

THE SHACKELFORD REPORT MAR 2020

Residential Real Estate Market Trends – Beaufort County – March 2020



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.

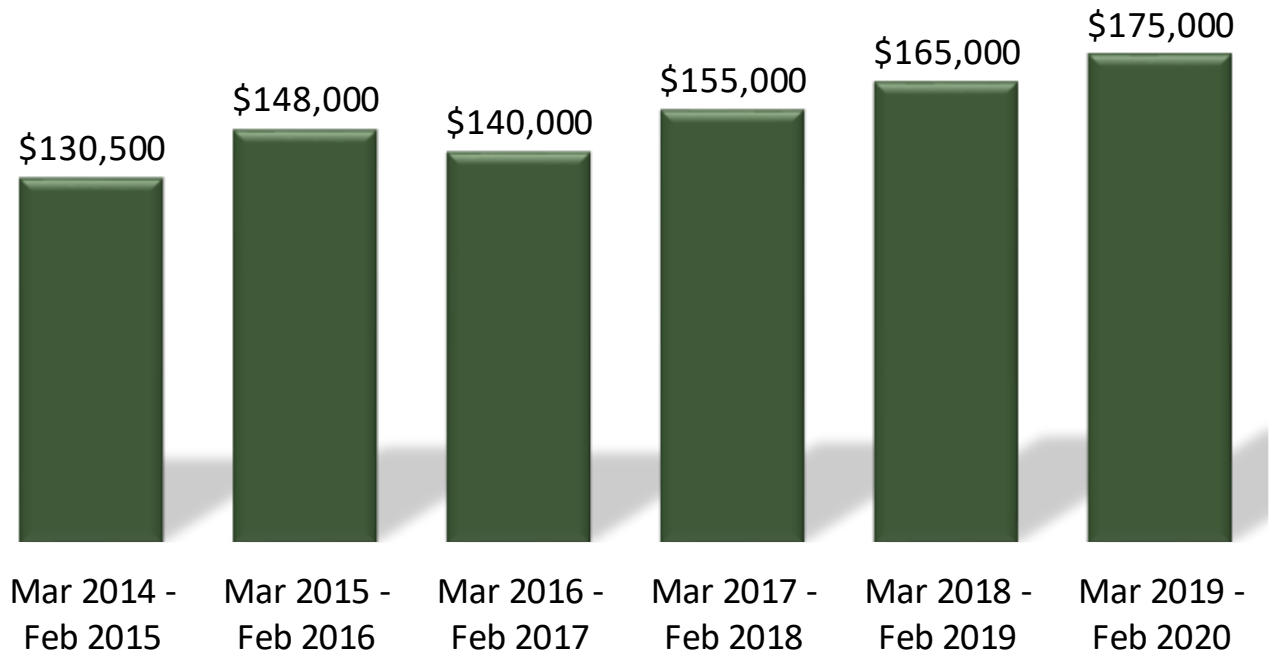
Highlights of the data include:

- 4th quarter sales volume decreased 8.6% over the 4th quarter of 2018.
- February sales volume remained the same as February 2019 levels.
- Pending sales at the beginning of March increased 20.7% from March 2019.
- There are 5.2 months of inventory currently on the market.
- There are 1.7 months of new construction inventory on the market.

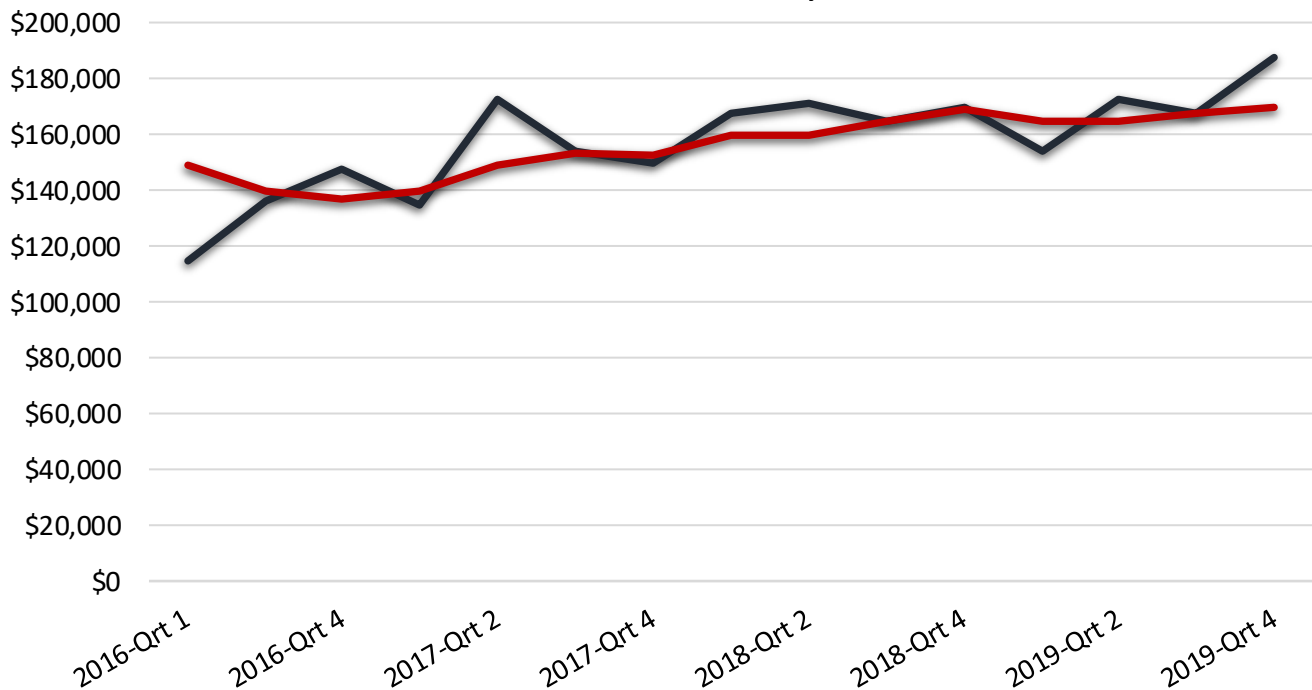
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Mar 2014 - Feb 2015	402	-0.7%	\$130,500	6.5%	147	21.5%
Mar 2015 - Feb 2016	473	17.7%	\$148,000	13.4%	115	-21.8%
Mar 2016 - Feb 2017	464	-1.9%	\$140,000	-5.4%	100	-13.0%
Mar 2017 - Feb 2018	523	12.7%	\$155,000	10.7%	79	-21.0%
Mar 2018 - Feb 2019	524	0.2%	\$165,000	6.5%	76	-3.8%
Mar 2019 - Feb 2020	510	-2.7%	\$175,000	6.1%	62	-18.4%
Current Active Listings: 223 Months of Inventory: 5.2						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 1	99	-18.9%	\$168,000	12.0%	\$159,900	4.6%	91	21.3%
2018-Qrt 2	154	55.6%	\$171,600	2.1%	\$160,000	0.1%	70	-23.1%
2018-Qrt 3	150	-2.6%	\$165,000	-3.8%	\$165,000	3.1%	56	-20.0%
2018-Qrt 4	127	-15.3%	\$170,000	3.0%	\$169,000	2.4%	84	50.0%
2019-Qrt 1	96	-24.4%	\$154,000	-9.4%	\$165,000	-2.4%	94	11.9%
2019-Qrt 2	137	42.7%	\$172,500	12.0%	\$165,000	0.0%	59	-37.2%
2019-Qrt 3	162	18.2%	\$168,000	-2.6%	\$167,700	1.6%	68	15.3%
2019-Qrt 4	116	-28.4%	\$187,950	11.9%	\$169,900	1.3%	57	-16.2%

