

THE SHACKELFORD REPORT NOV 2020

Residential Real Estate Market Trends – Northeastern Counties – November 2020



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

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.

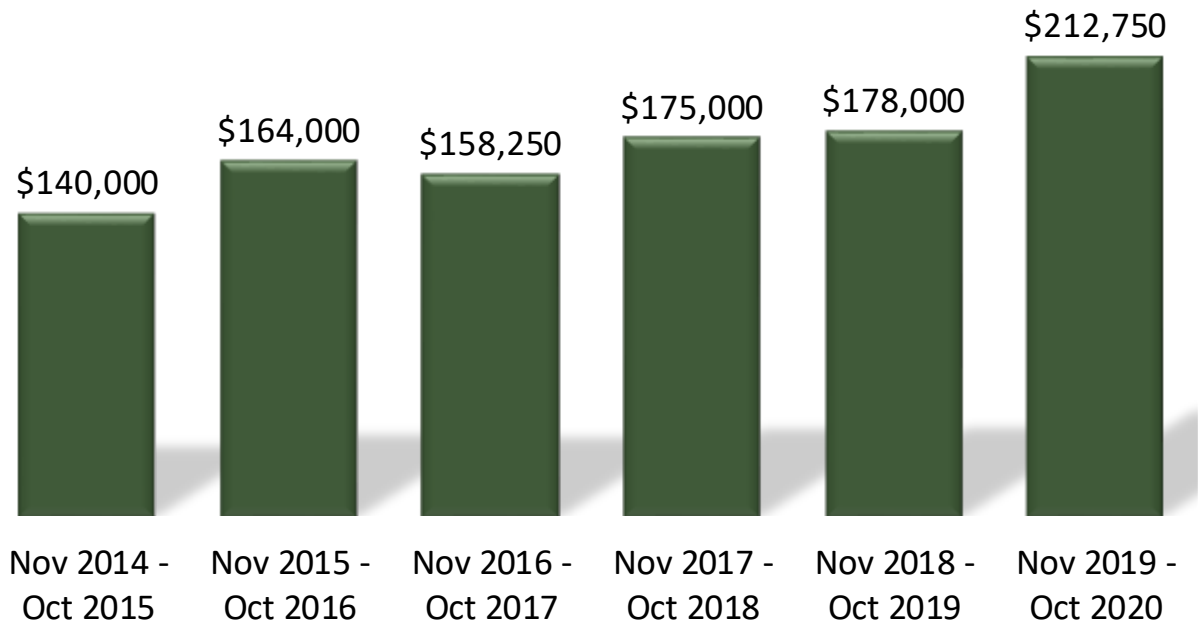
Highlights of the data include:

- 3rd quarter sales volume increased 30% from the 3rd quarter of 2019.
- October sales volume was 51.7% higher than October 2019 levels.
- Pending sales at the beginning of November increased 59.7% from November 2019.
- There are 2.0 months of inventory currently on the market.
- There are 0.9 months of new construction inventory on the market.

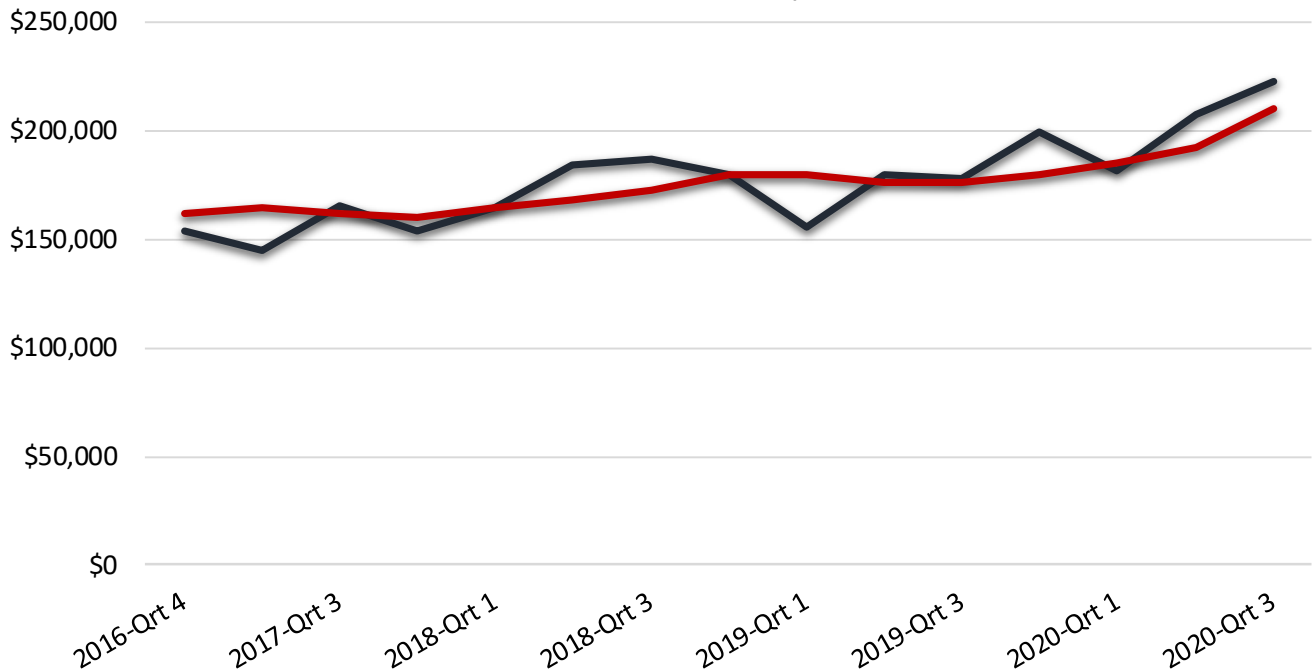
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Nov 2014 - Oct 2015	827	6.7%	\$140,000	12.0%	194	9.6%
Nov 2015 - Oct 2016	825	-0.2%	\$164,000	17.1%	184	-5.2%
Nov 2016 - Oct 2017	880	6.7%	\$158,250	-3.5%	155	-15.8%
Nov 2017 - Oct 2018	987	12.2%	\$175,000	10.6%	152	-1.9%
Nov 2018 - Oct 2019	1,149	16.4%	\$178,000	1.7%	141	-7.2%
Nov 2019 - Oct 2020	1,292	12.4%	\$212,750	19.5%	132	-6.4%
Current Active Listings: 220 Months of Inventory: 2.0						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 4	269	12.1%	\$180,000	-3.7%	\$180,000	4.0%	152	10.9%
2019-Qrt 1	224	-16.7%	\$155,900	-13.4%	\$179,900	-0.1%	149	-2.0%
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	416	27.2%	\$223,140	7.3%	\$210,000	9.2%	131	14.9%

