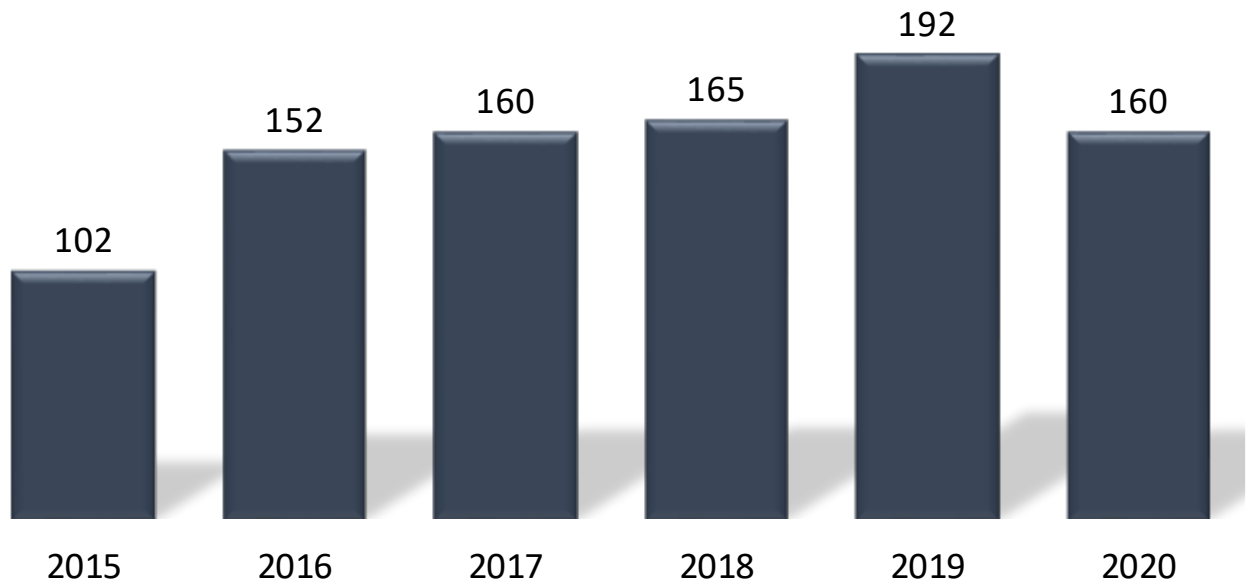
# 1st Qtr Year over Year Sales Volume



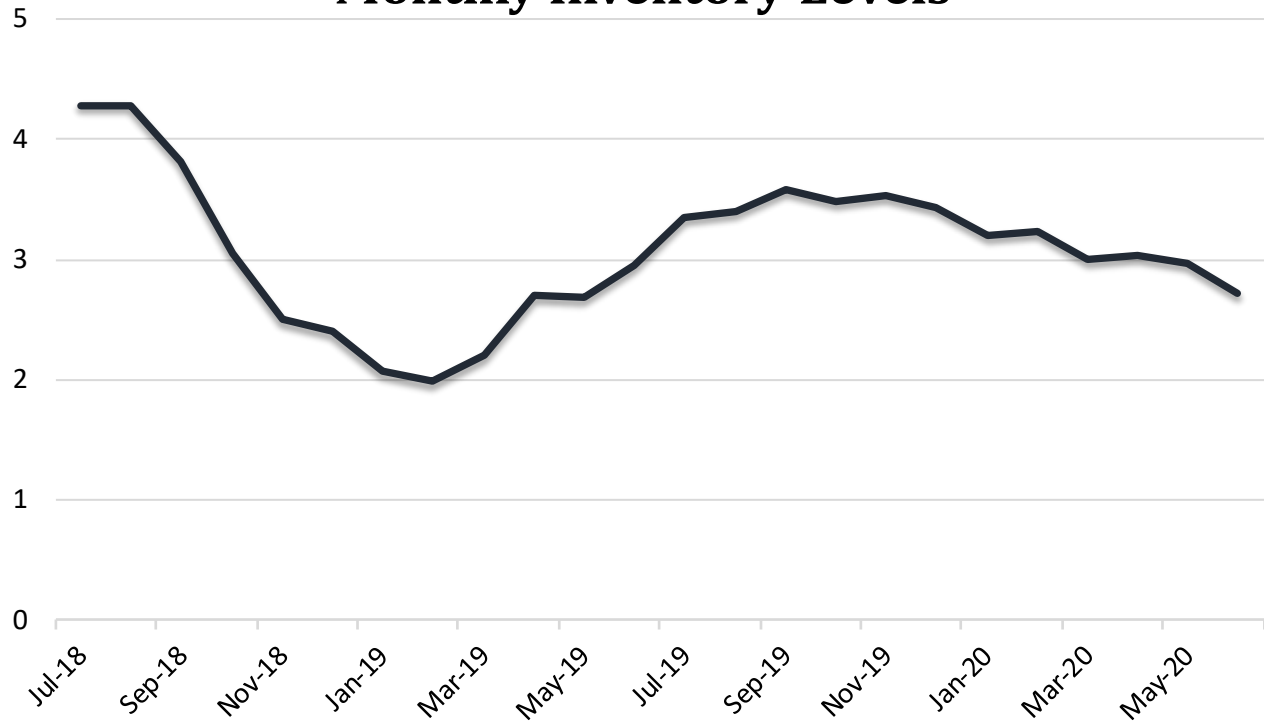