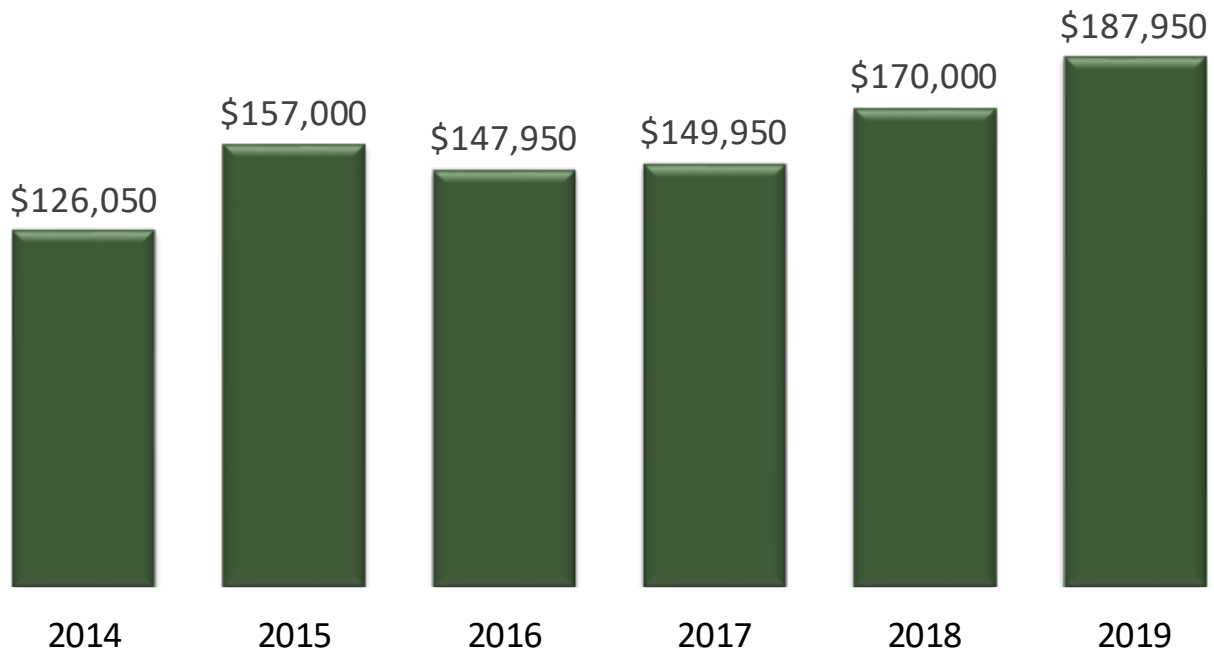
Annual Median Sales Price



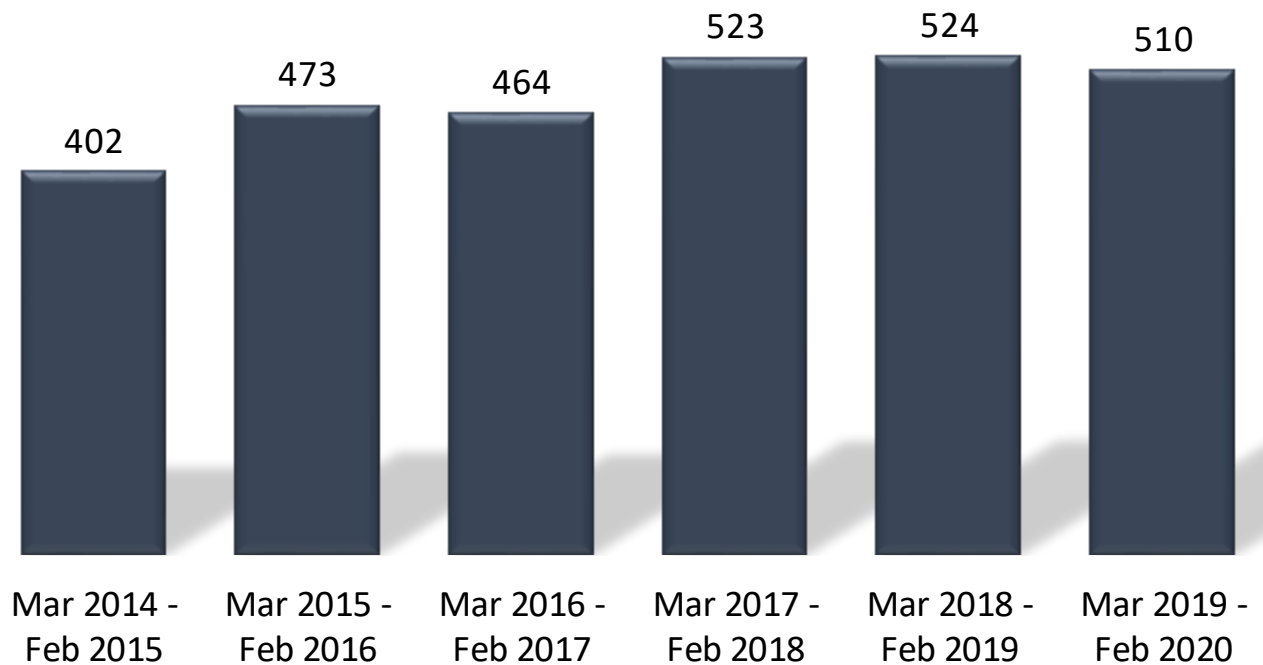
Median Sales Price by Quarter



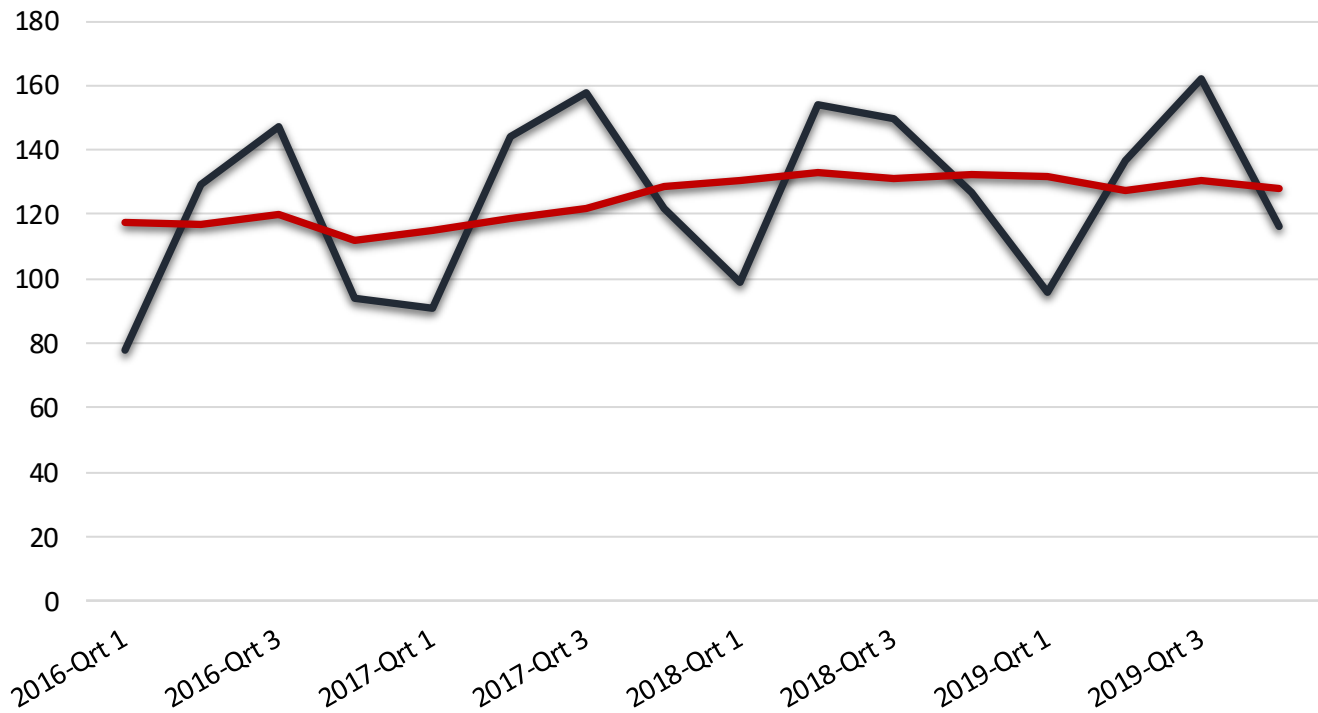
4th Qtr Year over Year Median Sales Price



