

# THE SHACKELFORD REPORT MAY 2021

Residential Real Estate Market Trends — Lenoir County — May 2021



Produced by:

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# Quarterly Market Report

## Lenoir County Market Summary

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

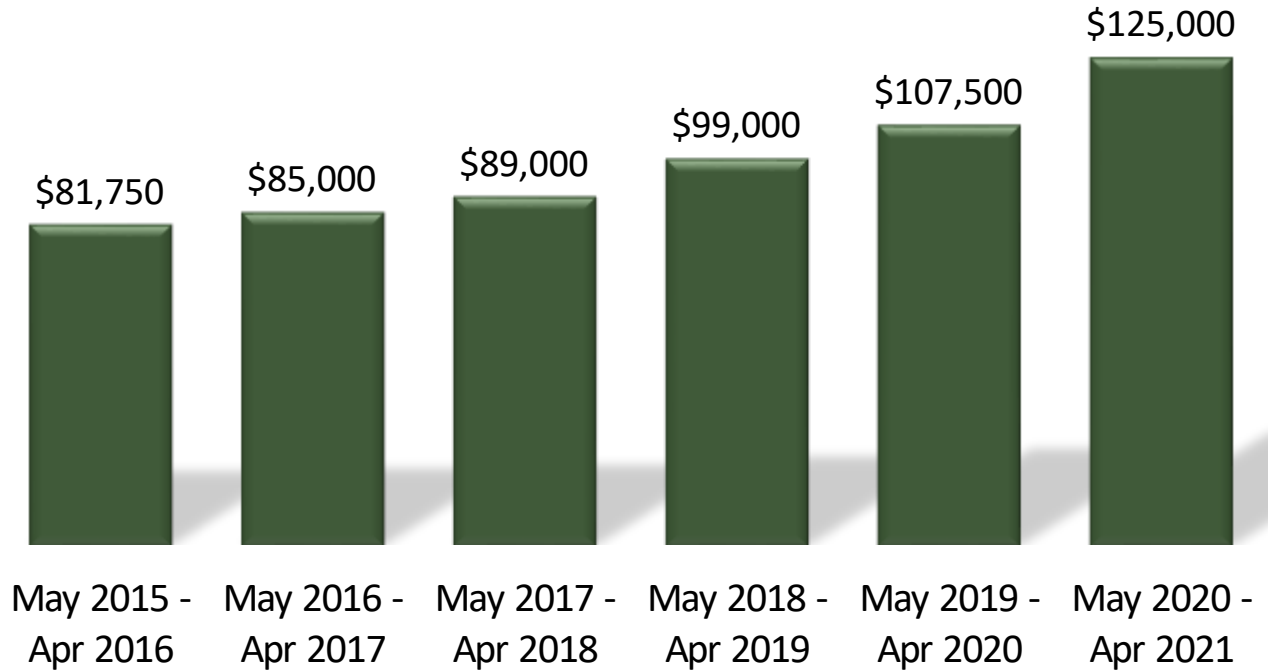
Highlights of the data include:

- 1<sup>st</sup> quarter sales volume increased 20.0% from the 1<sup>st</sup> quarter of 2020.
- April sales volume was 41.7% higher than April 2020 levels.
- Pending sales at the beginning of May increased 14.5% from May 2020.
- There are 0.9 months of inventory currently on the market.
- There were no new construction listings on the market at the beginning of May.

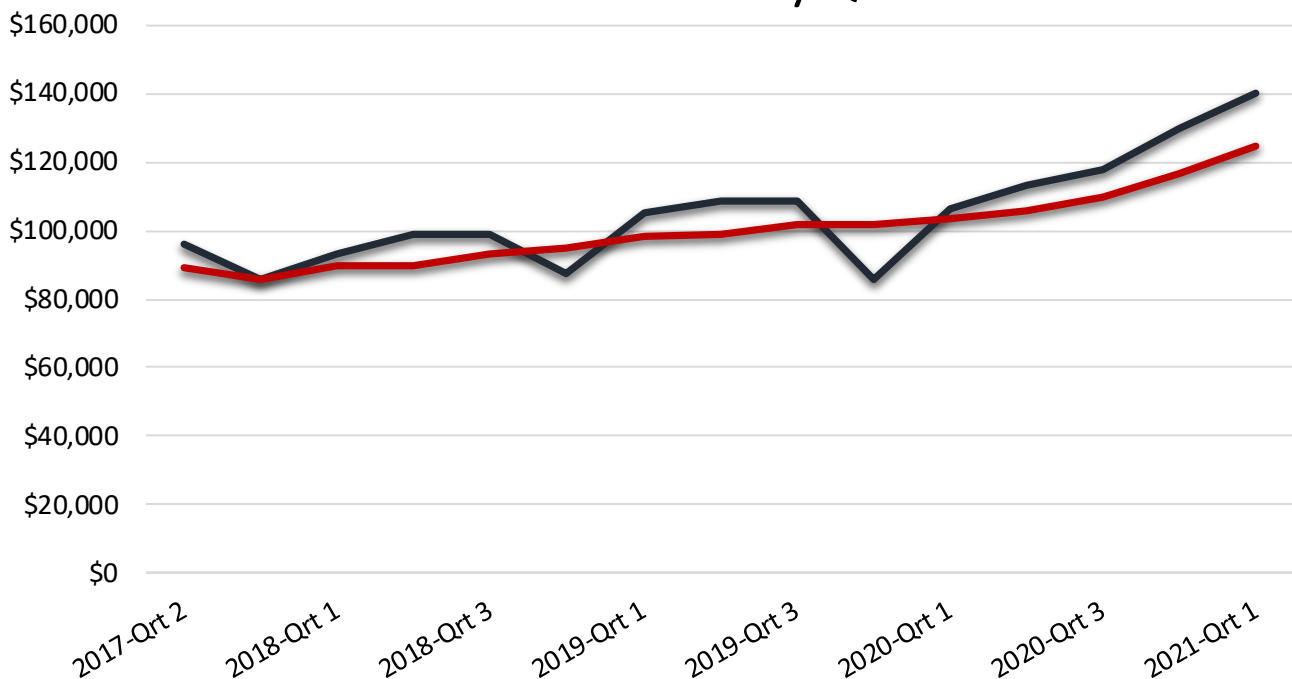
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
May 2015 - Apr 2016	254	-	\$81,750	-	88	-
May 2016 - Apr 2017	250	-1.6%	\$85,000	4.0%	106	20.5%
May 2017 - Apr 2018	253	1.2%	\$89,000	4.7%	73	-31.1%
May 2018 - Apr 2019	327	29.2%	\$99,000	11.2%	68	-6.8%
May 2019 - Apr 2020	263	-19.6%	\$107,500	8.6%	42	-38.2%
May 2020 - Apr 2021	373	41.8%	\$125,000	16.3%	28	-33.3%
Current Active Listings: 28 Months of Inventory: 0.9						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 2	73	-8.8%	\$108,500	3.1%	\$98,985	0.5%	33	-29.8%
2019-Qrt 3	66	-9.6%	\$108,500	0.0%	\$101,500	2.5%	29	-12.1%
2019-Qrt 4	67	1.5%	\$86,000	-20.7%	\$102,000	0.5%	45	55.2%
2020-Qrt 1	60	-10.4%	\$106,250	23.5%	\$103,500	1.5%	77	71.1%
2020-Qrt 2	93	55.0%	\$113,000	6.4%	\$106,000	2.4%	47	-39.0%
2020-Qrt 3	85	-8.6%	\$117,950	4.4%	\$110,000	3.8%	41	-12.8%
2020-Qrt 4	97	14.1%	\$129,900	10.1%	\$116,900	6.3%	22	-46.3%
2021-Qrt 1	89	-8.2%	\$139,900	7.7%	\$124,680	6.7%	16	-27.3%