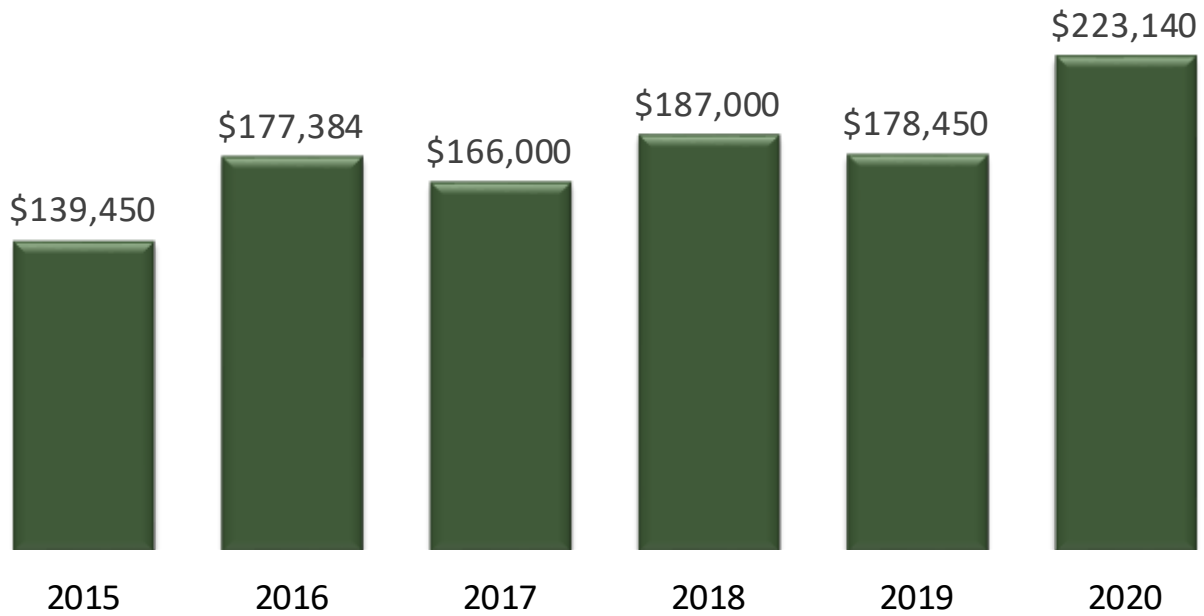
Annual Median Sales Price



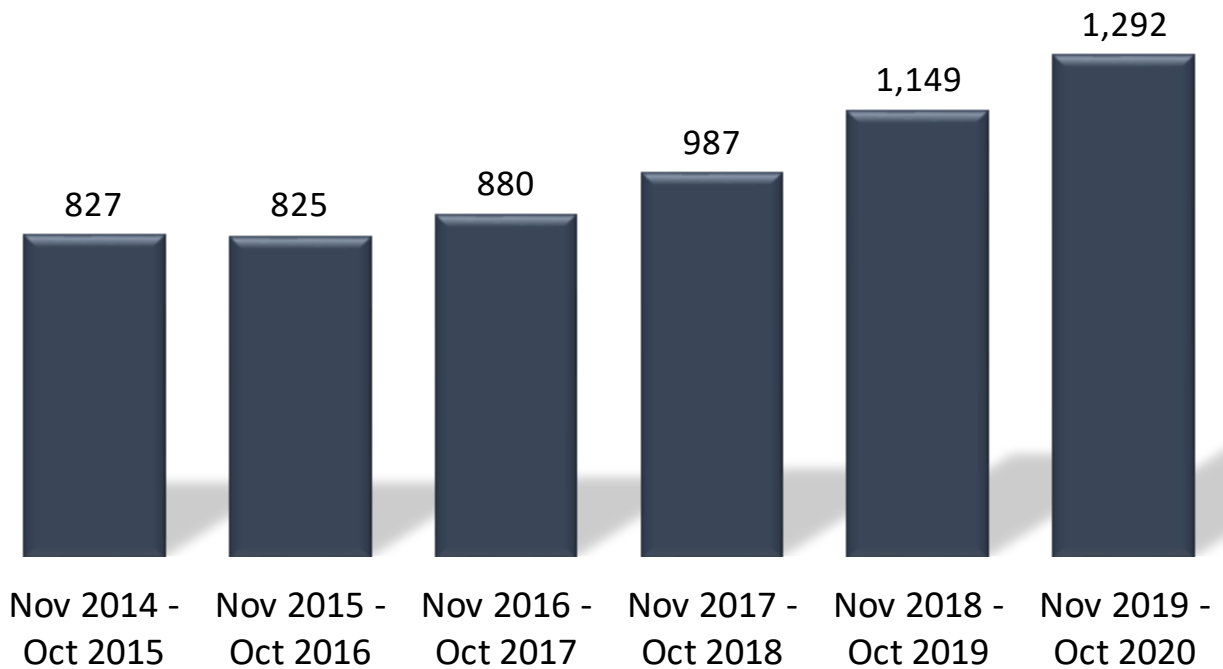
Median Sales Price by Quarter



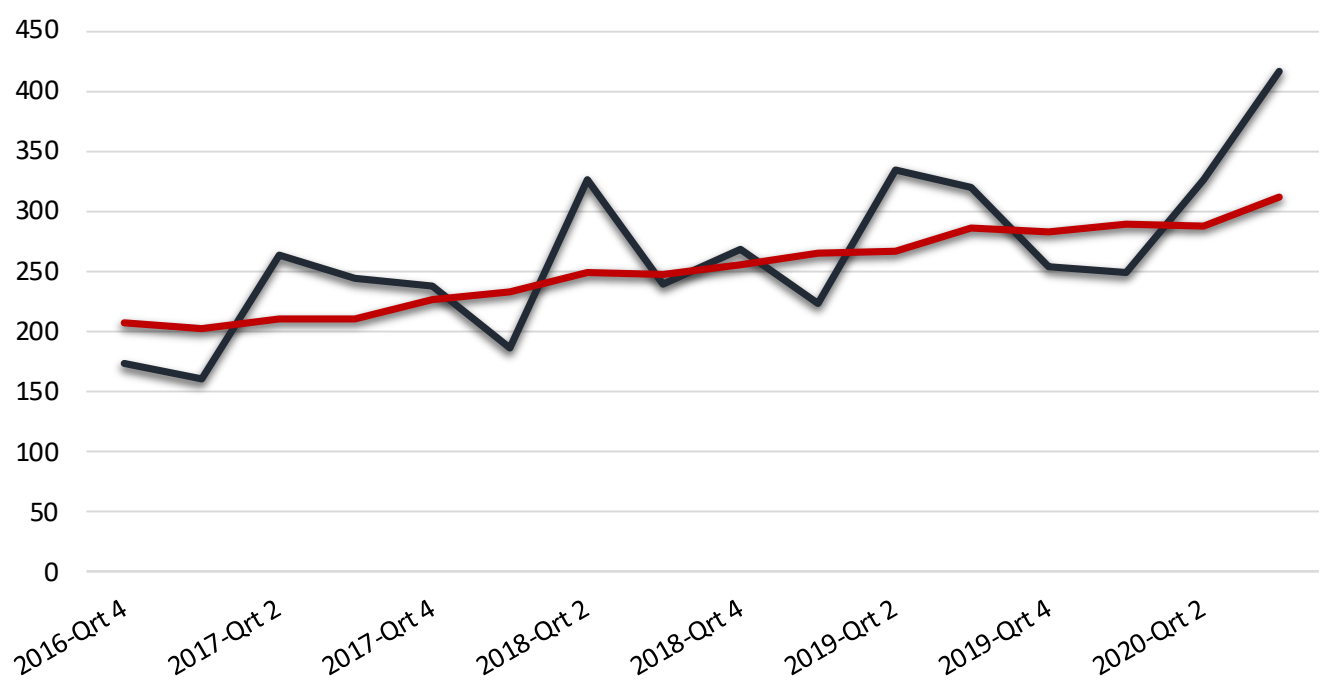
3rd Qtr Year over Year Median Sales Price