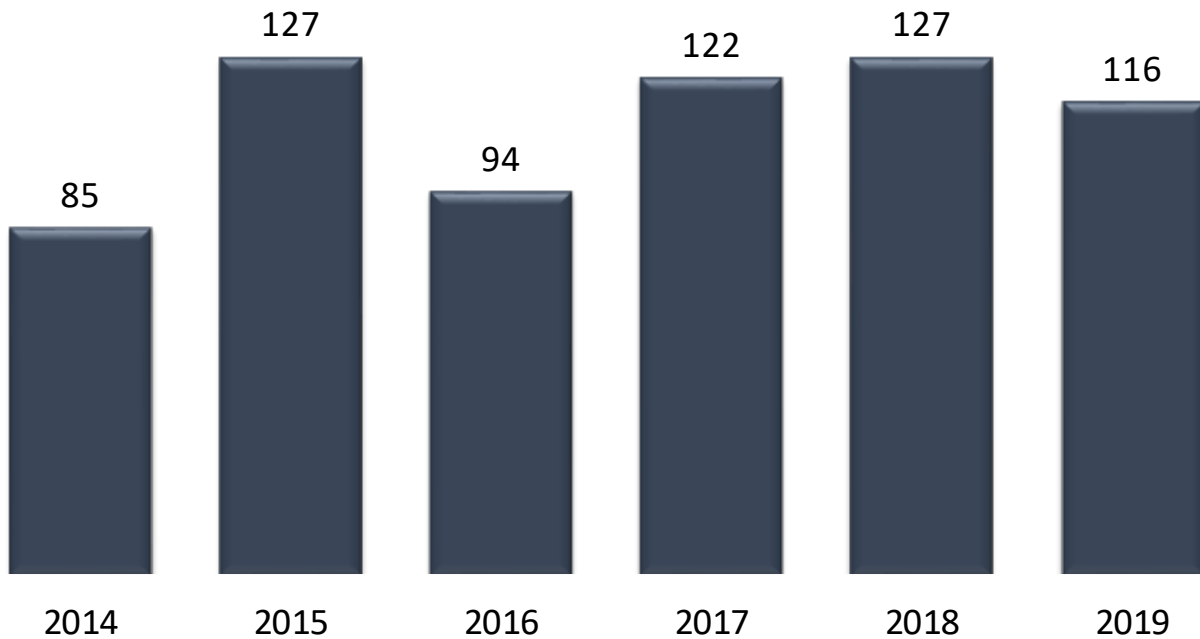
Annual Sales Volume



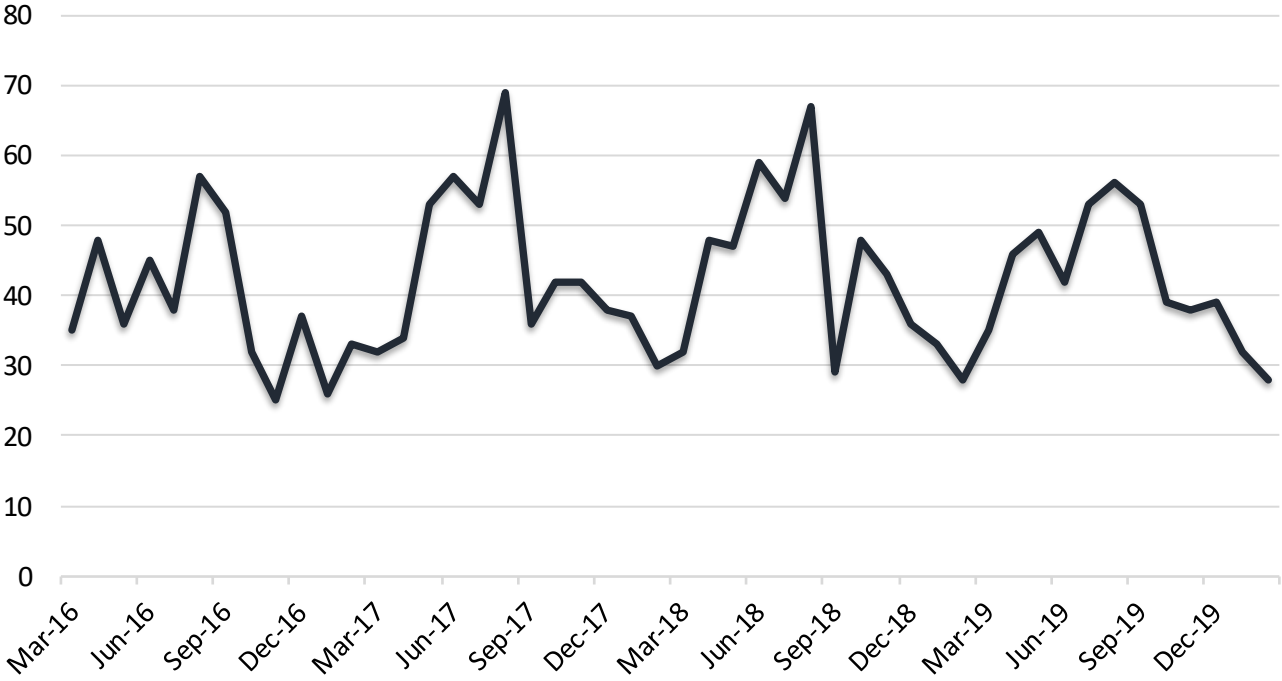
Sales Volume by Quarter



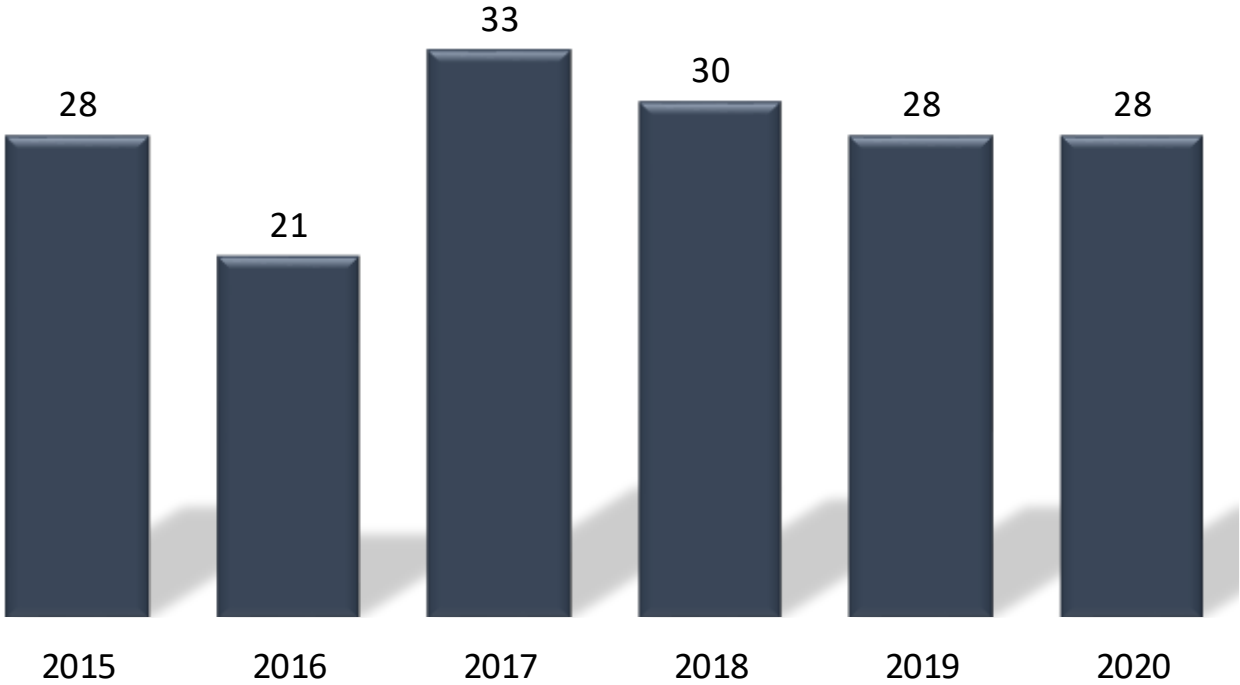
