

THE SHACKELFORD REPORT DEC 2019

Residential Real Estate Market Trends – Dare and Currituck Counties – December 2019



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

Dare and Currituck Counties Market Summary

Data from this report is taken directly from the Outer Banks MLS and includes single-family sales throughout Dare and Currituck Counties.

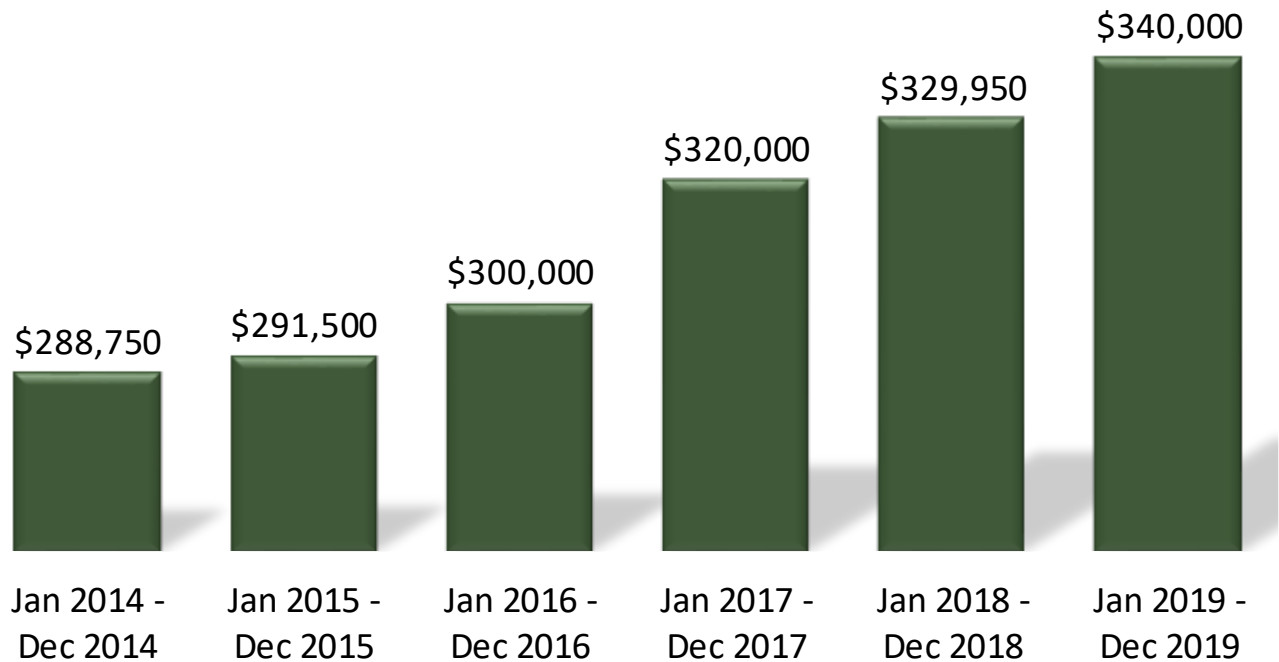
Highlights of the data include:

- 4th quarter sales volume increased 22.5% from the 4th quarter of 2018.
- December sales volume was 10.2% higher than December 2018 levels.
- Pending sales at the beginning of January increased 29.3% from January 2019.
- There are 7.1 months of inventory currently on the market.

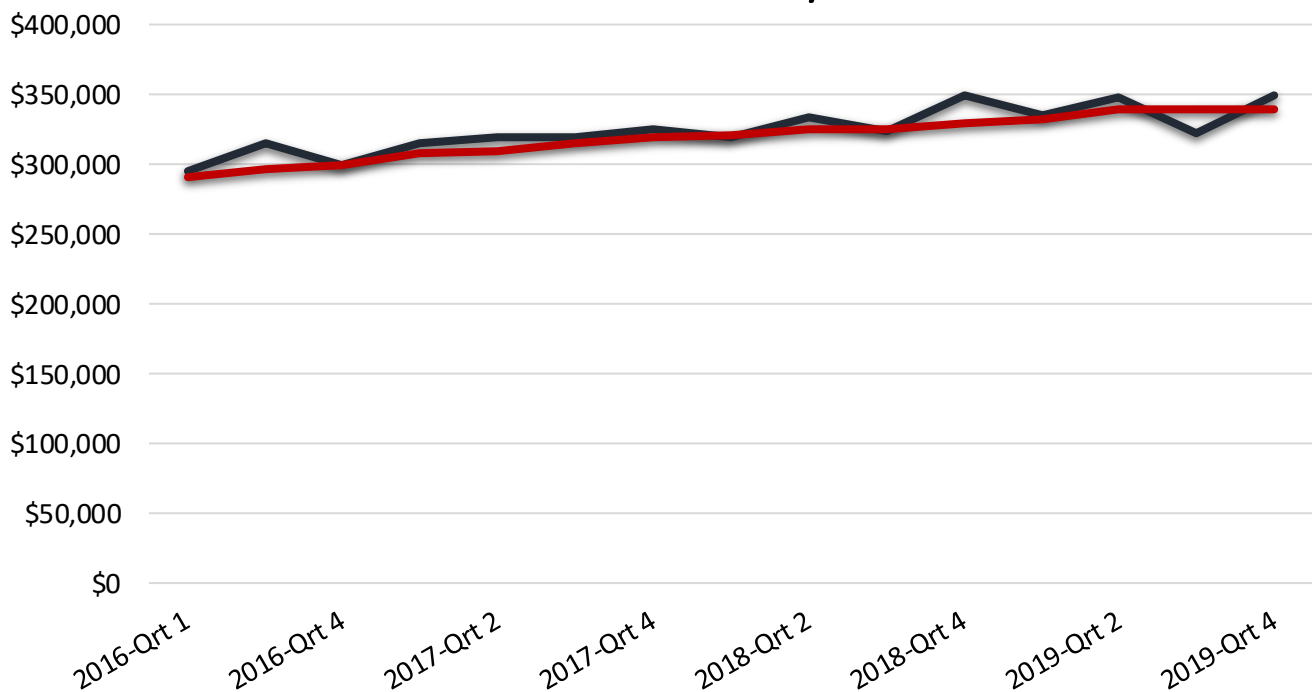
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jan 2014 - Dec 2014	1,455	2.2%	\$288,750	1.3%	150	-2.0%
Jan 2015 - Dec 2015	1,642	12.9%	\$291,500	1.0%	144	-4.0%
Jan 2016 - Dec 2016	1,693	3.1%	\$300,000	2.9%	145	0.7%
Jan 2017 - Dec 2017	1,834	8.3%	\$320,000	6.7%	83	-42.8%
Jan 2018 - Dec 2018	1,800	-1.9%	\$329,950	3.1%	71	-14.5%
Jan 2019 - Dec 2019	1,930	7.2%	\$340,000	3.0%	68	-4.2%
Current Active Listings: 1,142 Months of Inventory: 7.1						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 1	359	-21.1%	\$319,900	-1.6%	\$320,850	0.3%	82	20.6%
2018-Qrt 2	550	53.2%	\$334,000	4.4%	\$325,000	1.3%	67	-18.3%
2018-Qrt 3	459	-16.5%	\$324,500	-2.8%	\$325,000	0.0%	71	6.0%
2018-Qrt 4	432	-5.9%	\$350,000	7.9%	\$329,950	1.5%	67	-5.6%
2019-Qrt 1	379	-12.3%	\$335,000	-4.3%	\$333,000	0.9%	73	9.0%
2019-Qrt 2	526	38.8%	\$348,750	4.1%	\$339,650	2.0%	61	-16.4%
2019-Qrt 3	496	-5.7%	\$322,450	-7.5%	\$340,000	0.1%	70	14.8%
2019-Qrt 4	529	6.7%	\$350,000	8.5%	\$340,000	0.0%	72	2.9%