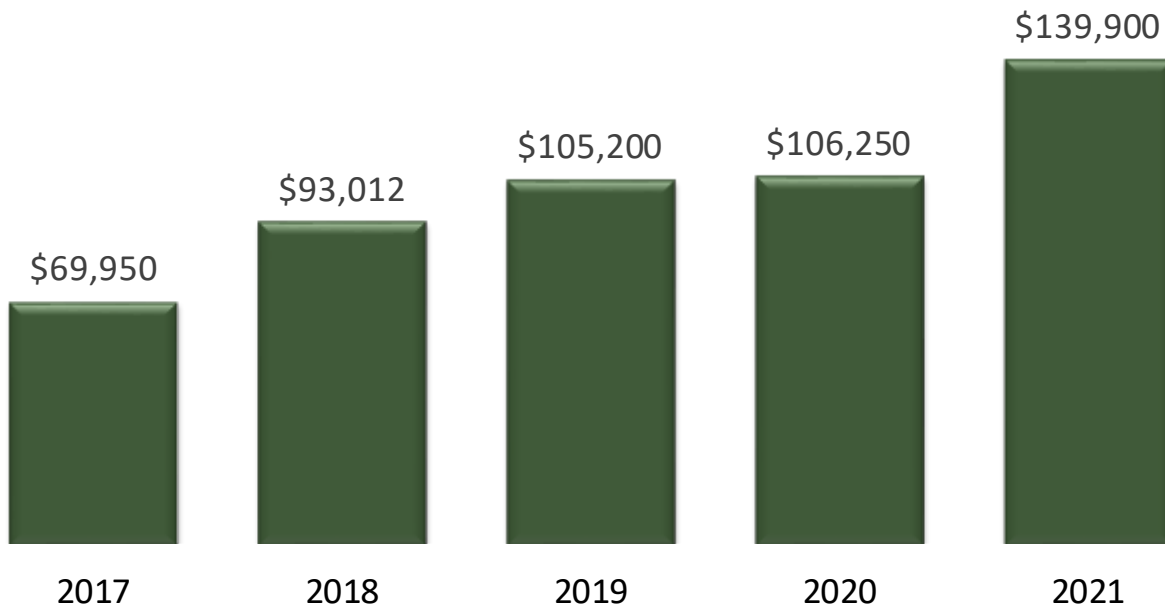
## Annual Median Sales Price



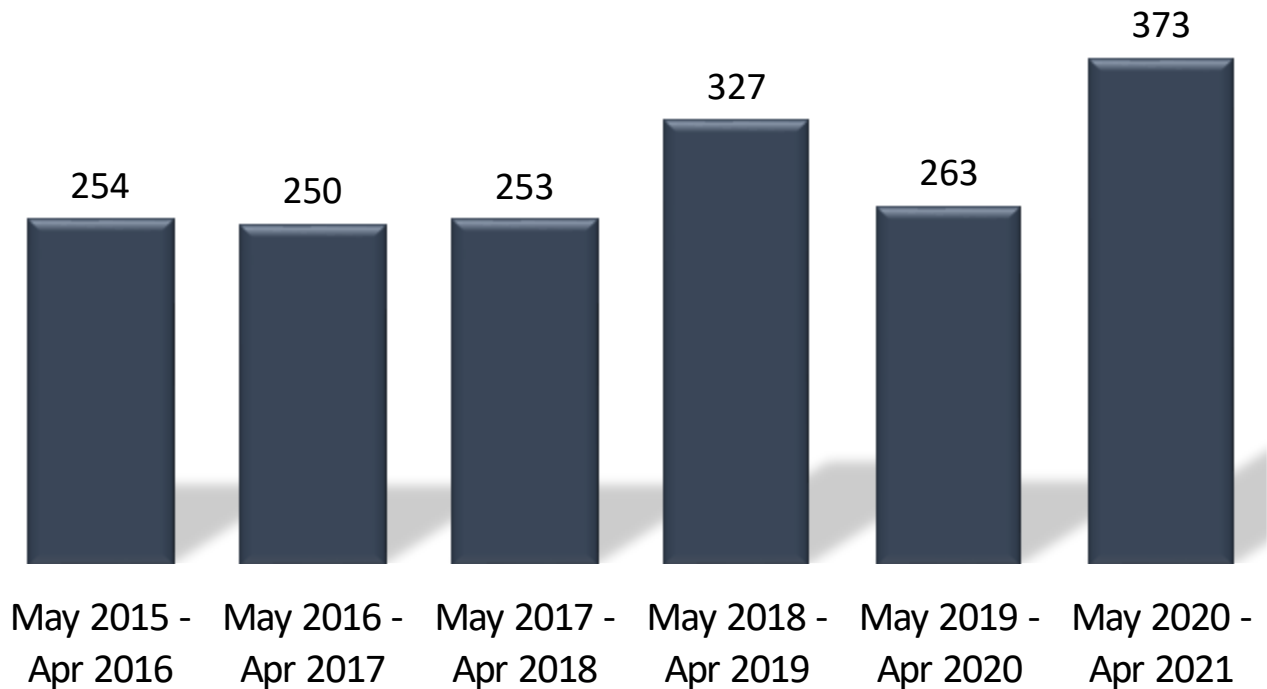