4th Qtr Year over Year Sales Volume



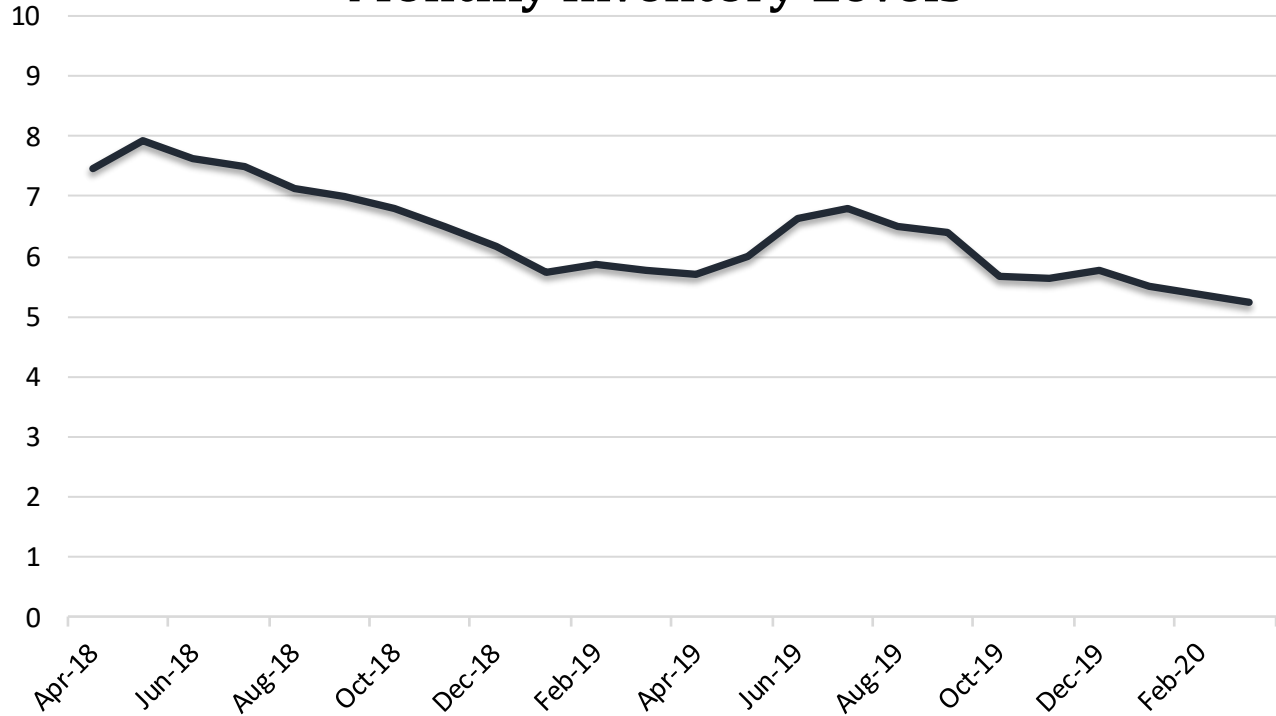
Monthly Sales Volume



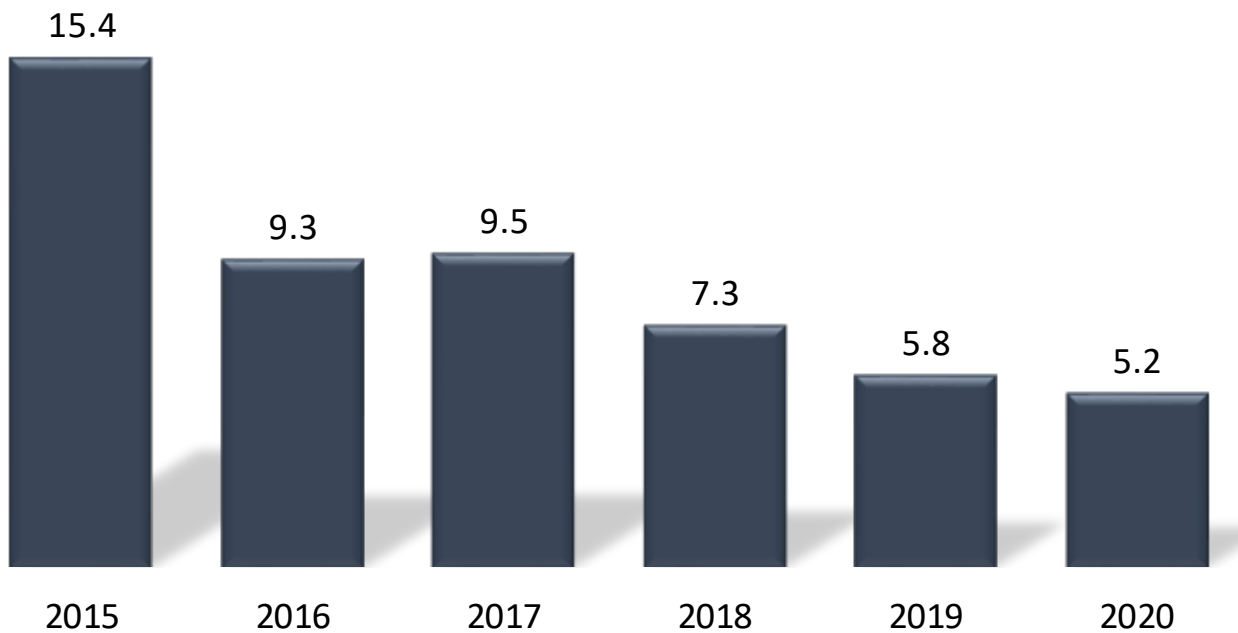
February Year over Year Sales Volume