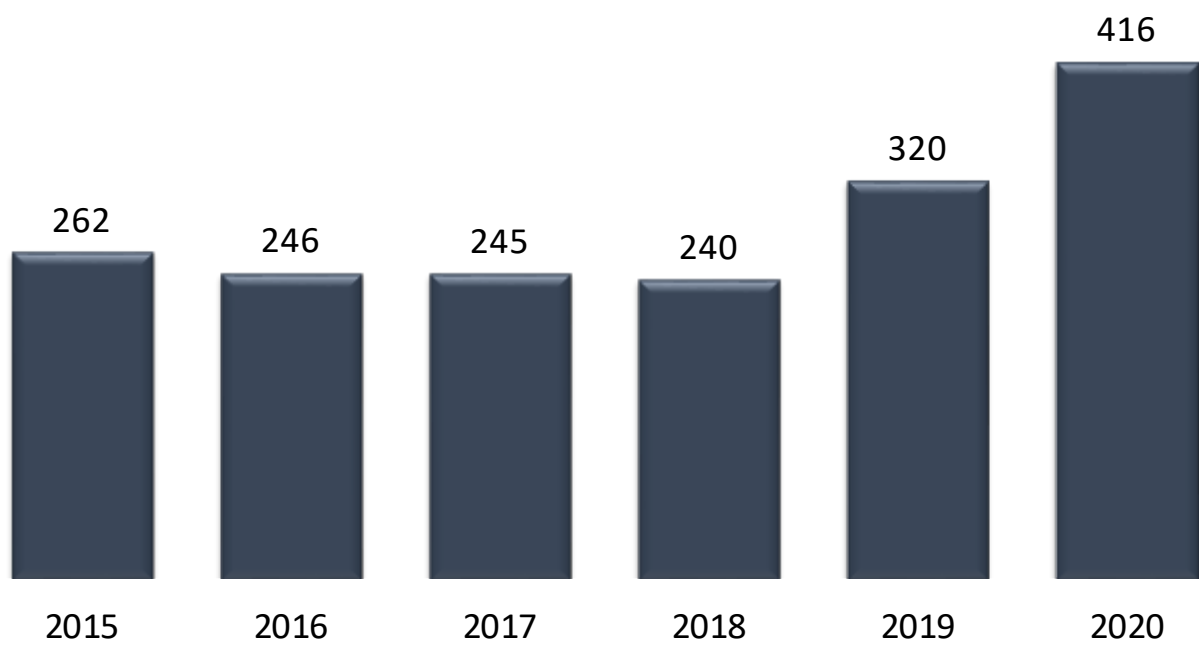
Annual Sales Volume



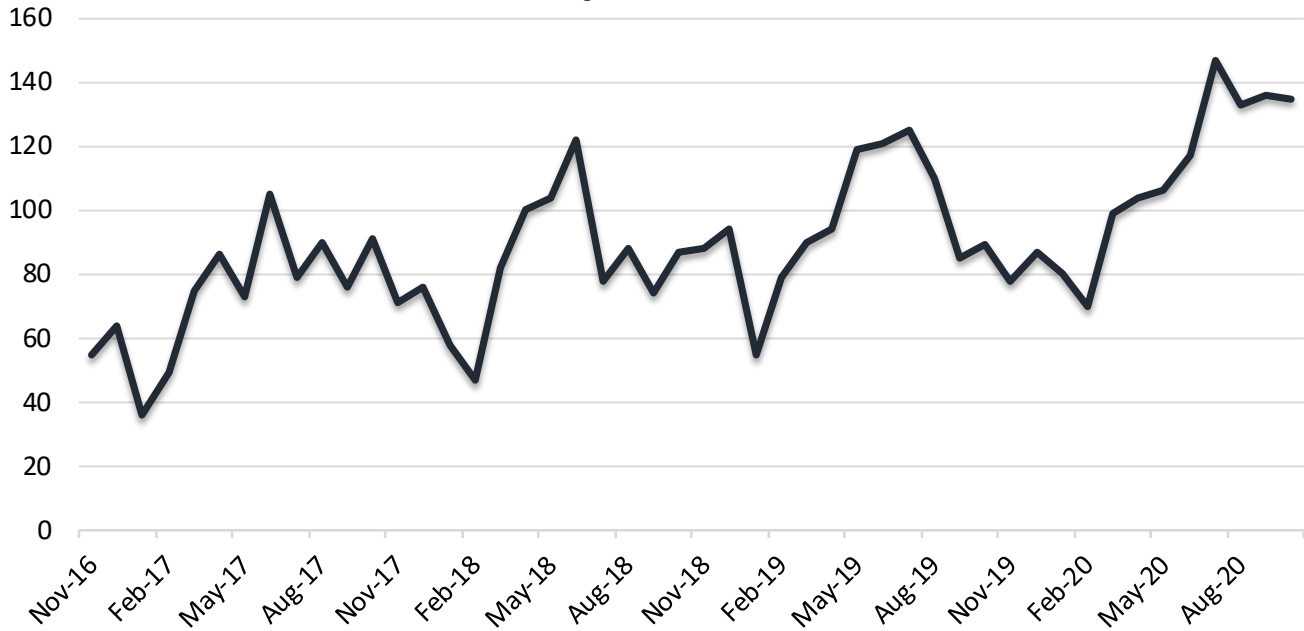
Sales Volume by Quarter



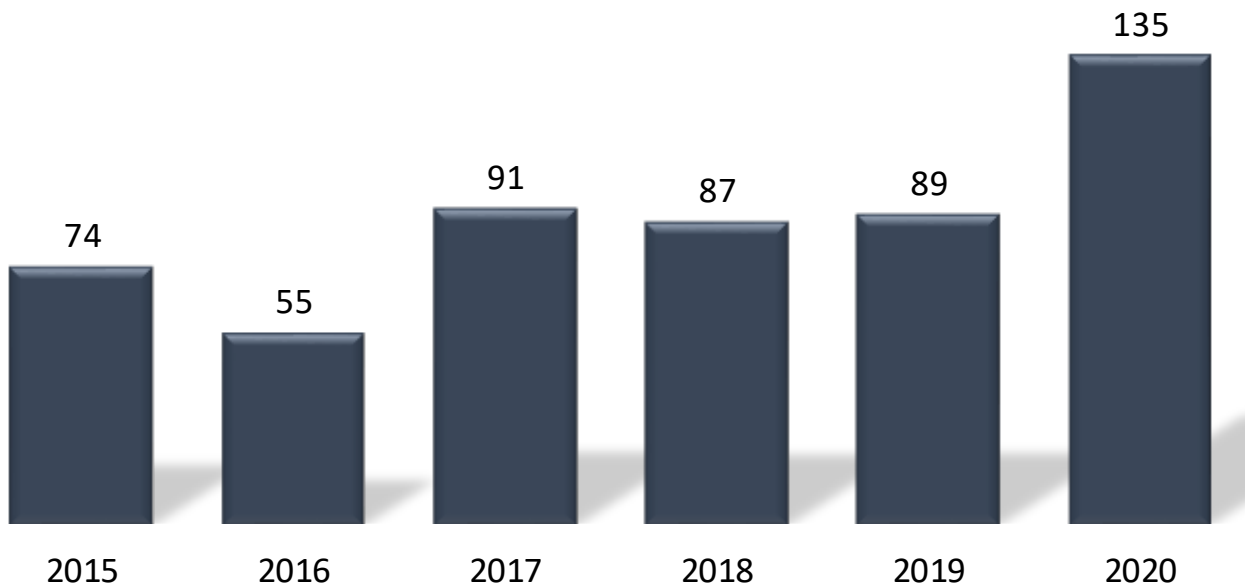