## Median Sales Price by Quarter



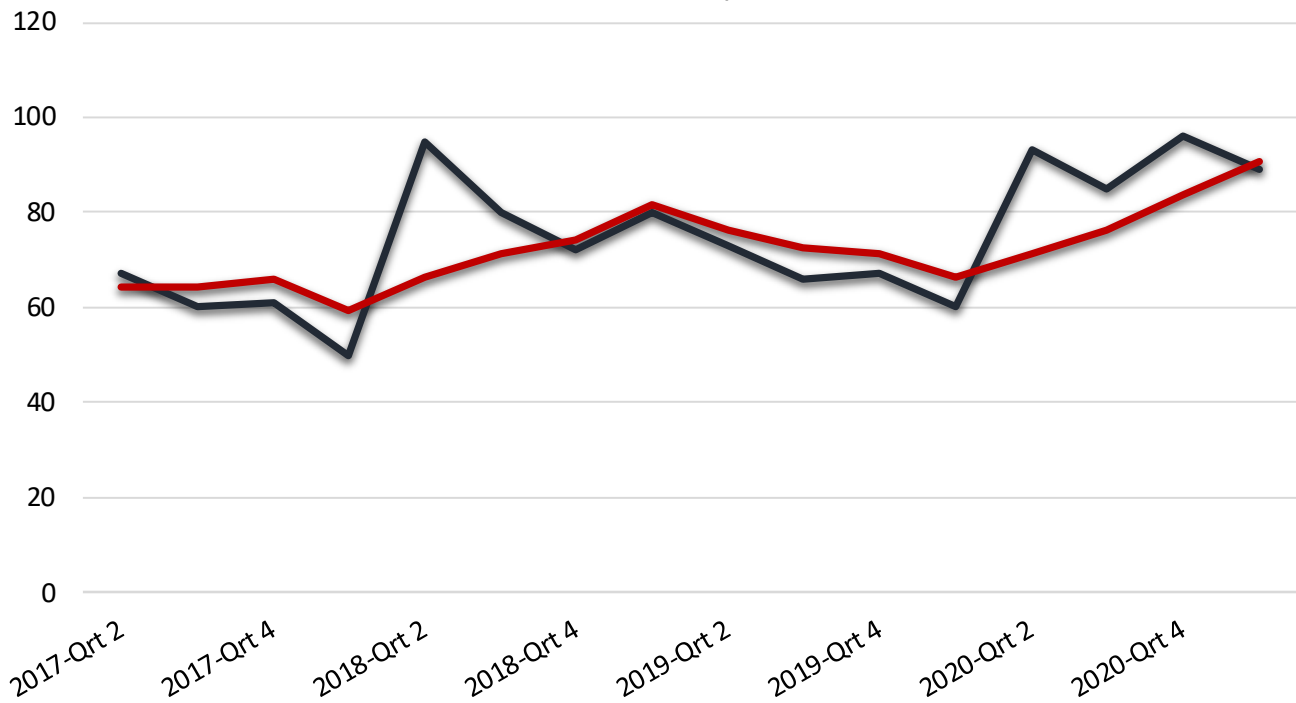
## 1st Qtr Year over Year Median Sales Price