# Monthly Sales Volume



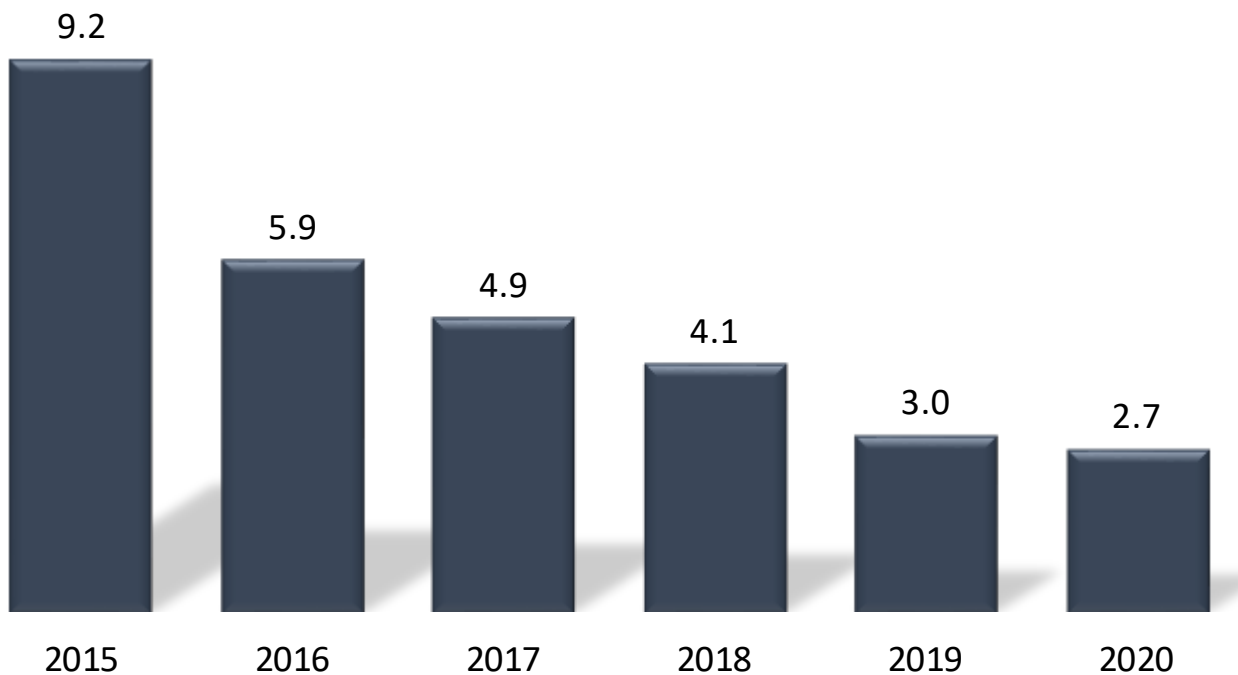
# May Year over Year Sales Volume