3rd Qtr Year over Year Sales Volume



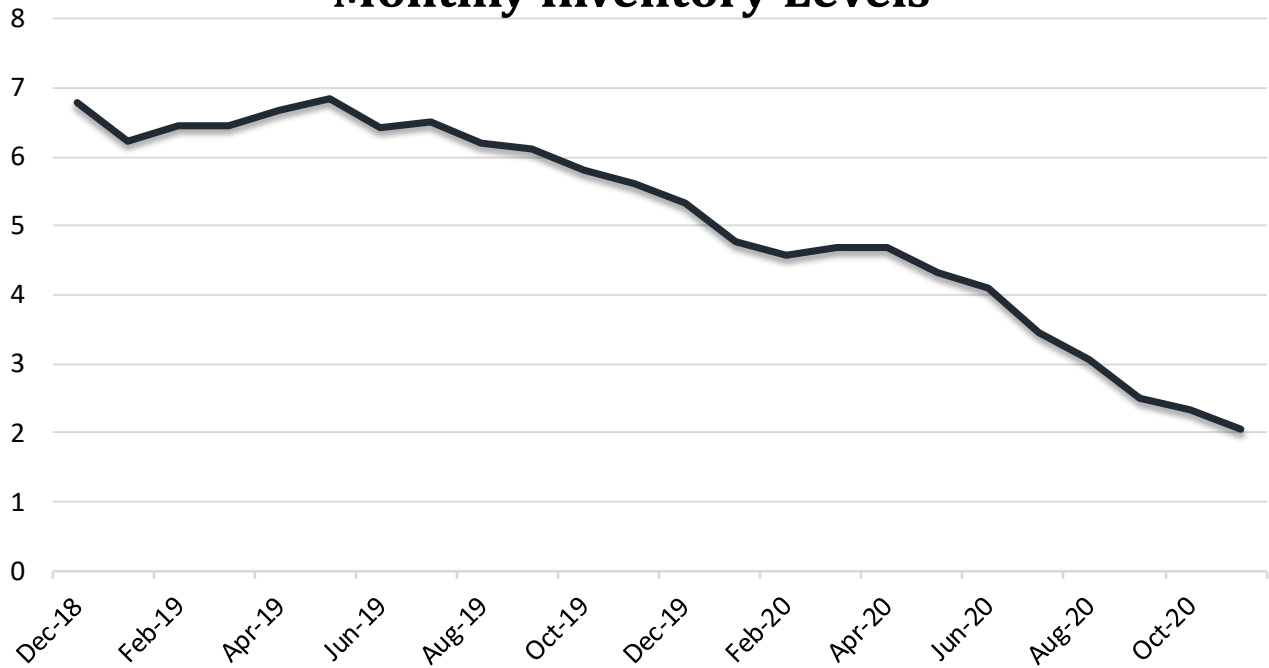
Monthly Sales Volume



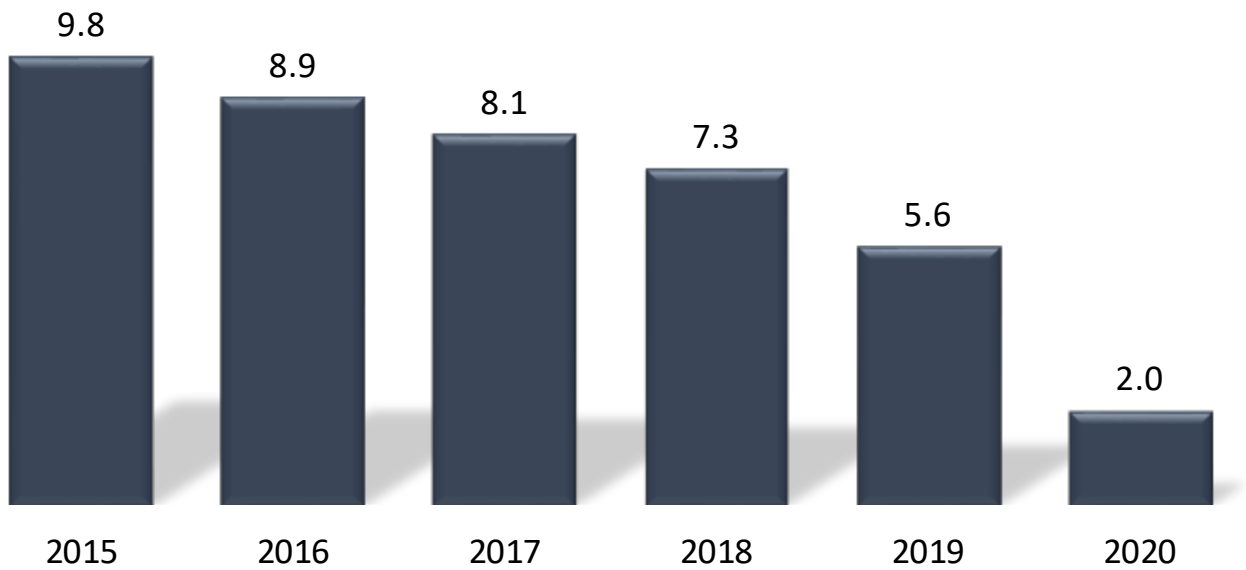
October Year over Year Sales Volume