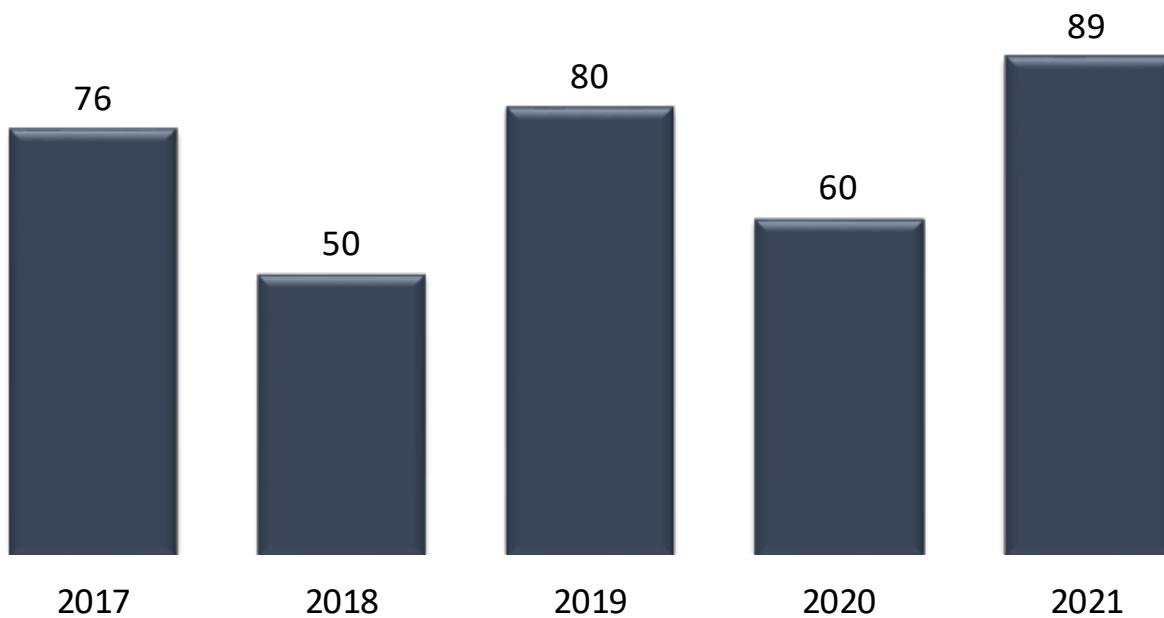
## Annual Sales Volume



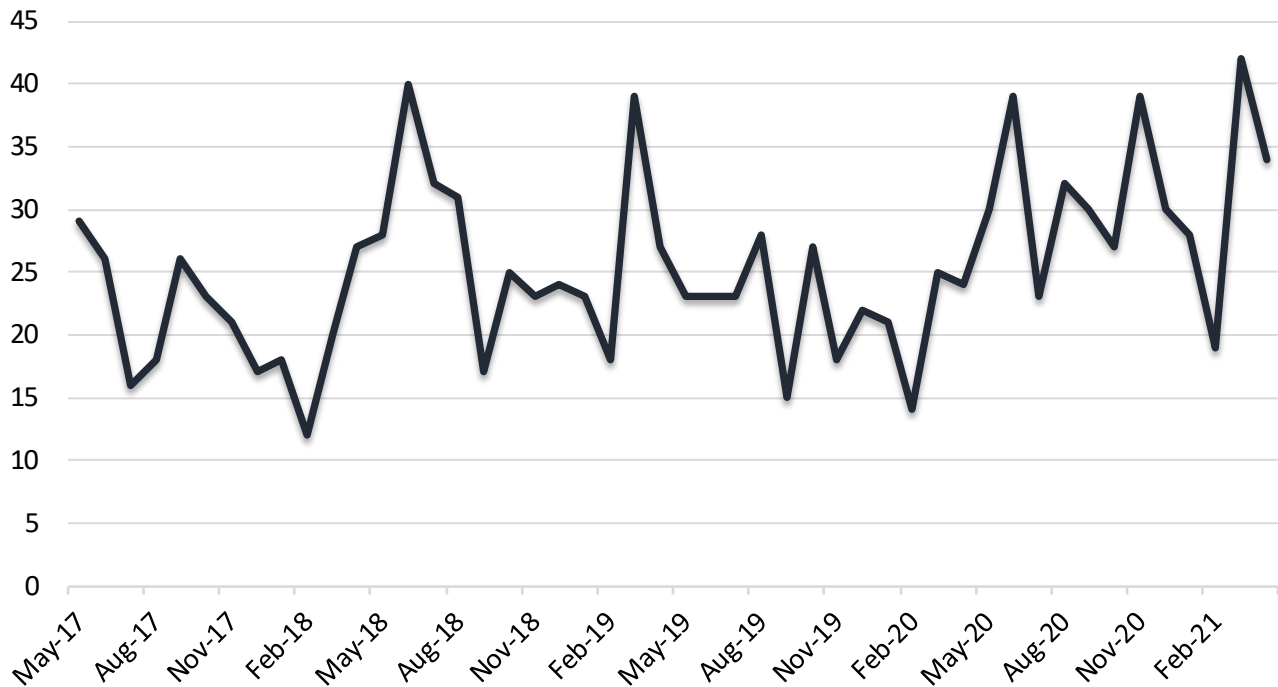
## Sales Volume by Quarter



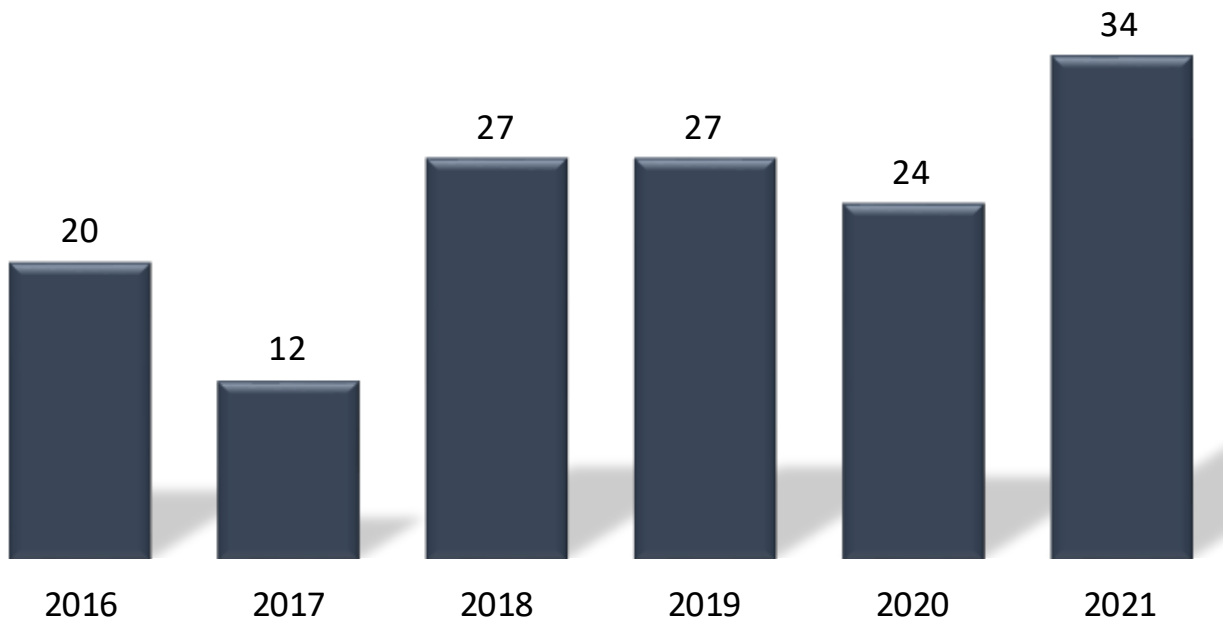
## 1st Qtr Year over Year Sales