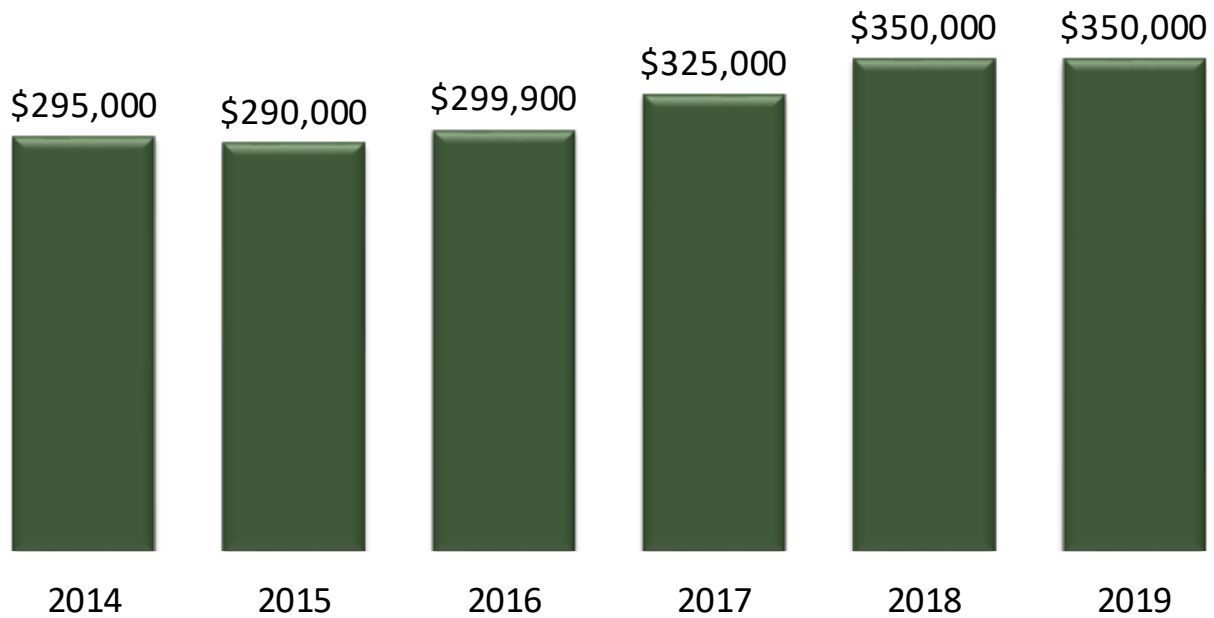
Annual Median Sales Price



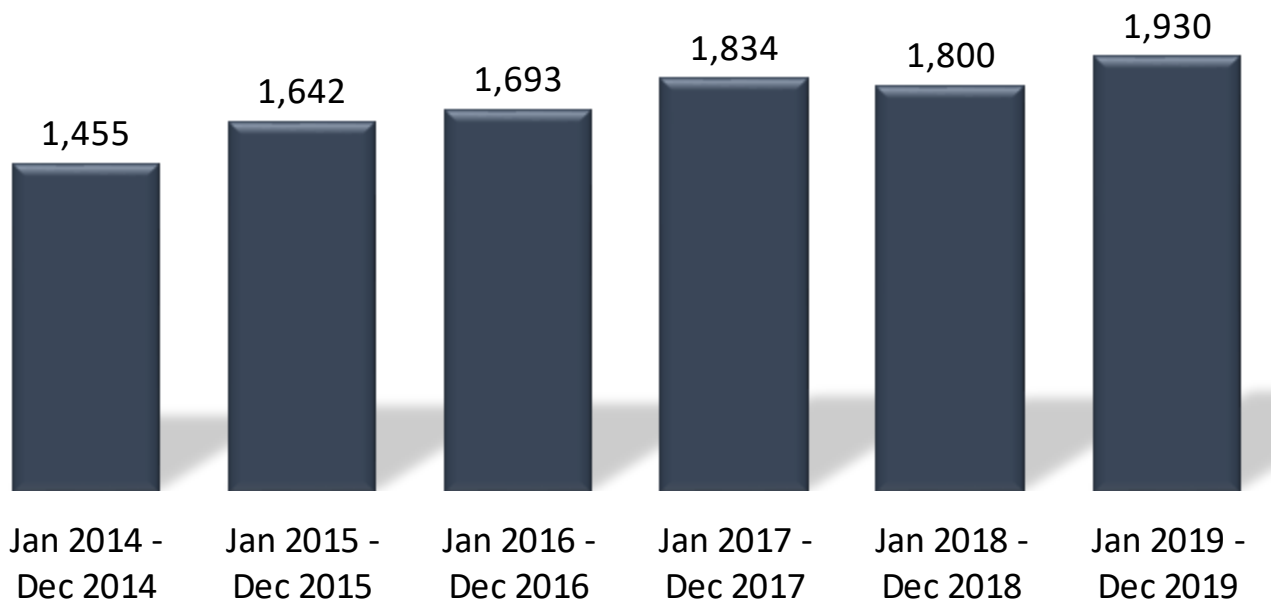
Median Sales Price by Quarter



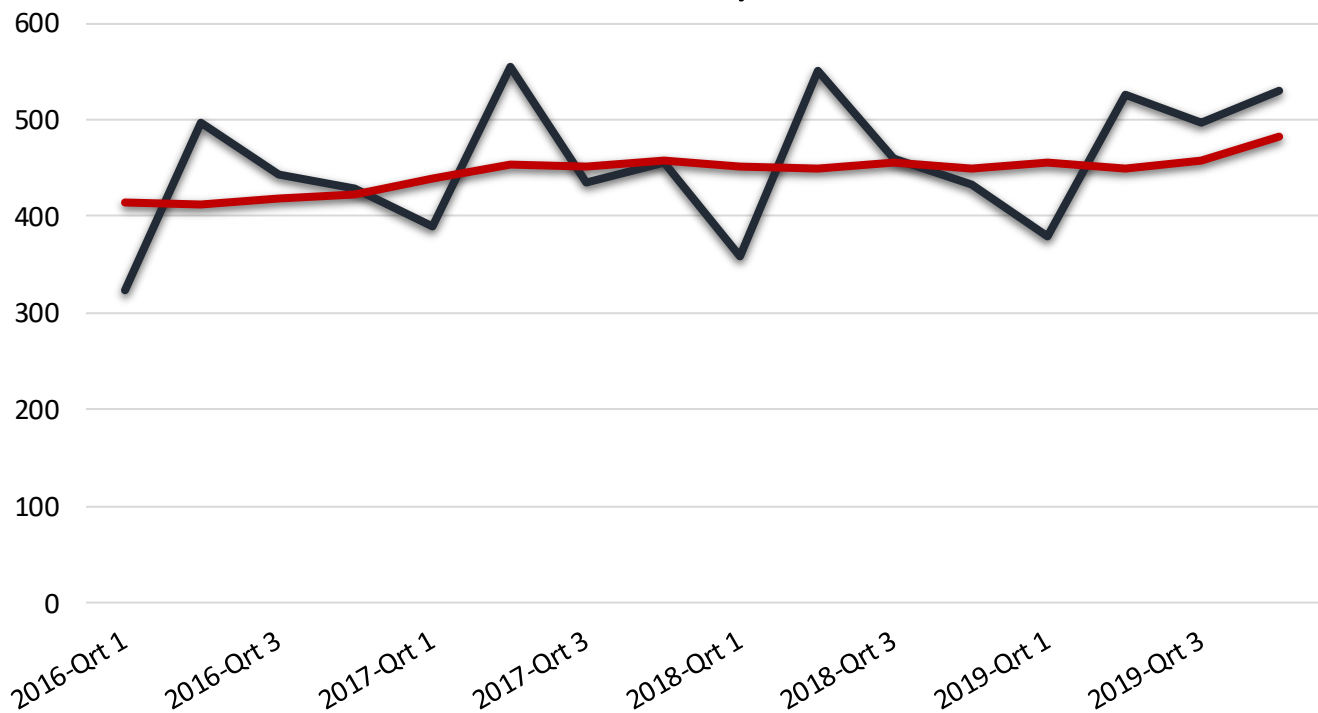
4th Qtr Year over Year Median Sales Price