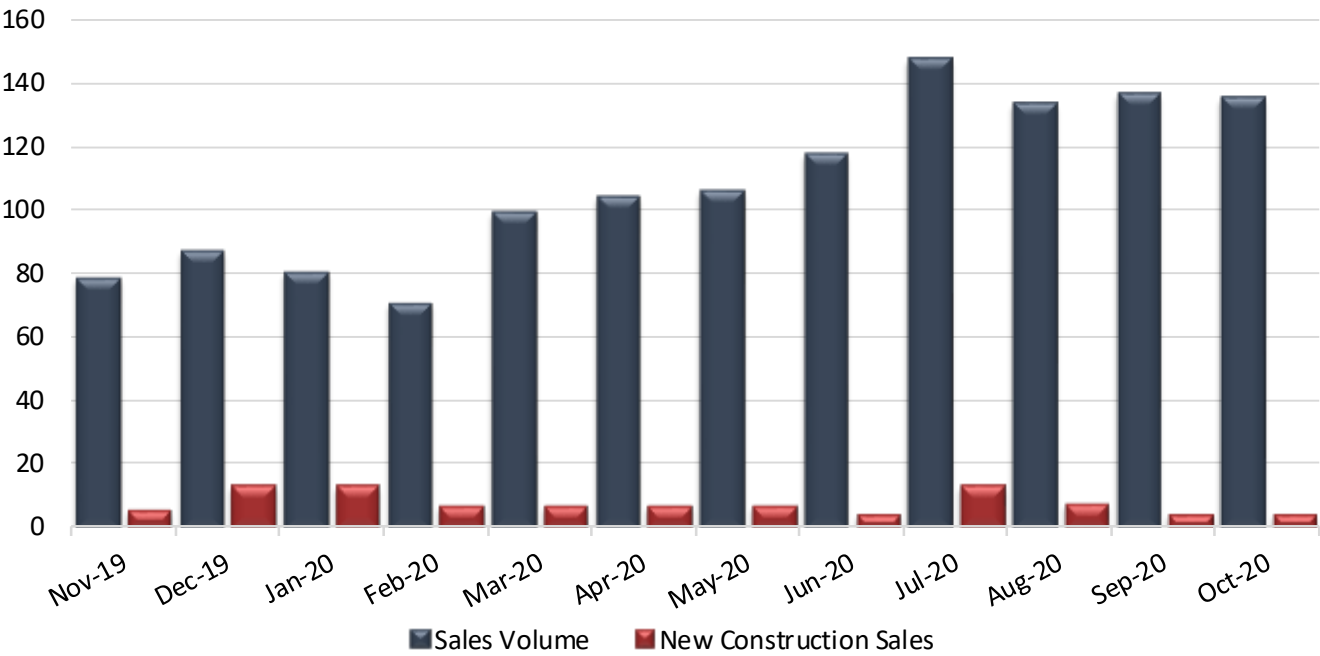
Monthly Inventory Levels



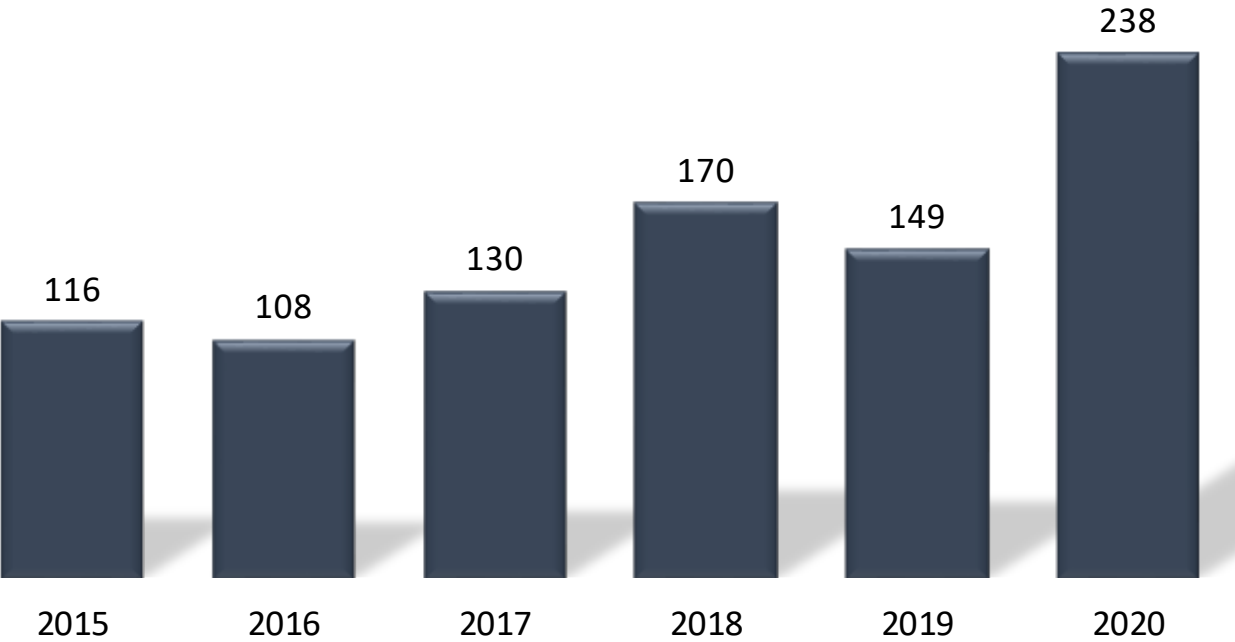
November Year over Year Inventory