Volume



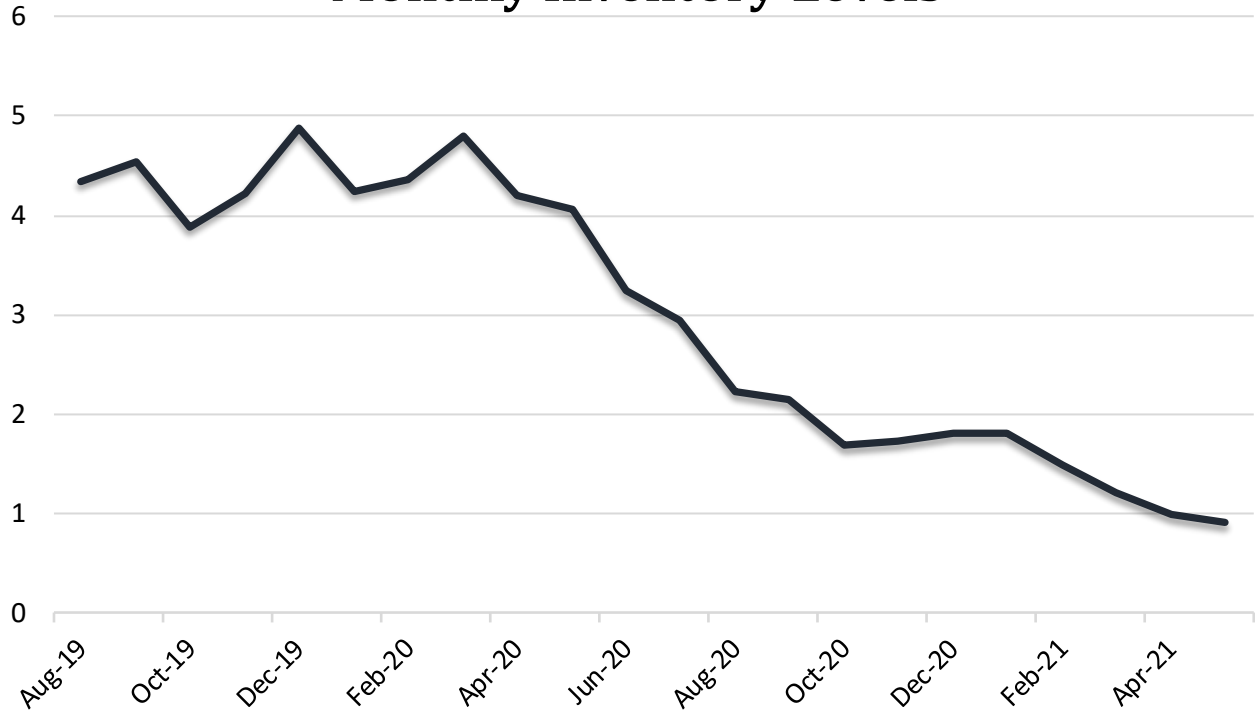
## Monthly Sales Volume



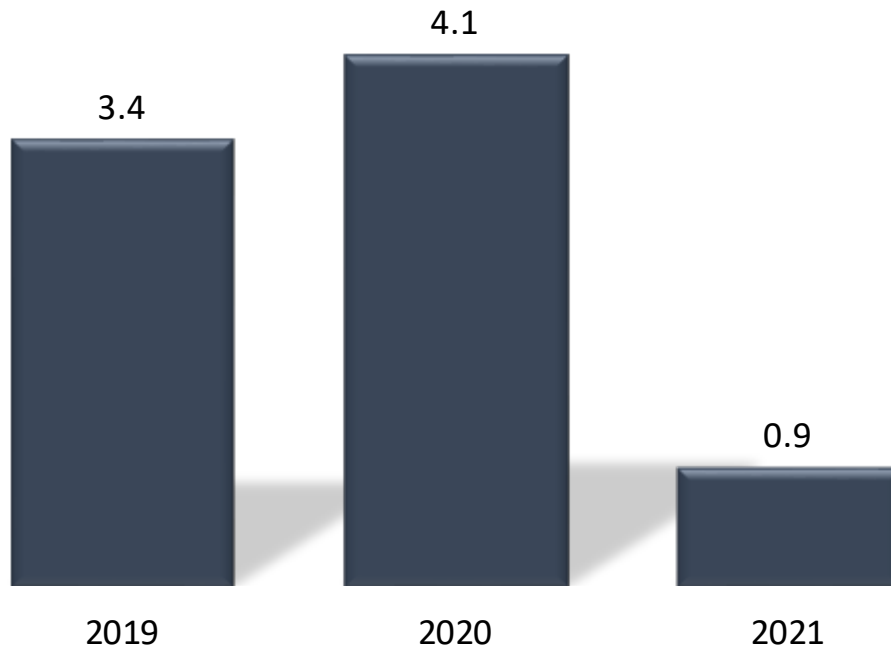
## April Year over Year Sales Volume



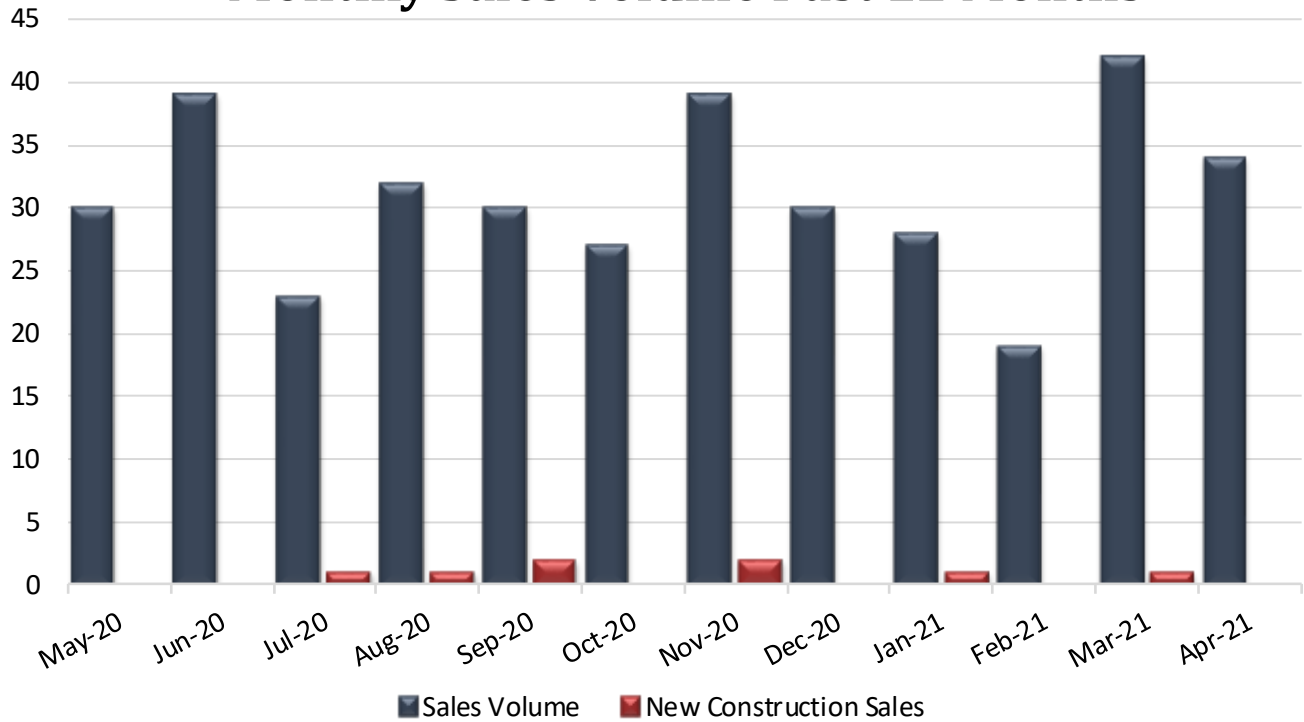