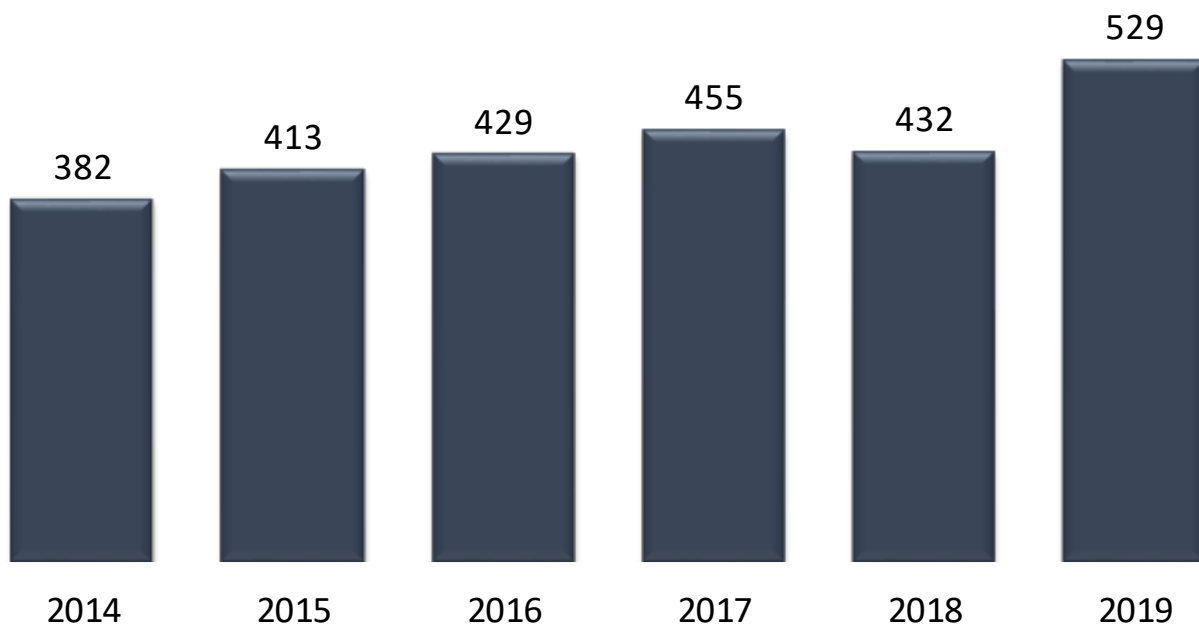
Annual Sales Volume



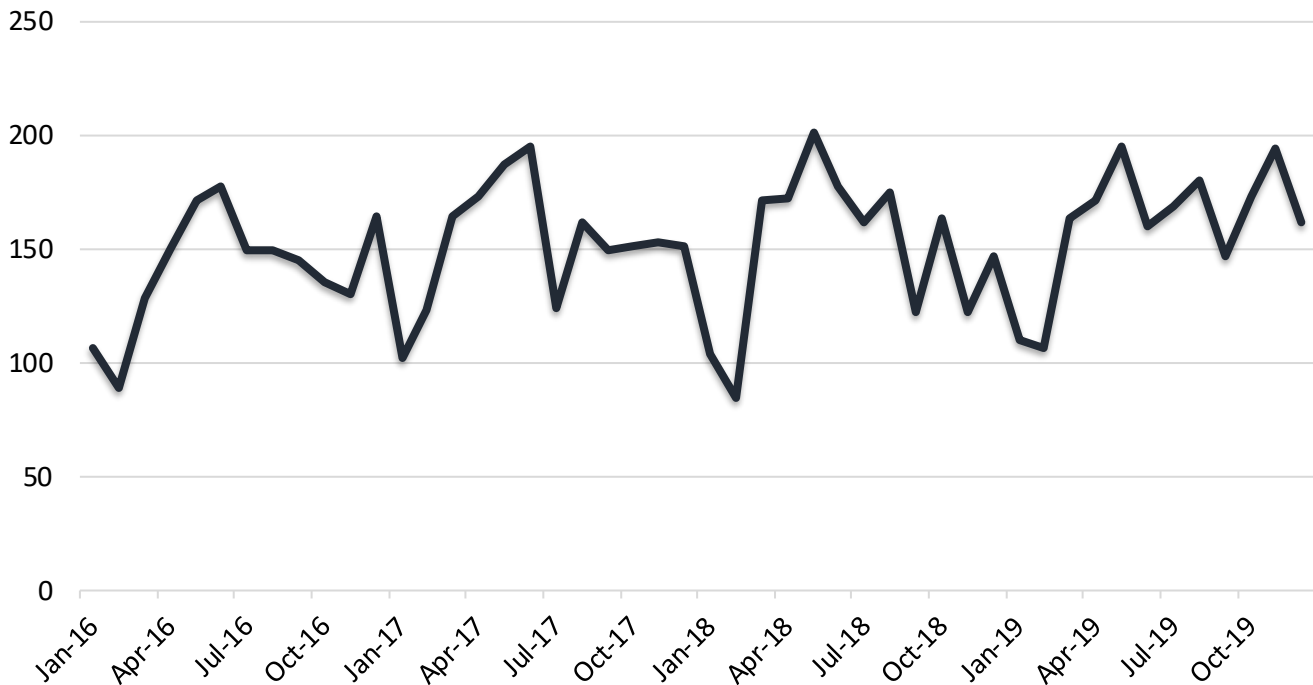
Sales Volume by Quarter



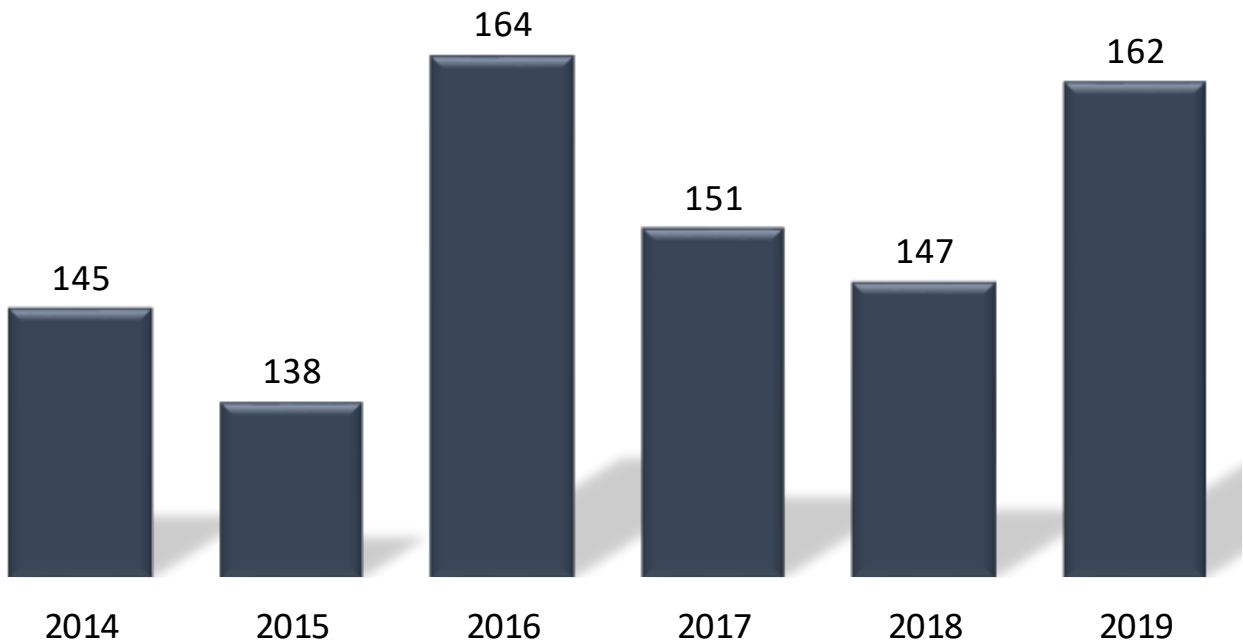