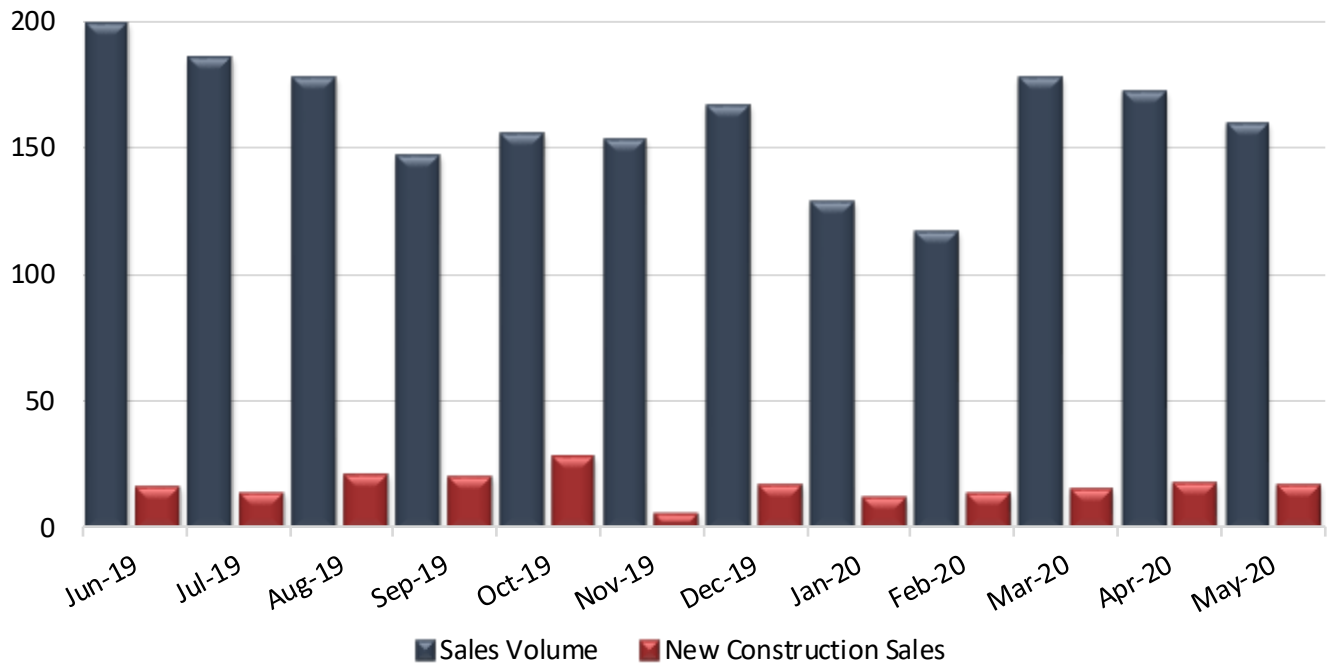
## Monthly Inventory Levels



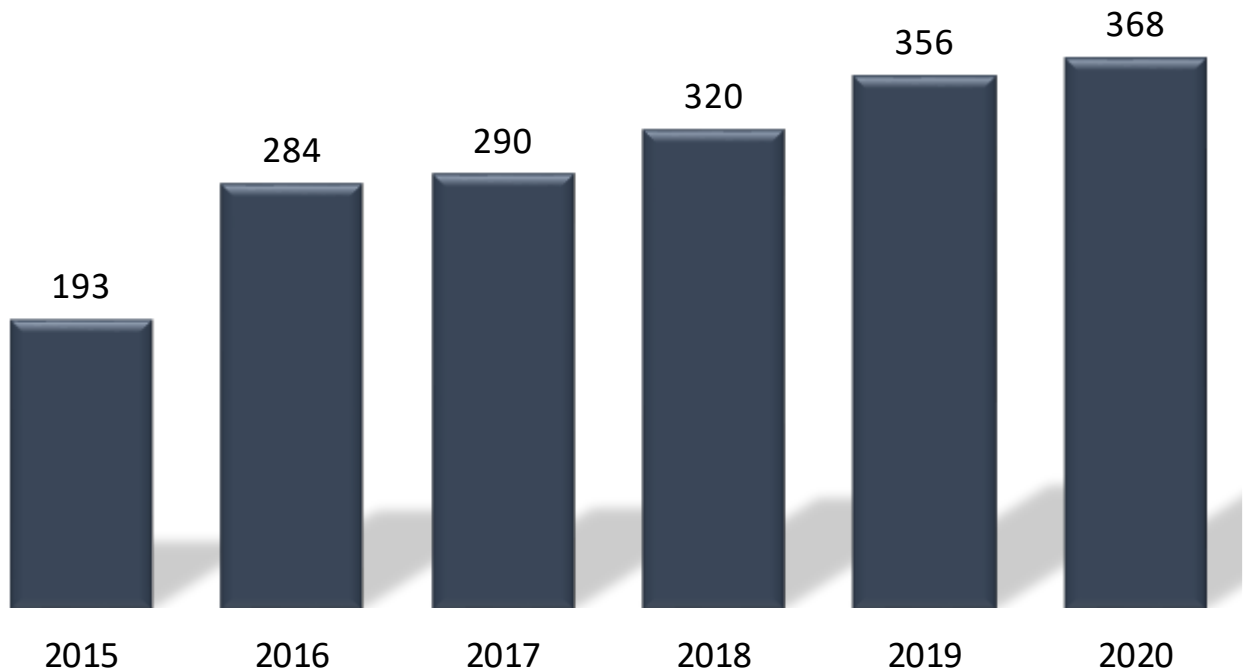
## June Year over