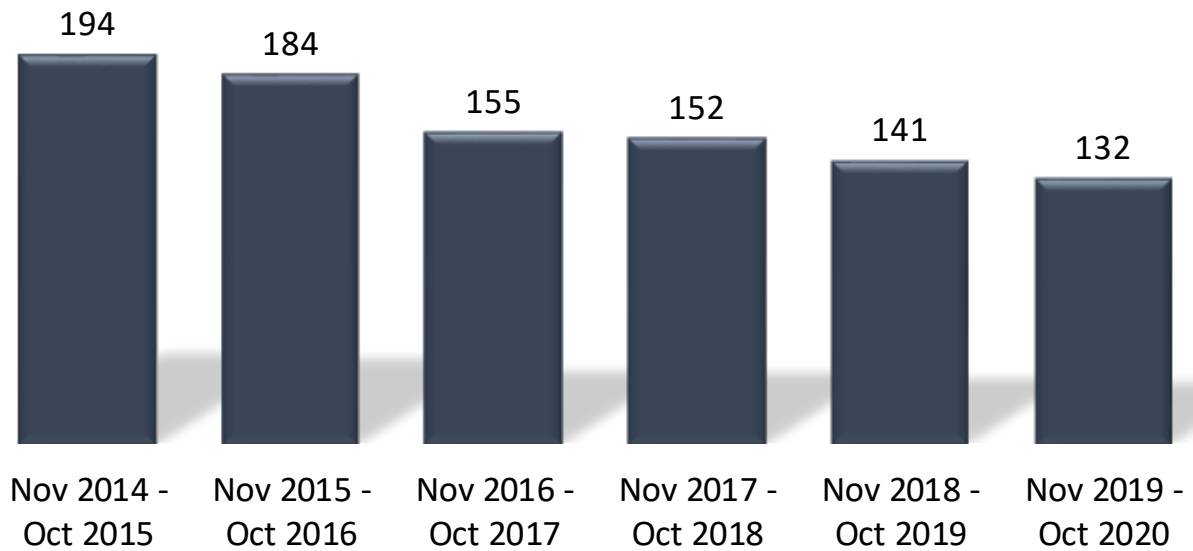
Monthly Sales Volume Past 12 Months



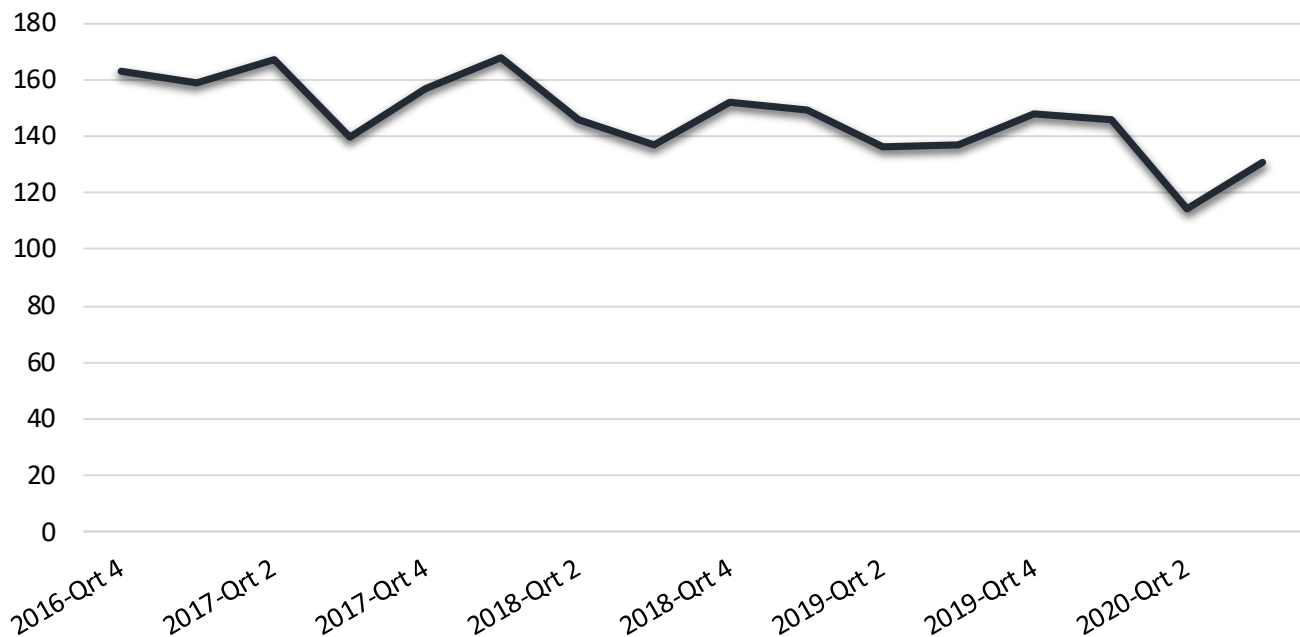
November Year over Year Pending Sales



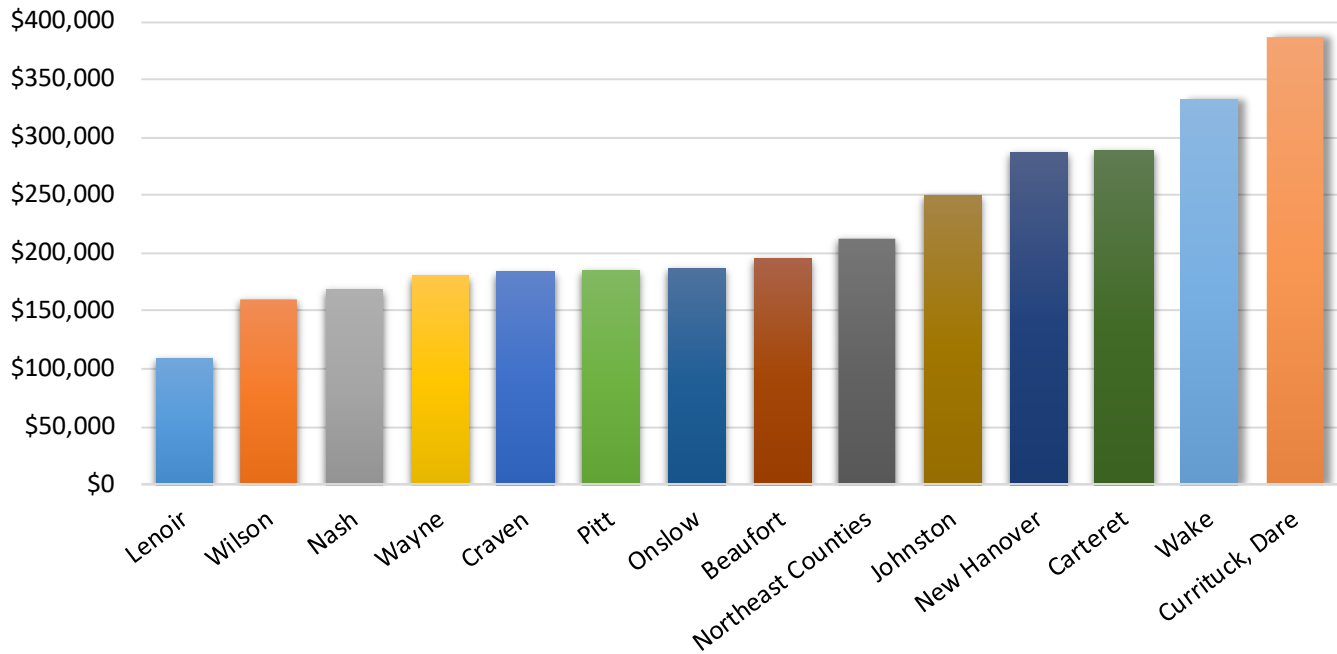