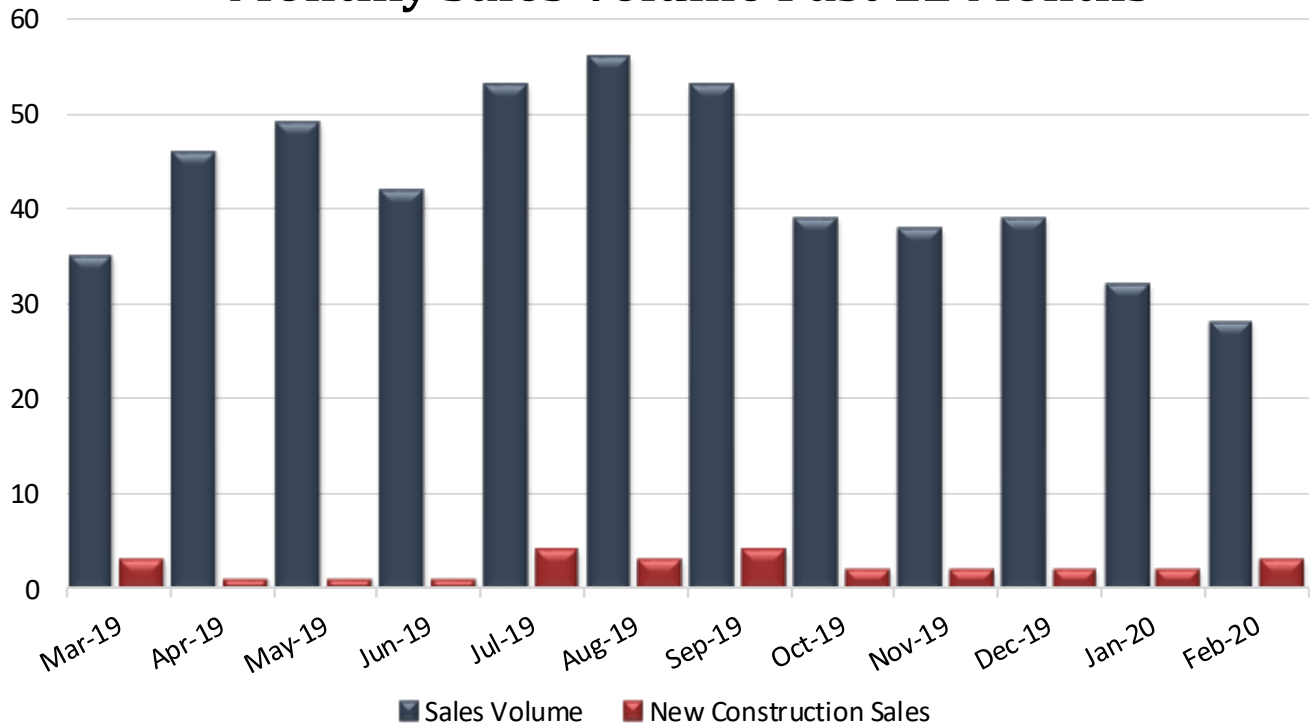
Monthly Inventory Levels



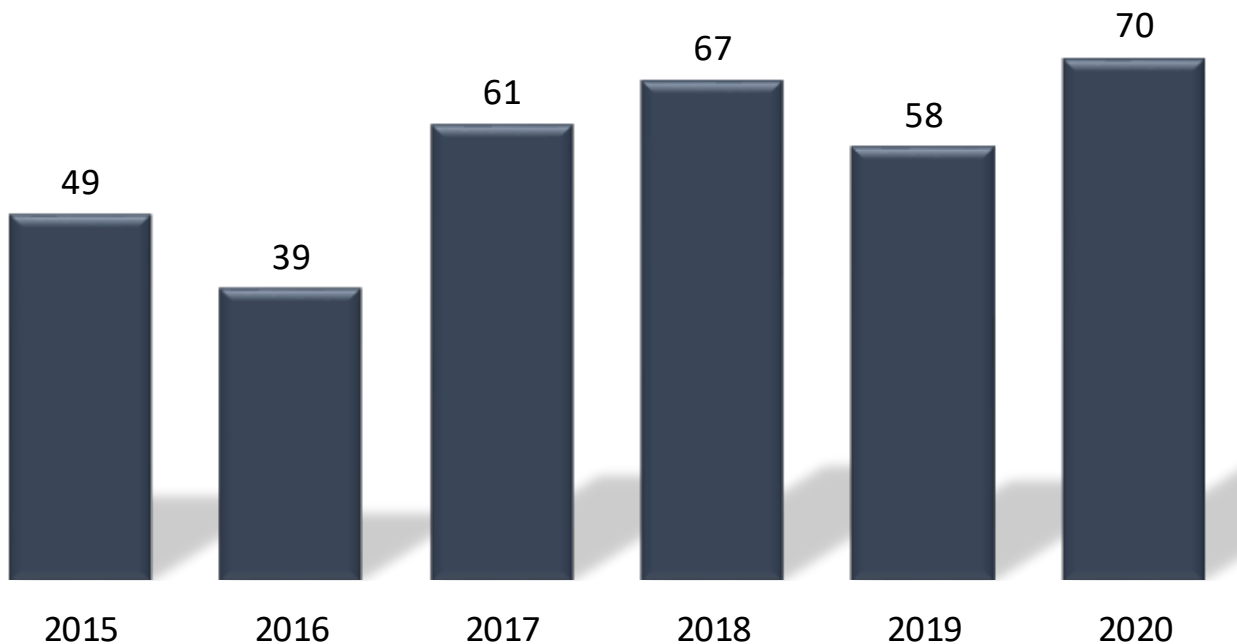
March Year over Year Inventory