4th Qtr Year over Year Sales Volume



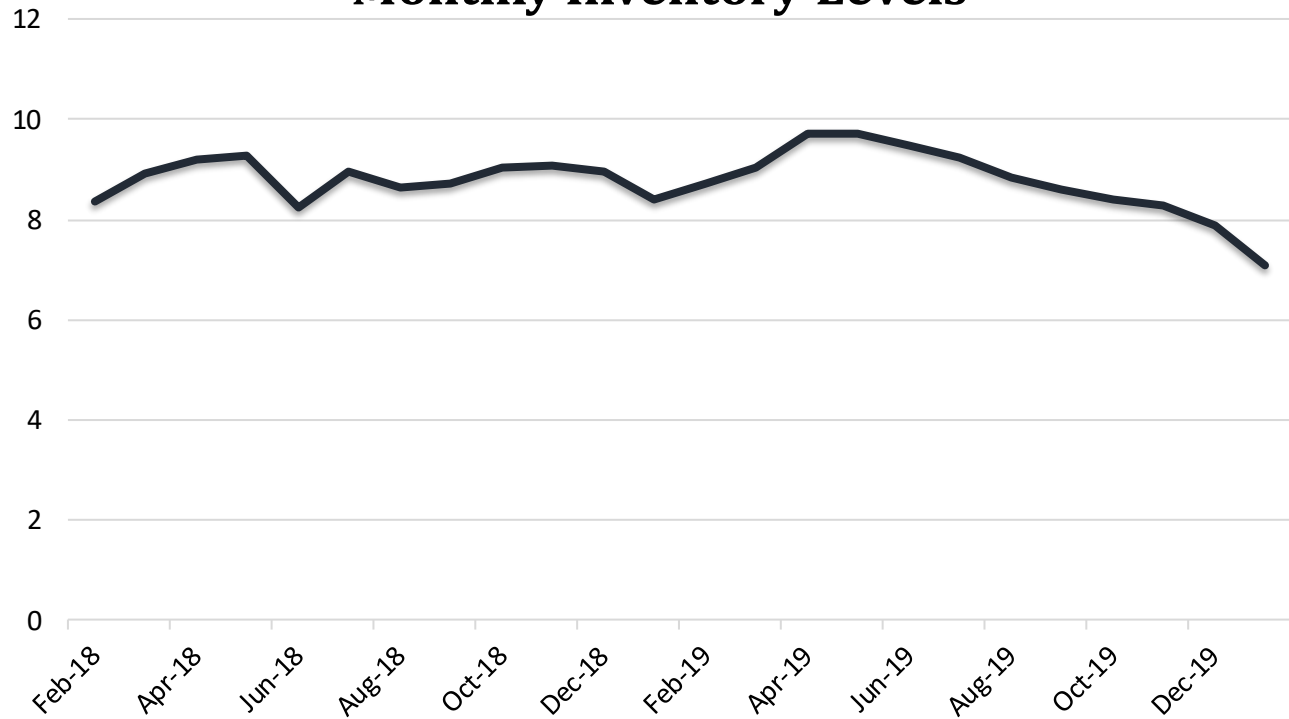
Monthly Sales Volume



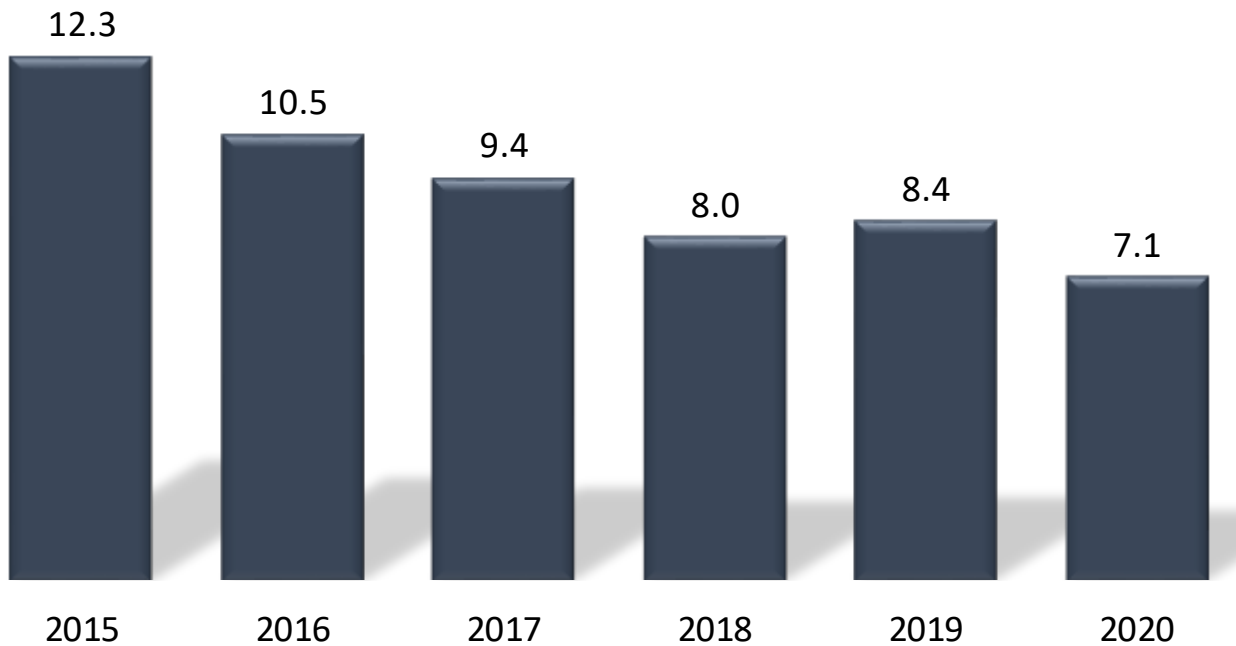
December Year over Year Sales Volume