Year Inventory



## Monthly Sales Volume Past 12 Months

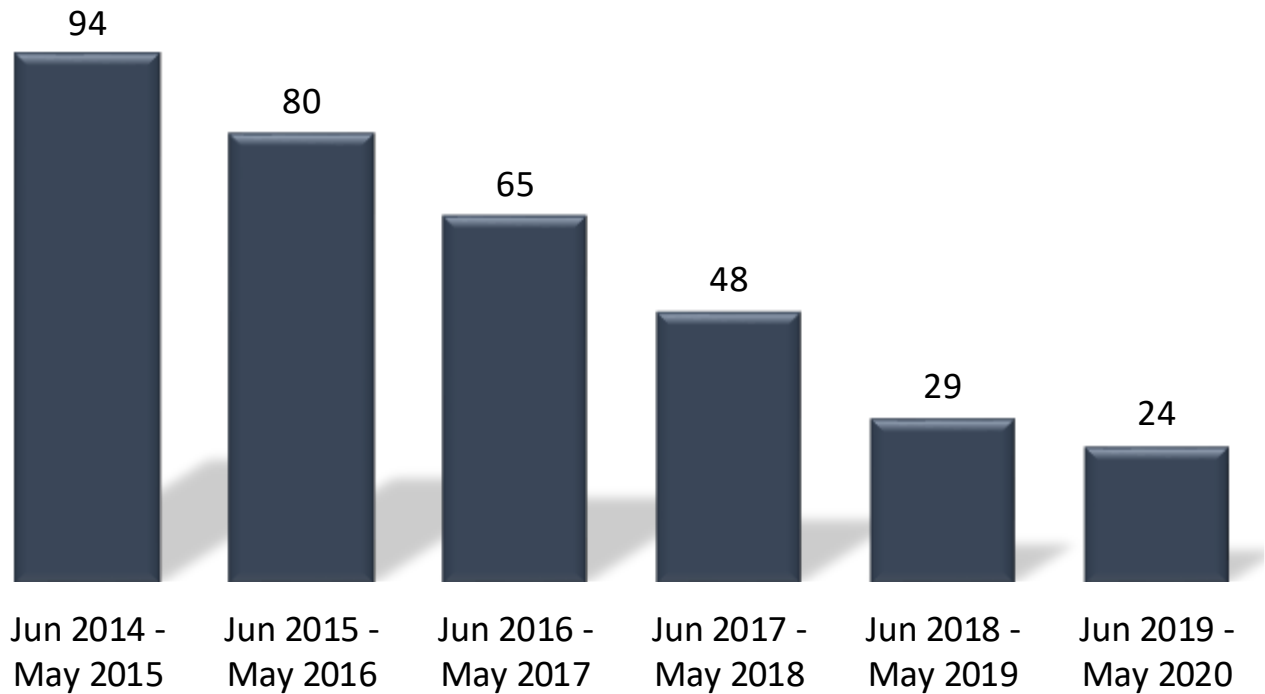


## June Year over