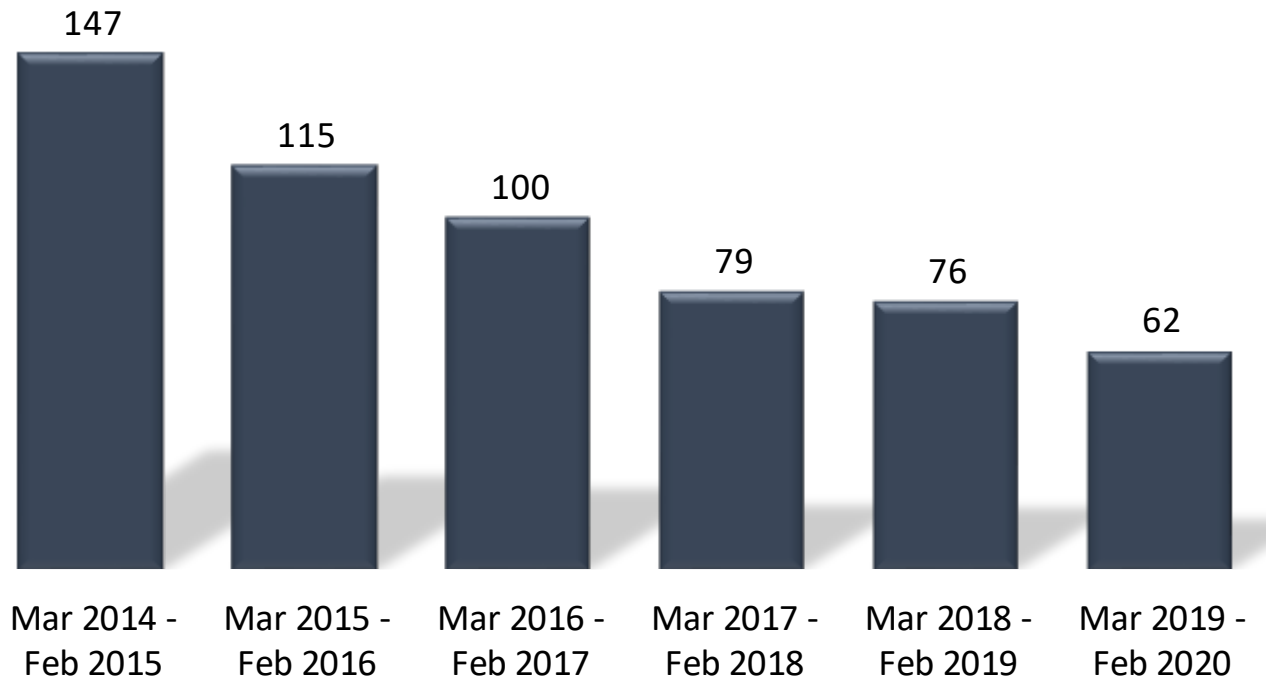
Monthly Sales Volume Past 12 Months



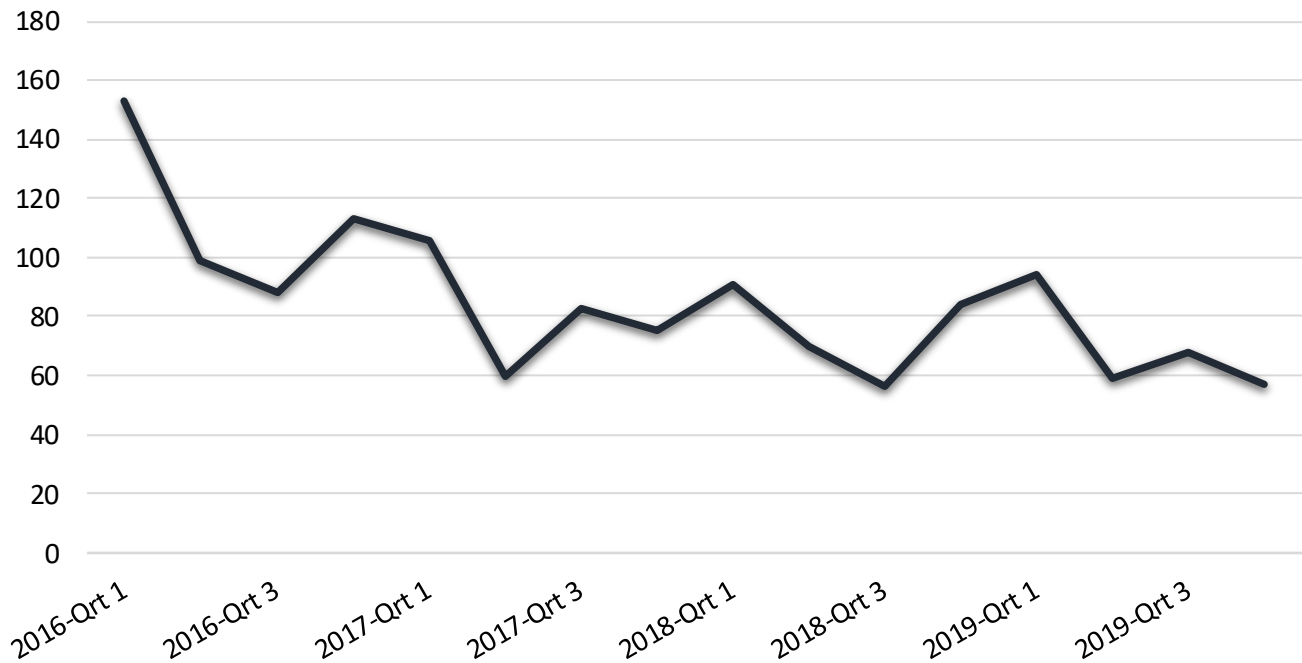
March Year over Year Pending Sales



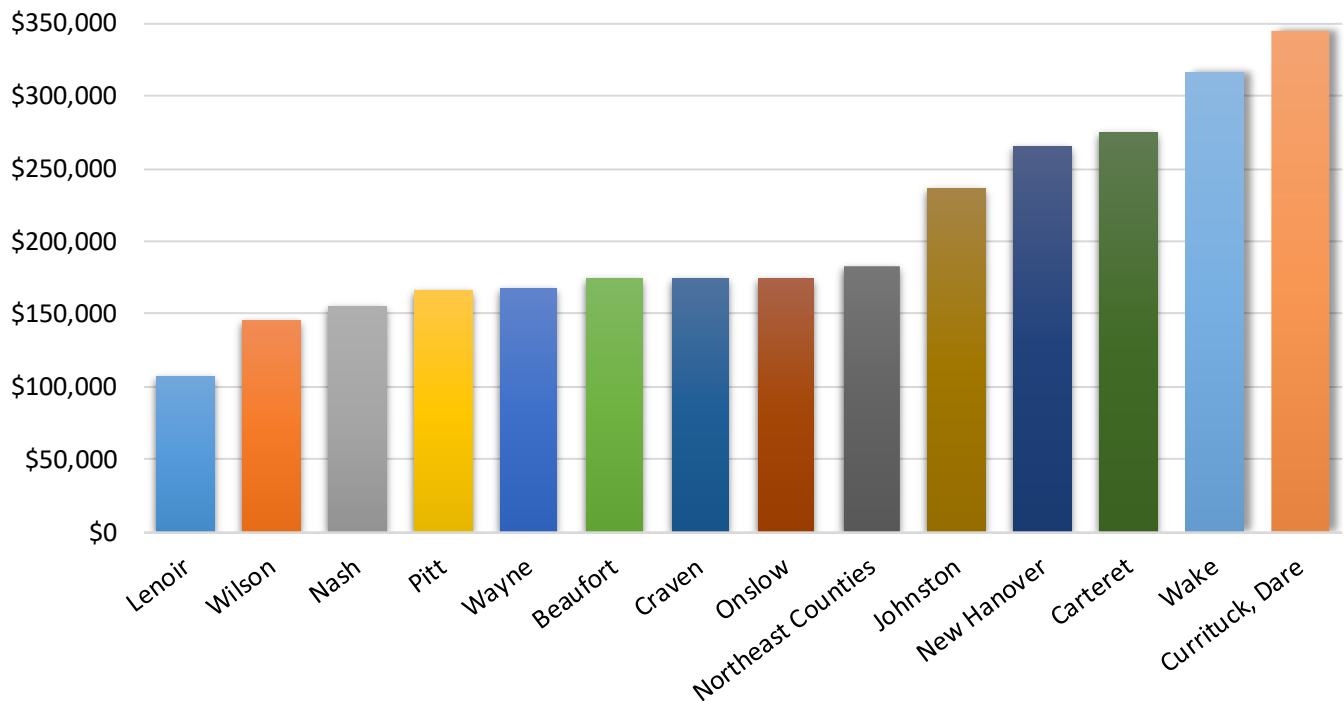