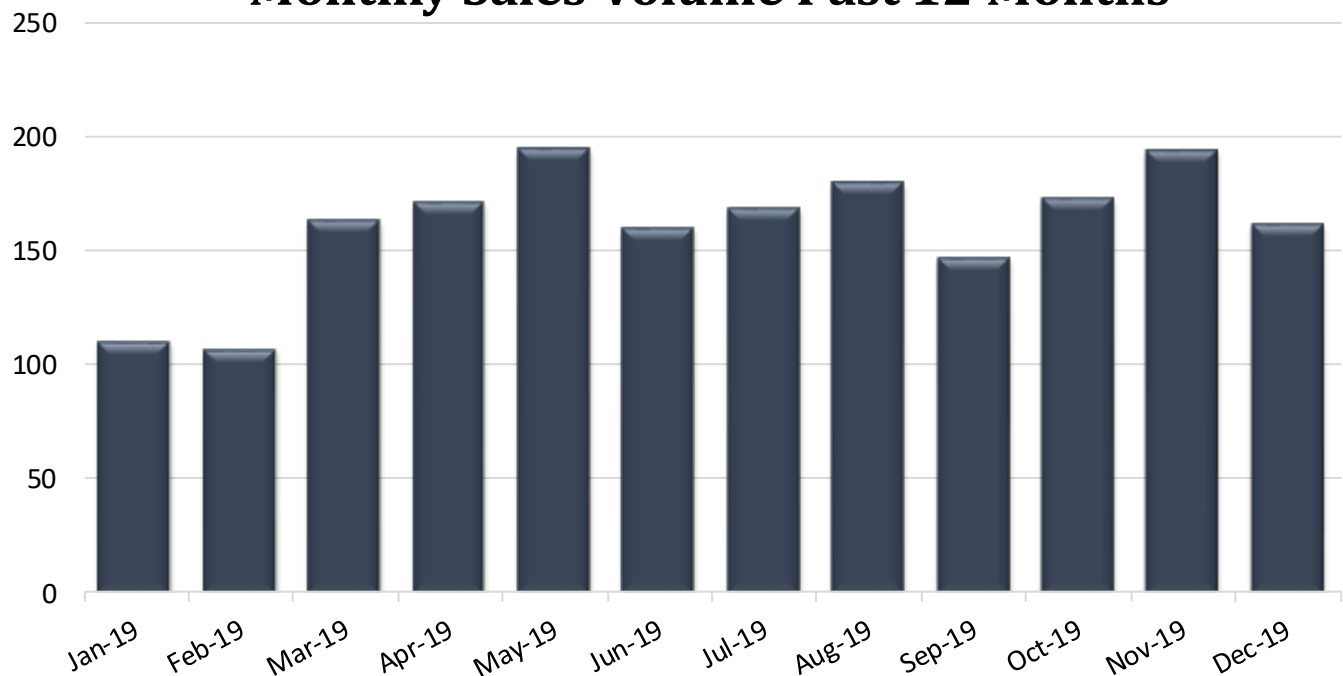
Monthly Inventory Levels



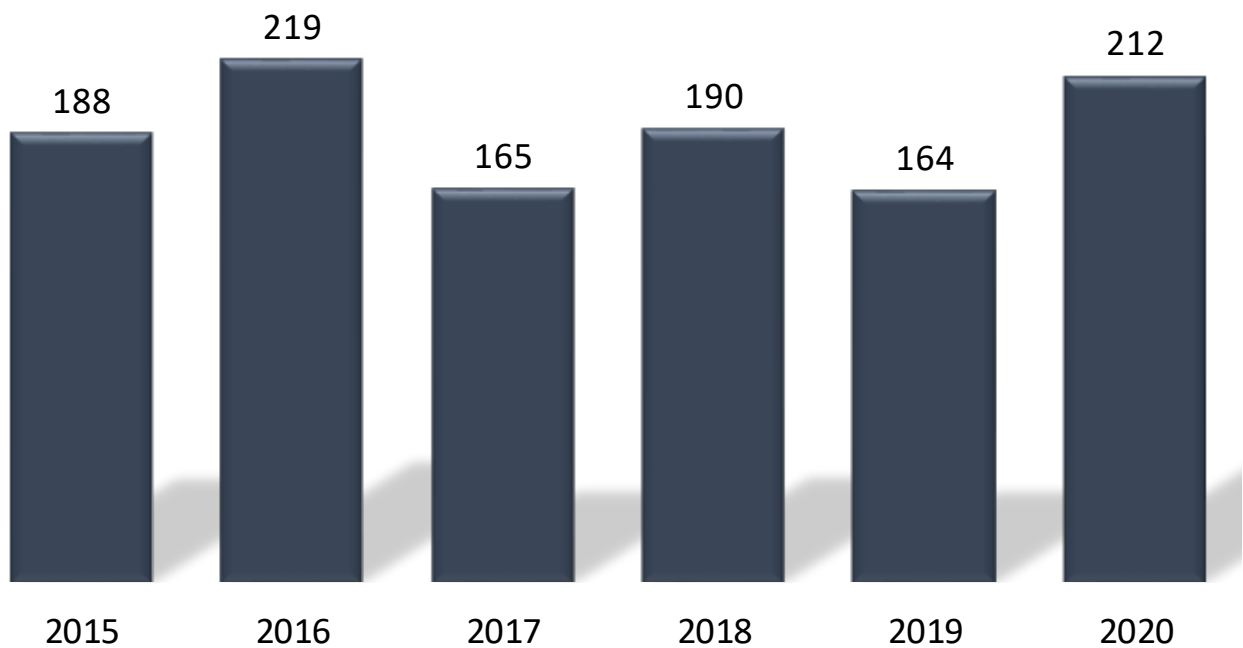
January Year over Year Inventory



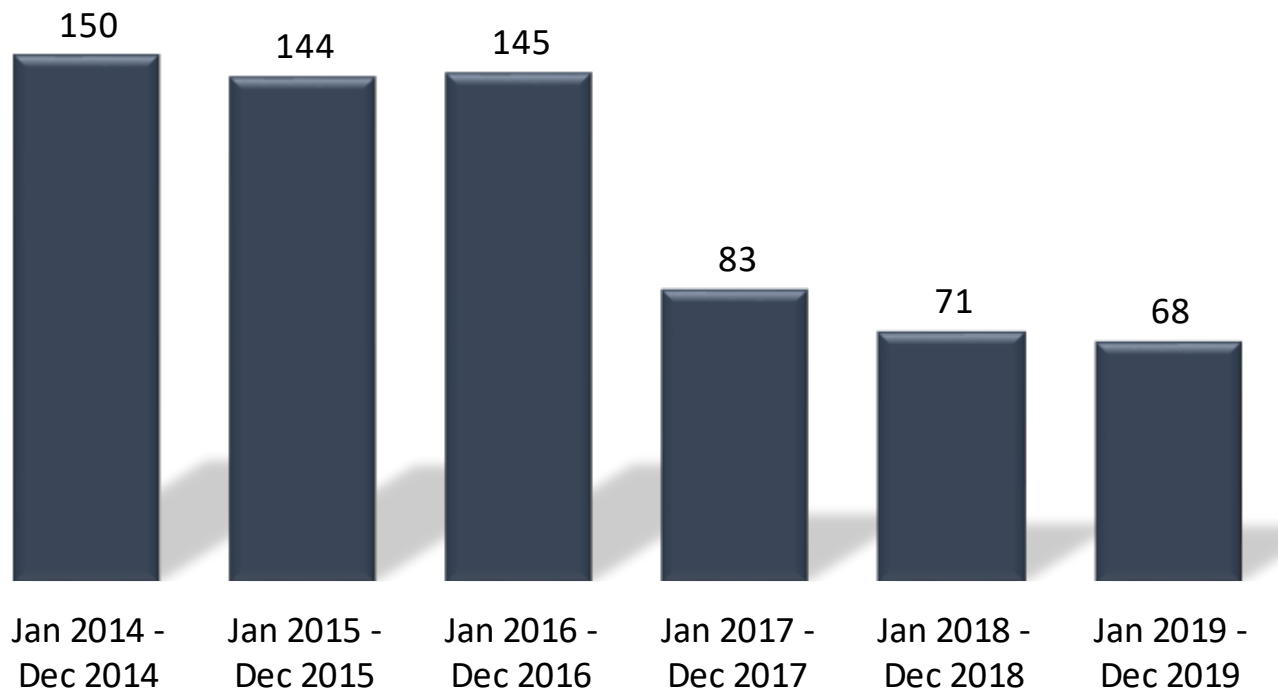