Annual Average Days on the Market



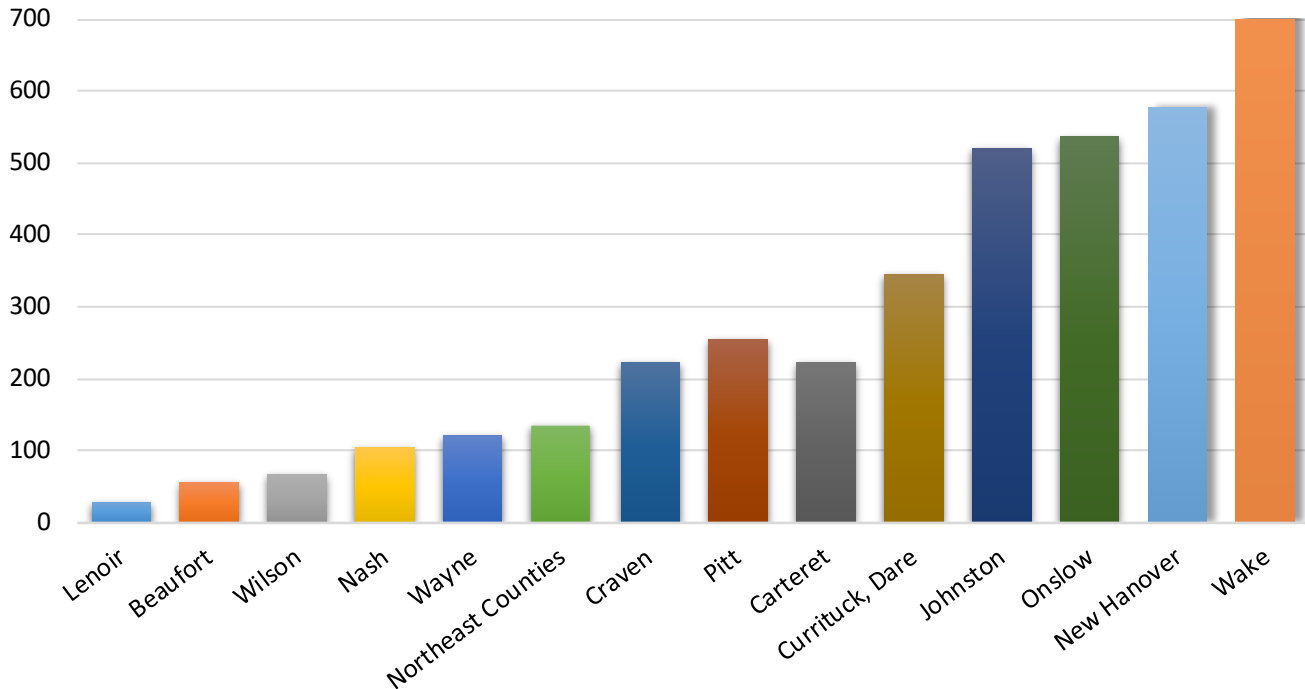
Average Days on Market by Quarter



Current Year Median Sales Price by County