Year Pending Sales

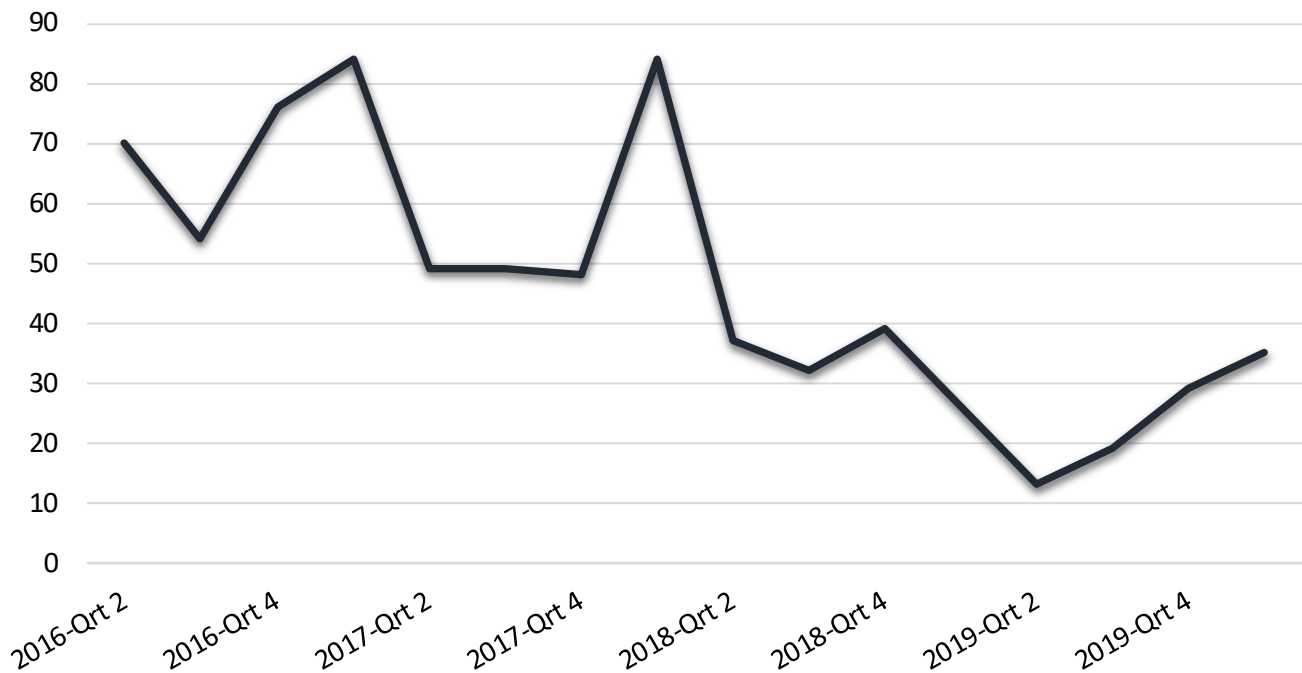




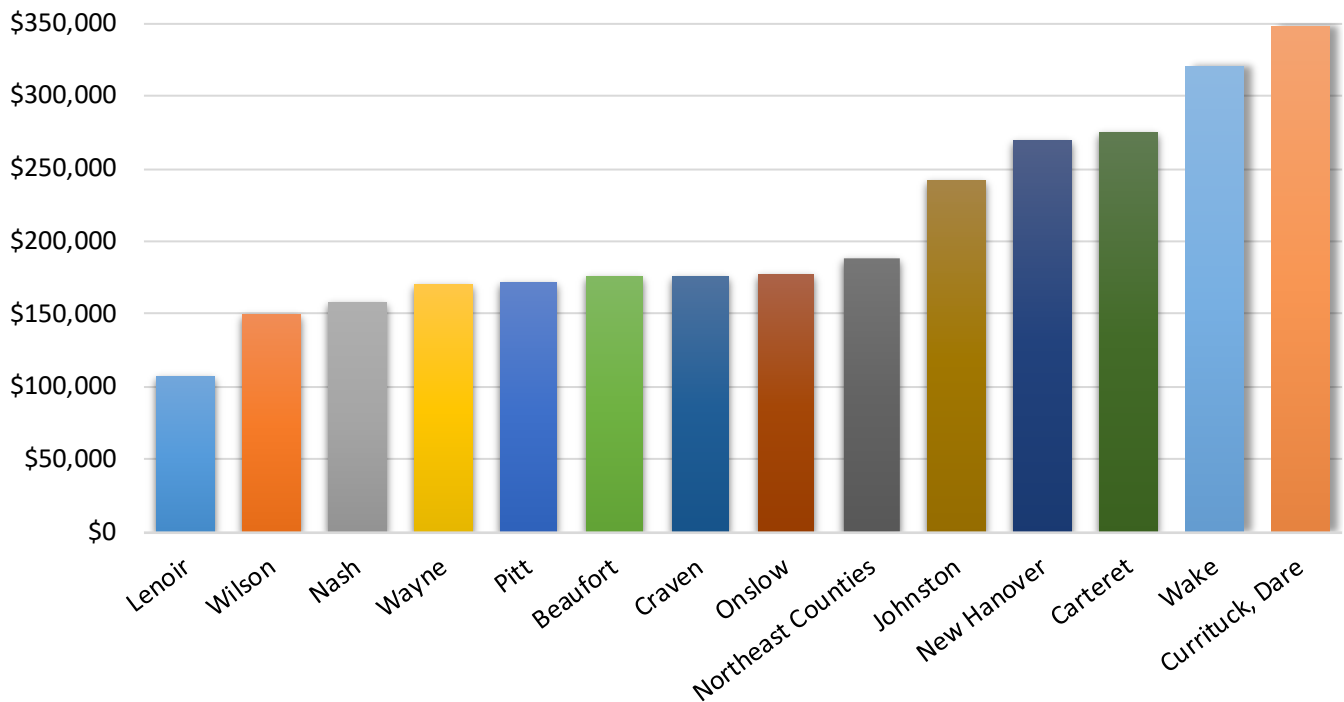