Monthly Sales Volume Past 12 Months



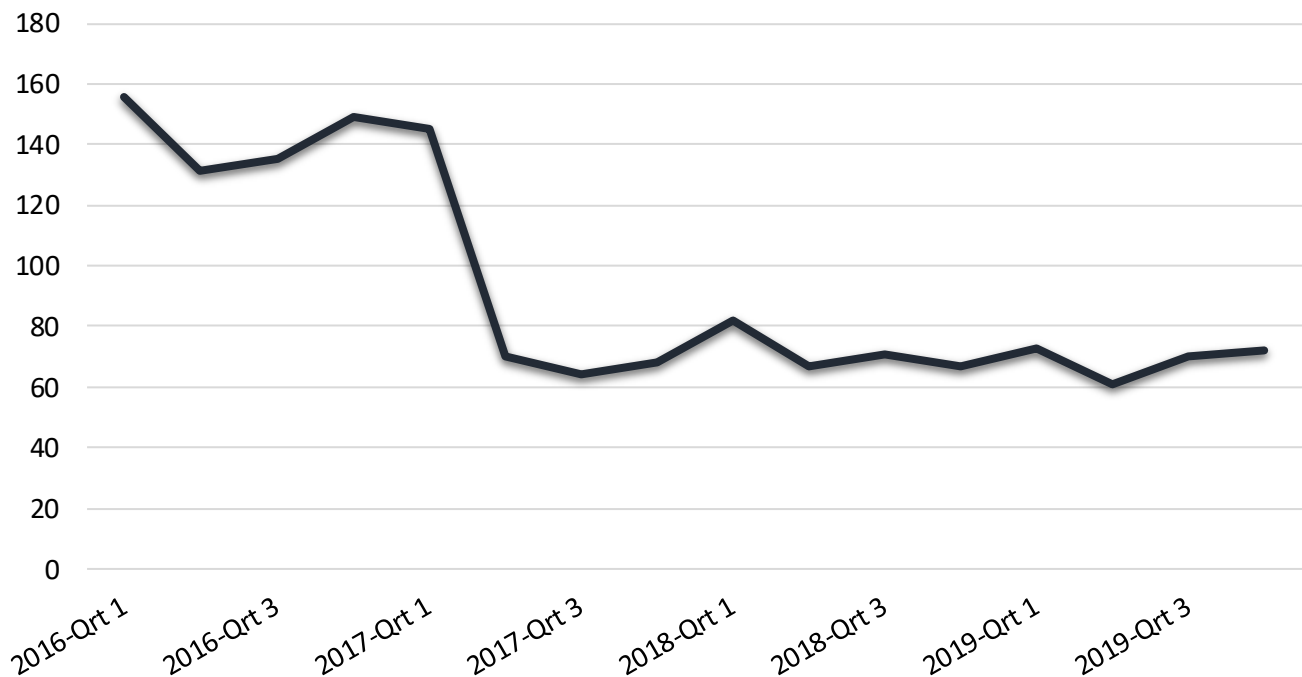
January Year over Year Pending Sales



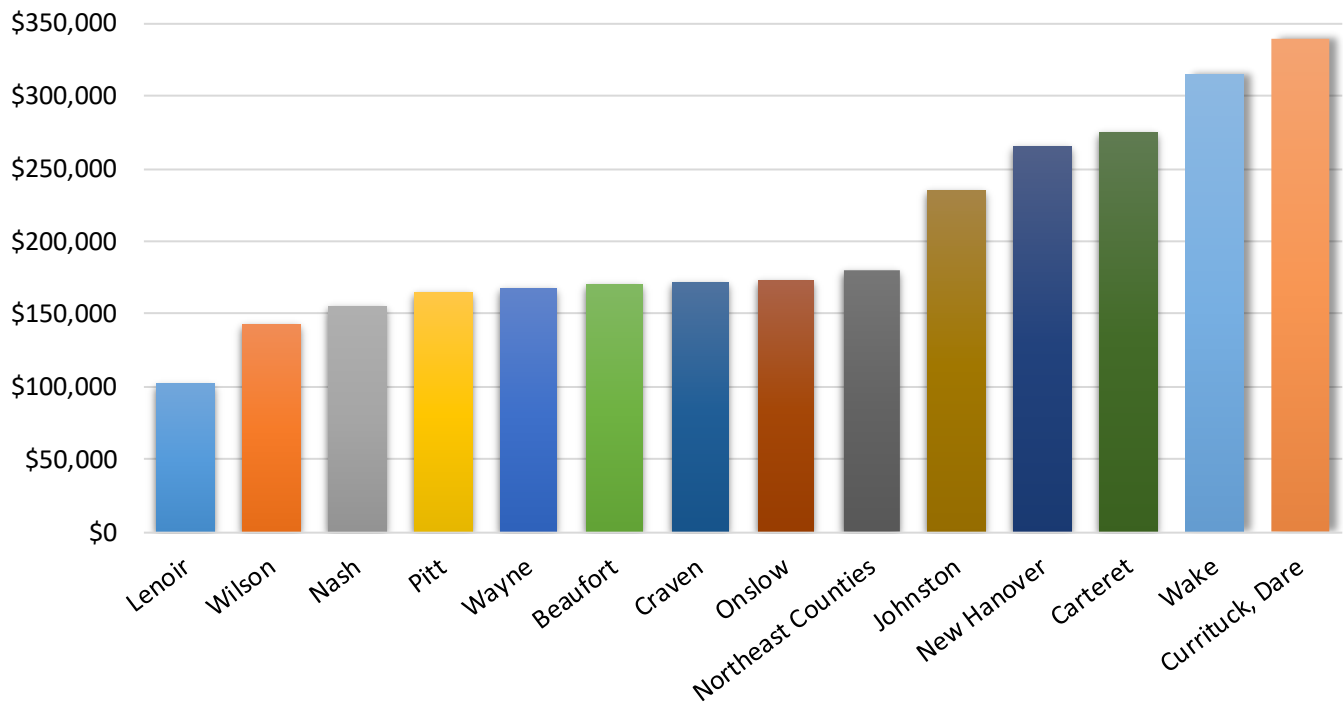