## Monthly Inventory Levels



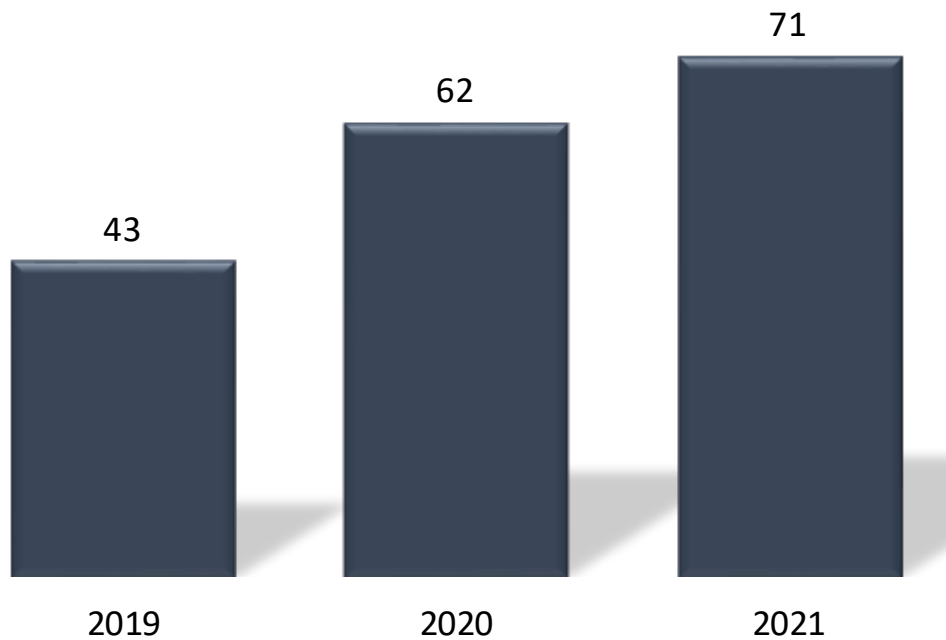
## May Year over Year Inventory



## Monthly Sales Volume Past 12 Months

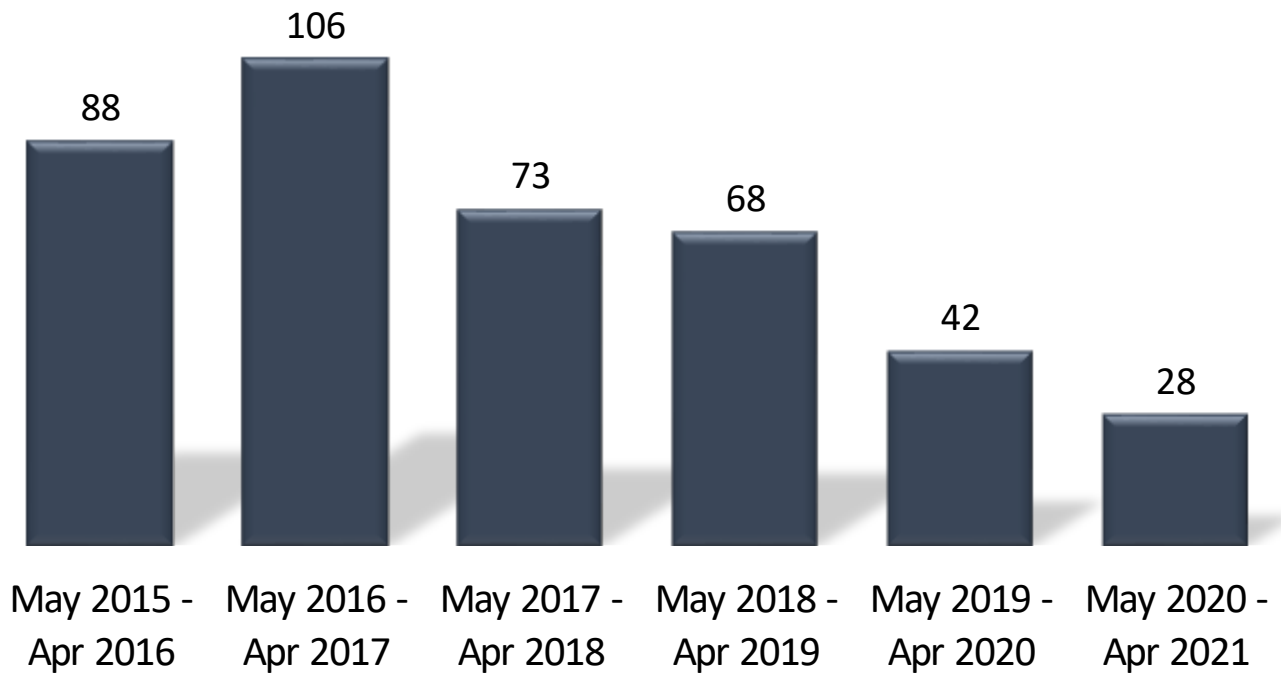


## May Year over Year Pending