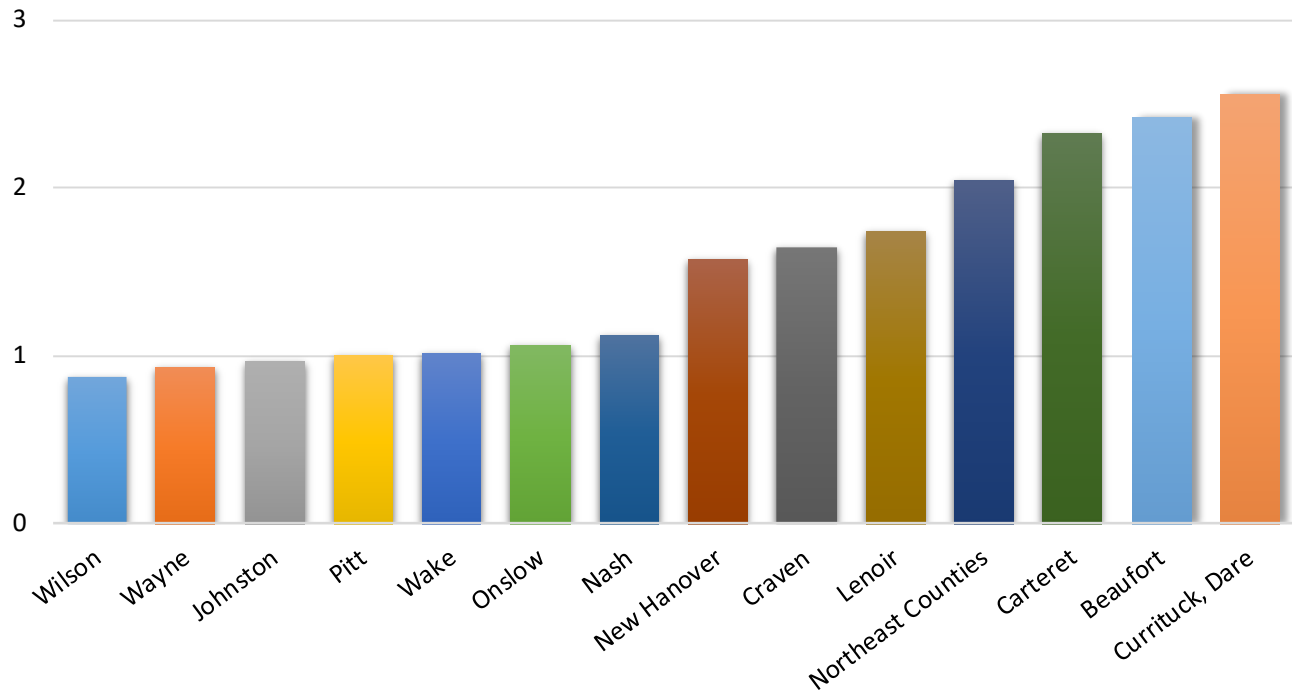


Current Month Sales Volume by County



*Wake County is off the chart at 2,130 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