Annual Median Days on the Market



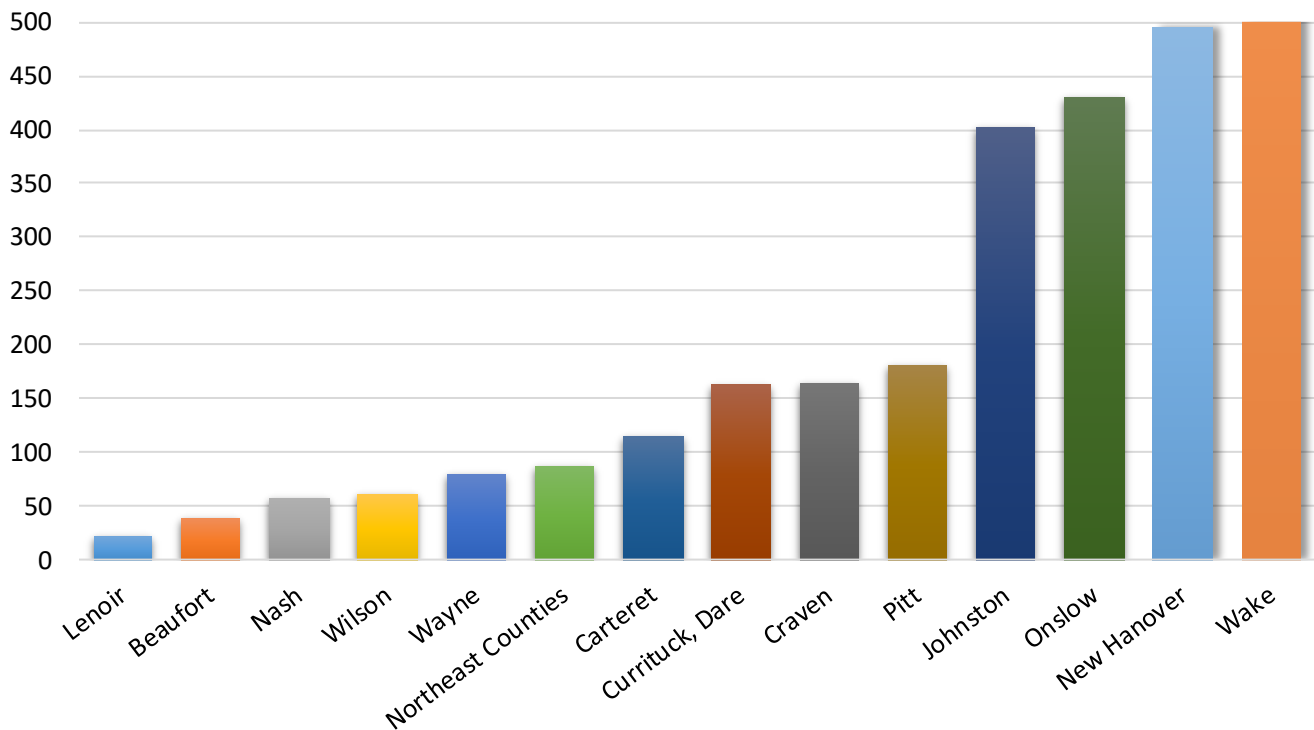
Median Days on Market by Quarter



Current Year Median Sales Price by County