Sales

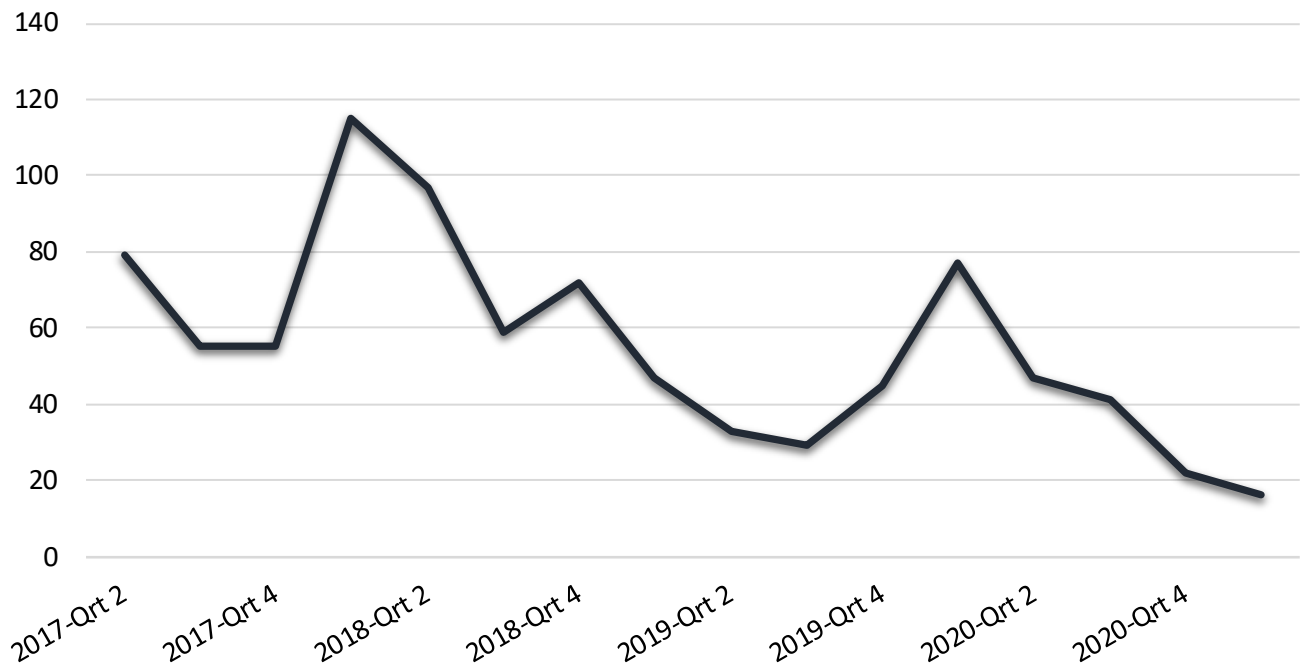




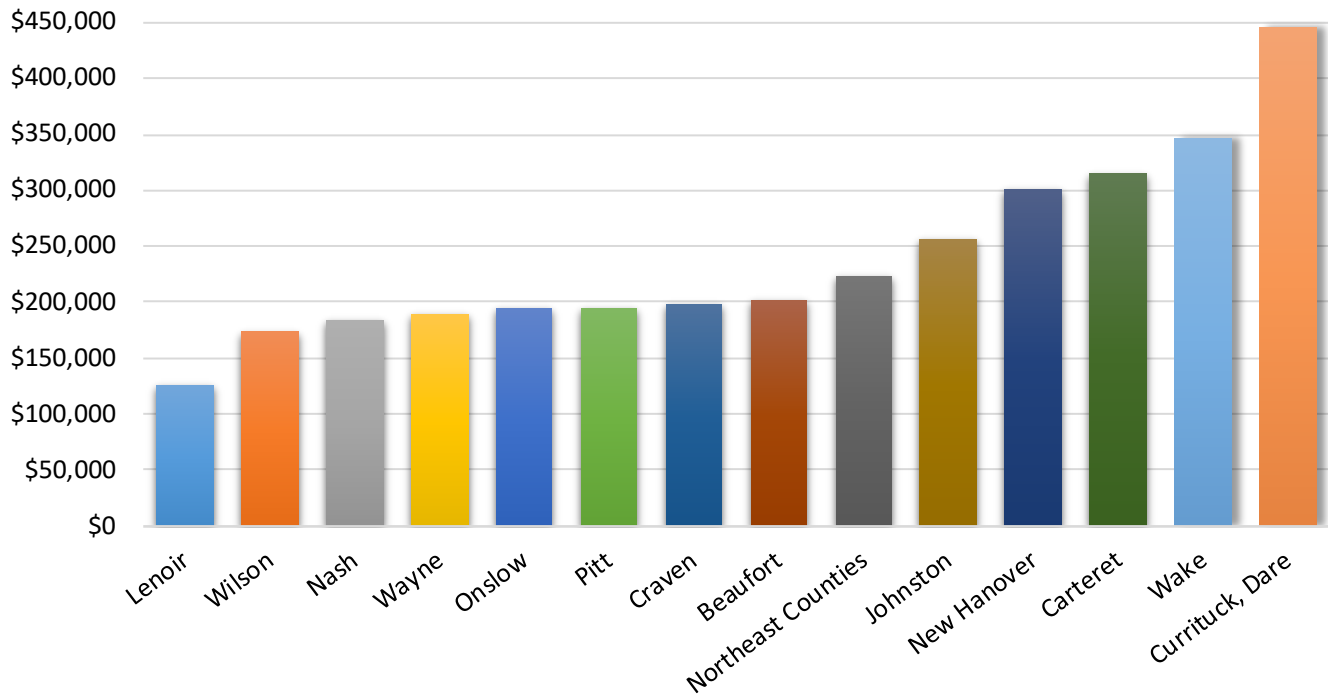
## Annual Median Days on the Market



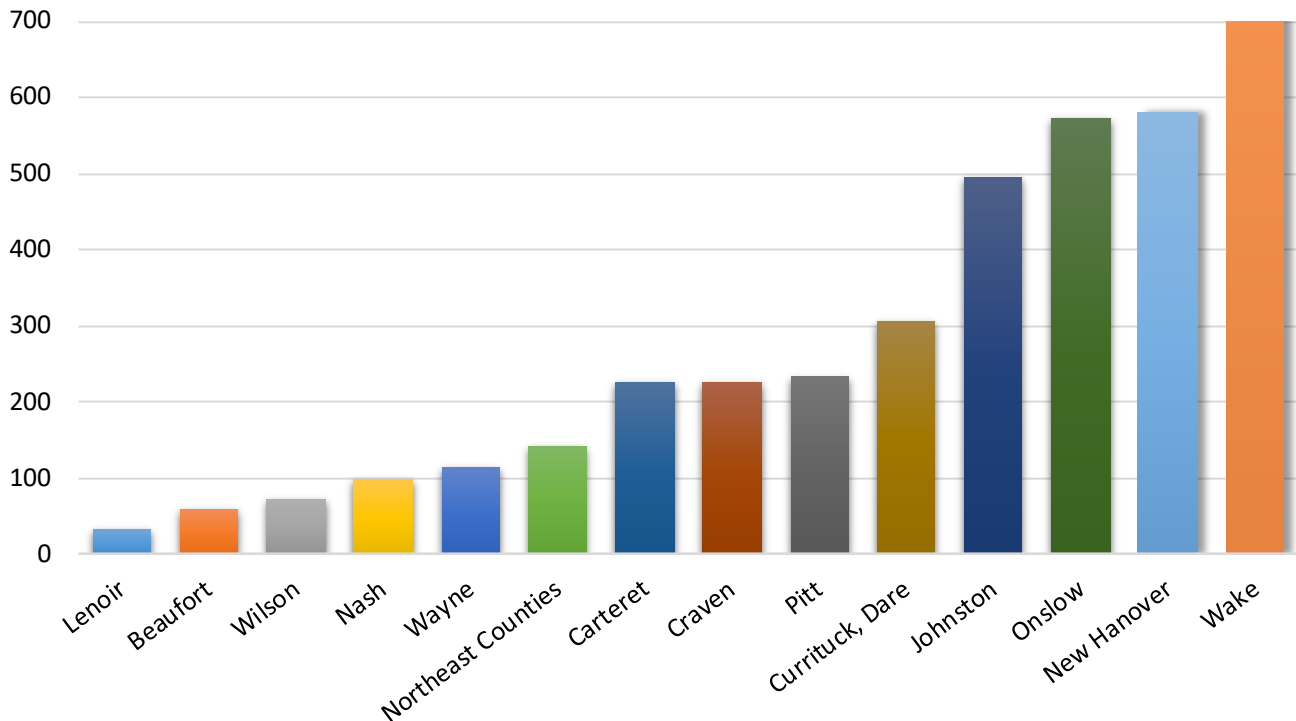
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