Annual Median Days on the Market



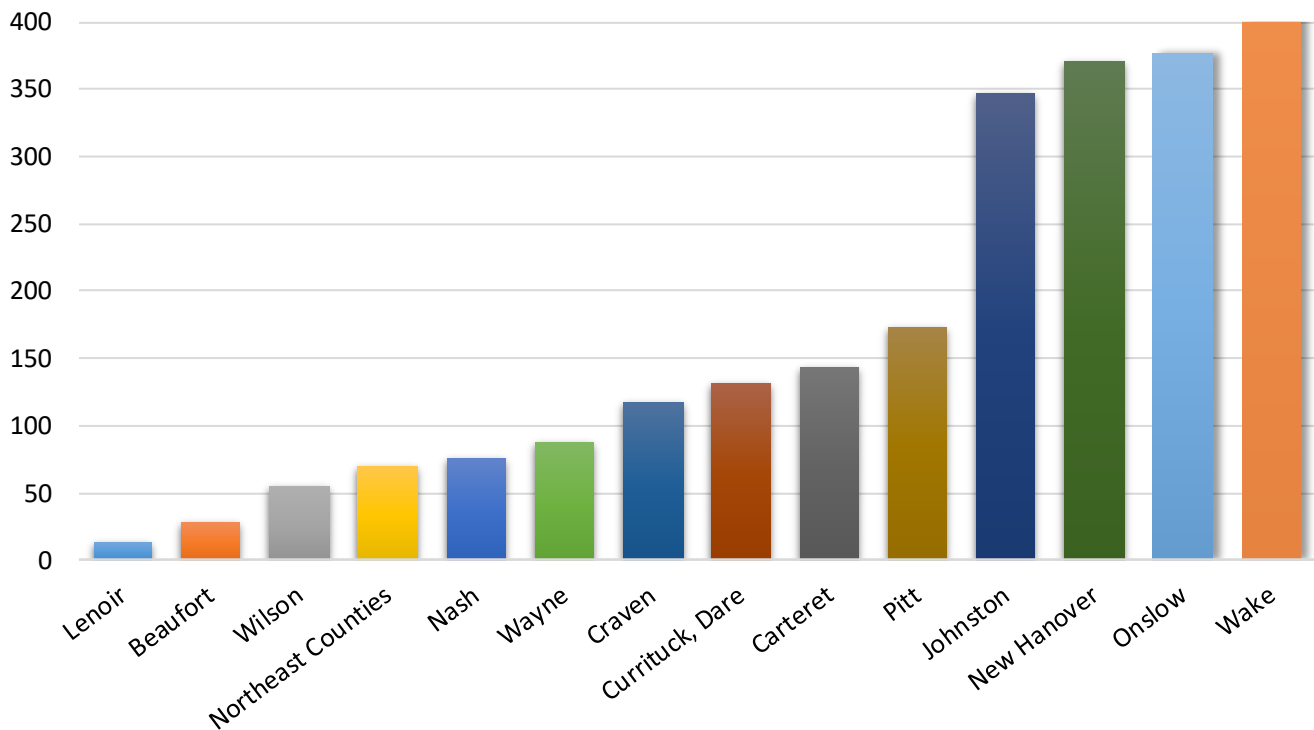
Median Days on Market by Quarter



Current Year Median Sales Price by County