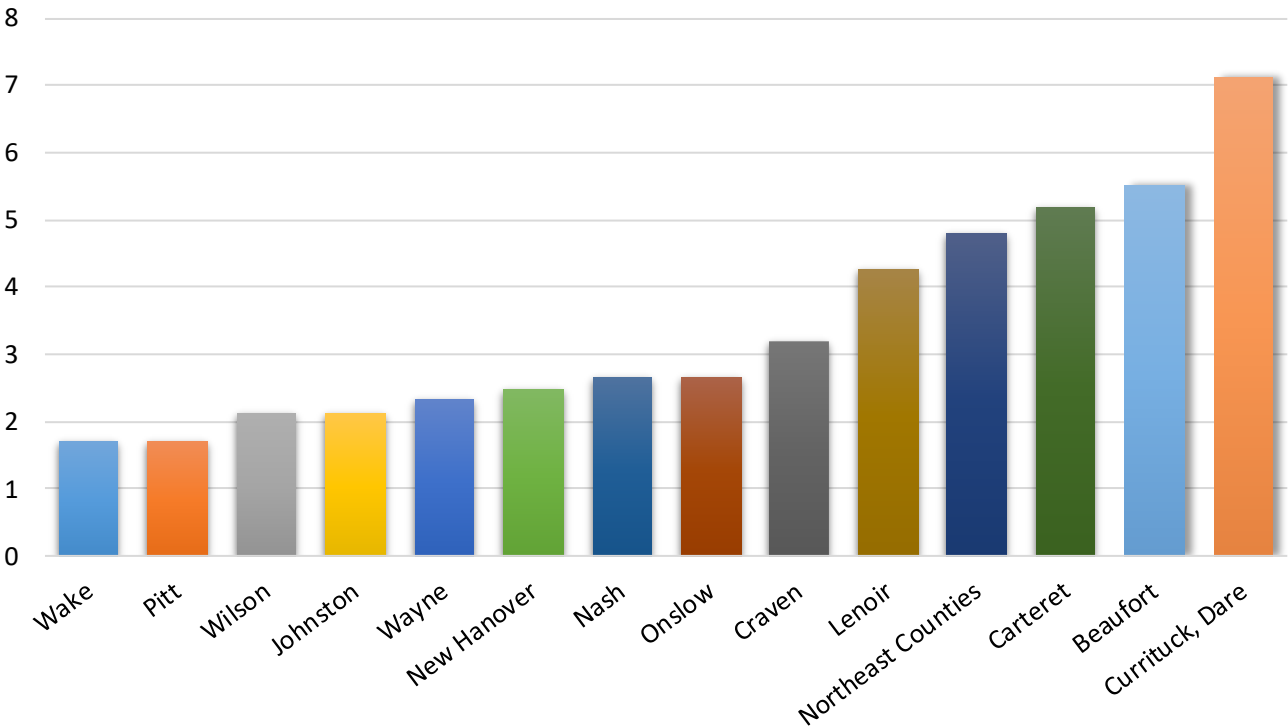


Current Month Sales Volume by County



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

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