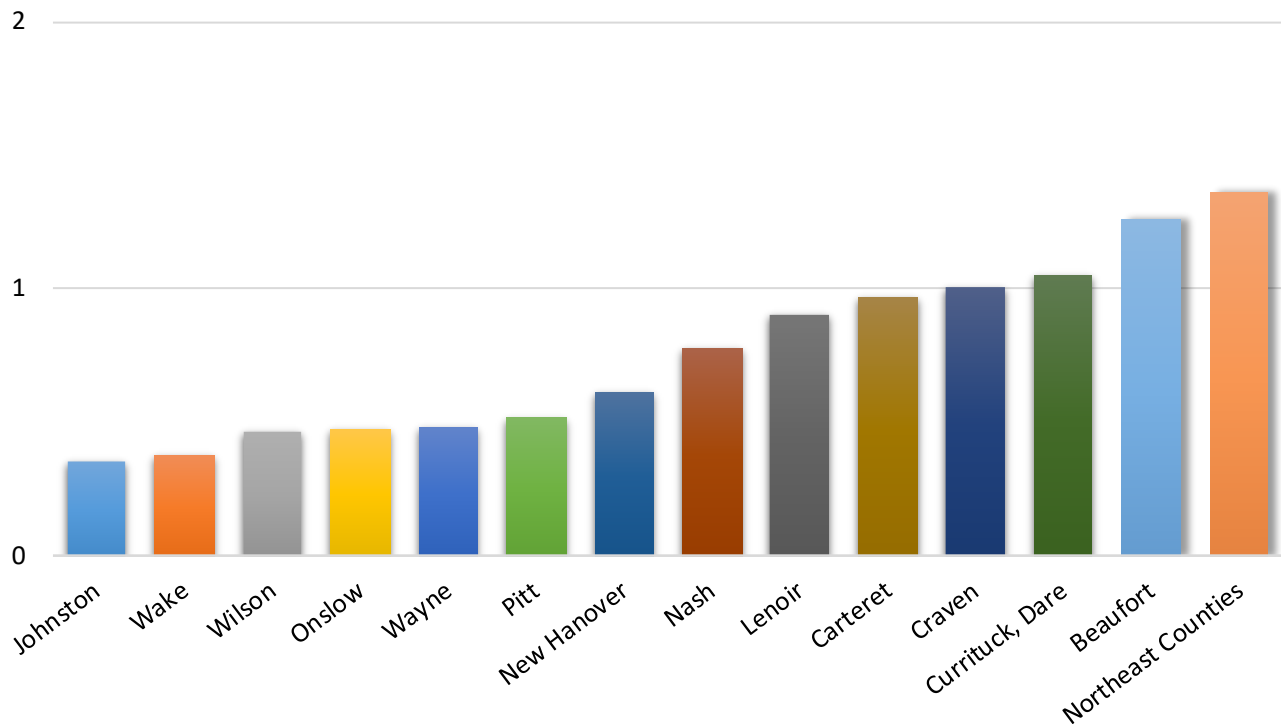


## Current Month Sales Volume by County



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

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)