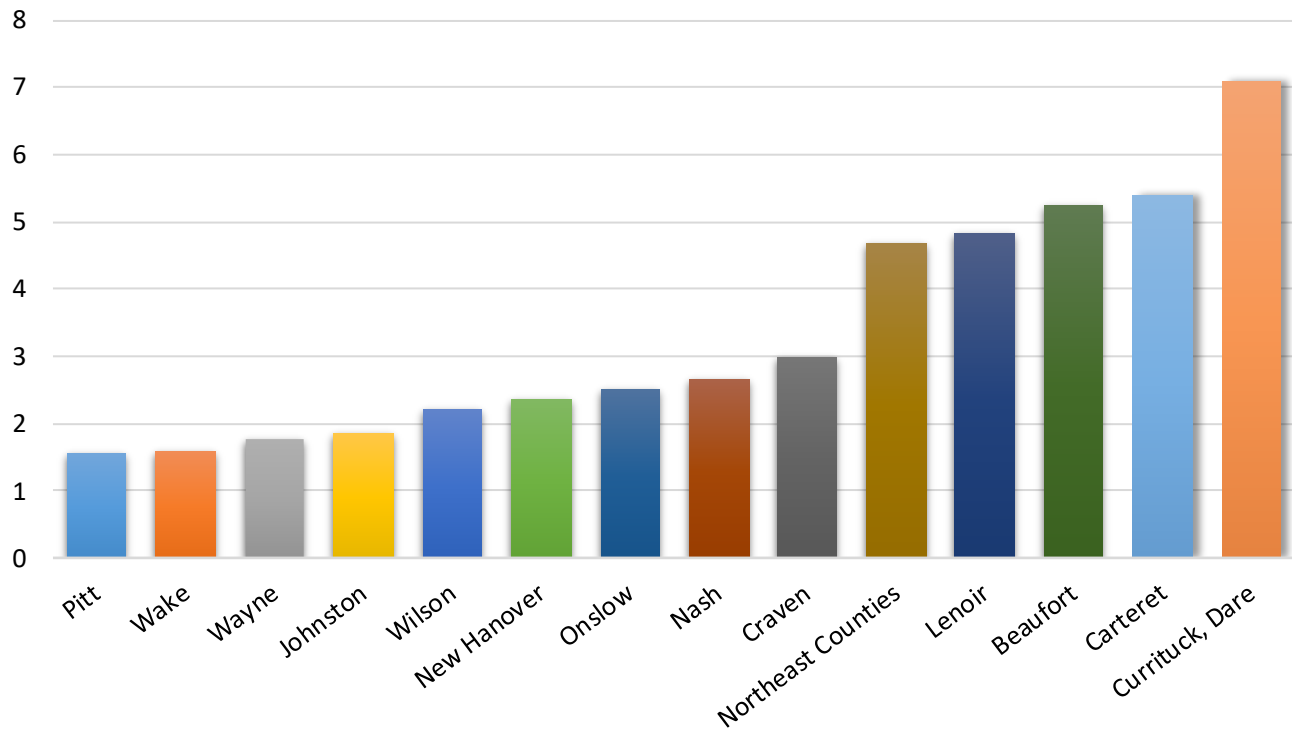


Current Month Sales Volume by County



*Wake County is off the chart at 1,510 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