## Annual Median Days on the Market



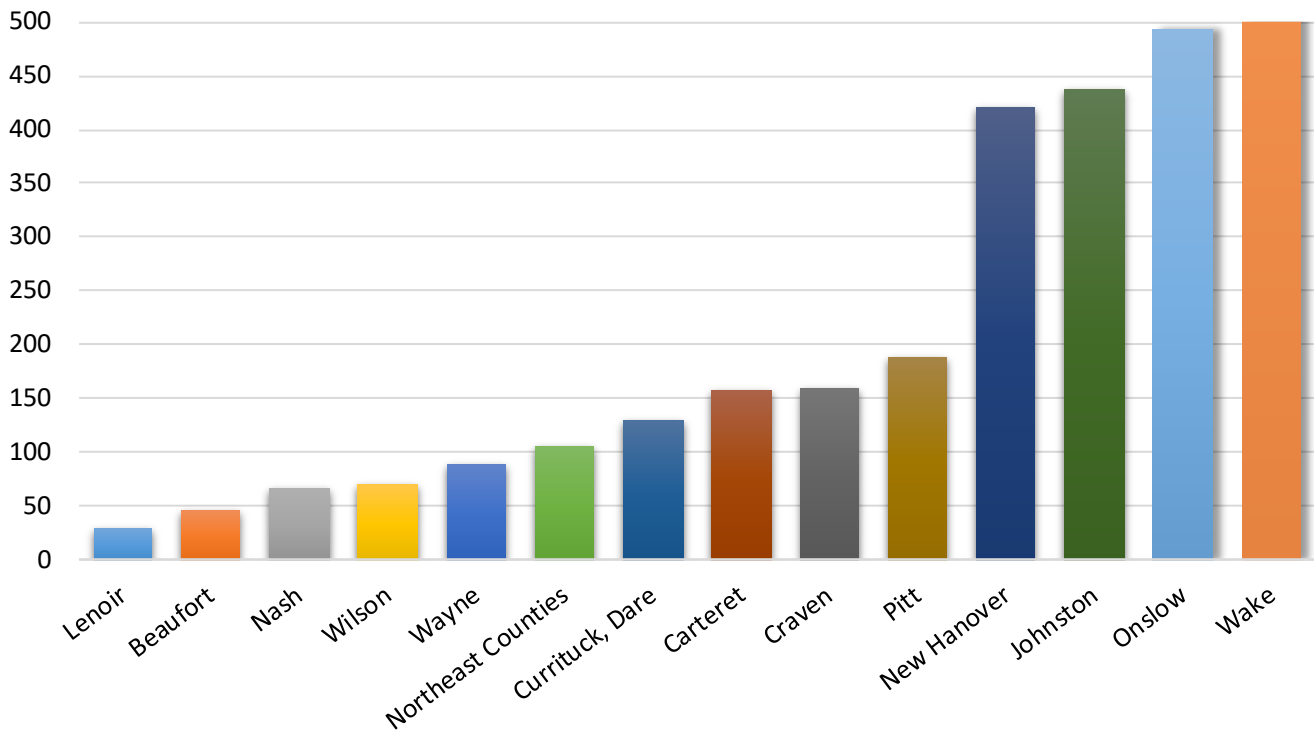
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

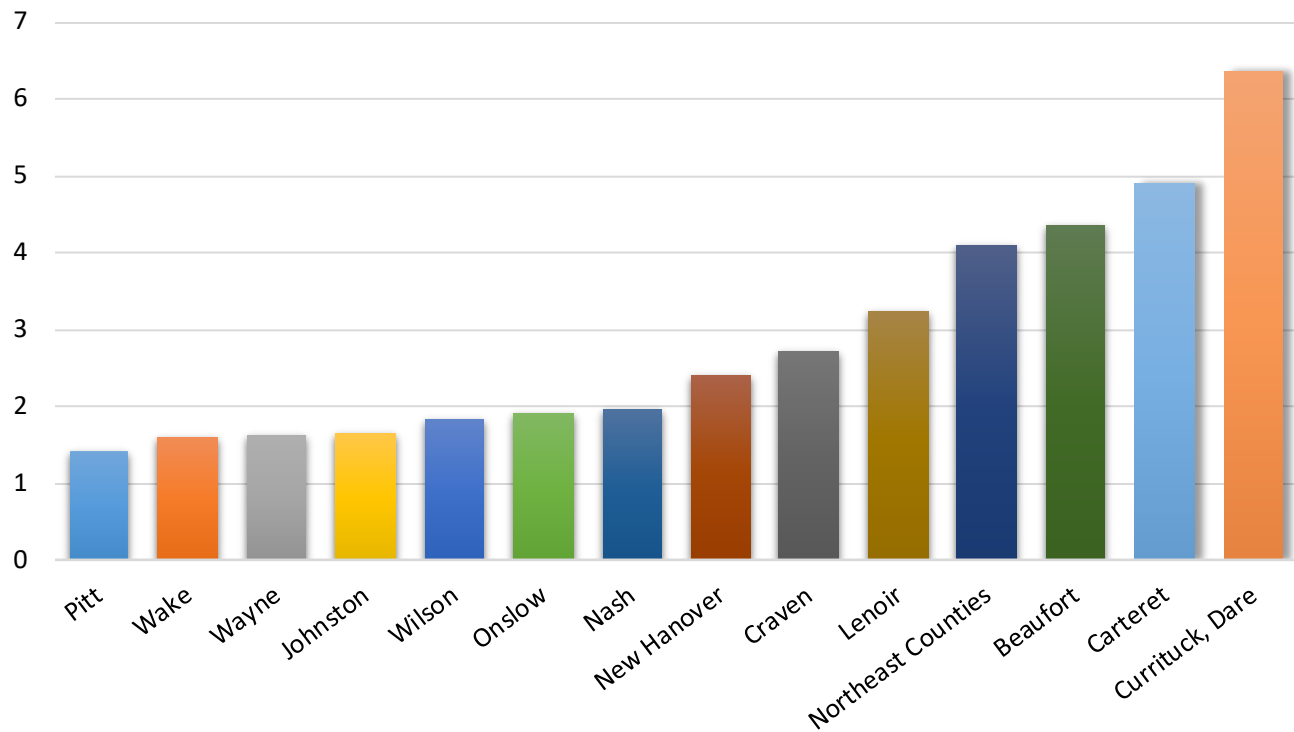


## Current Month Sales Volume by County

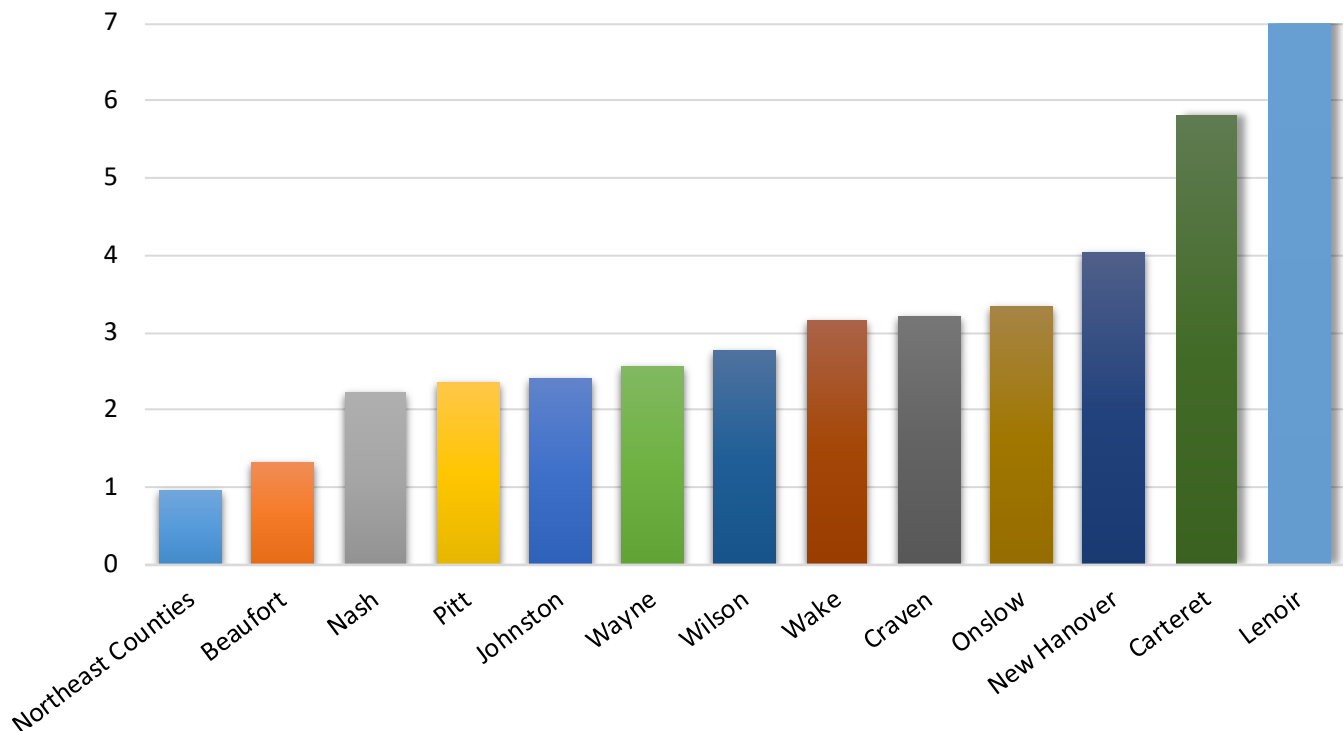


\*Wake County is off the chart at 1,701 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)



\*Lenoir County is off the chart at 72.0 months