

THE SHACKELFORD REPORT AUG 2020

Residential Real Estate Market Trends — Pitt County — August 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

Pitt County Market Summary

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

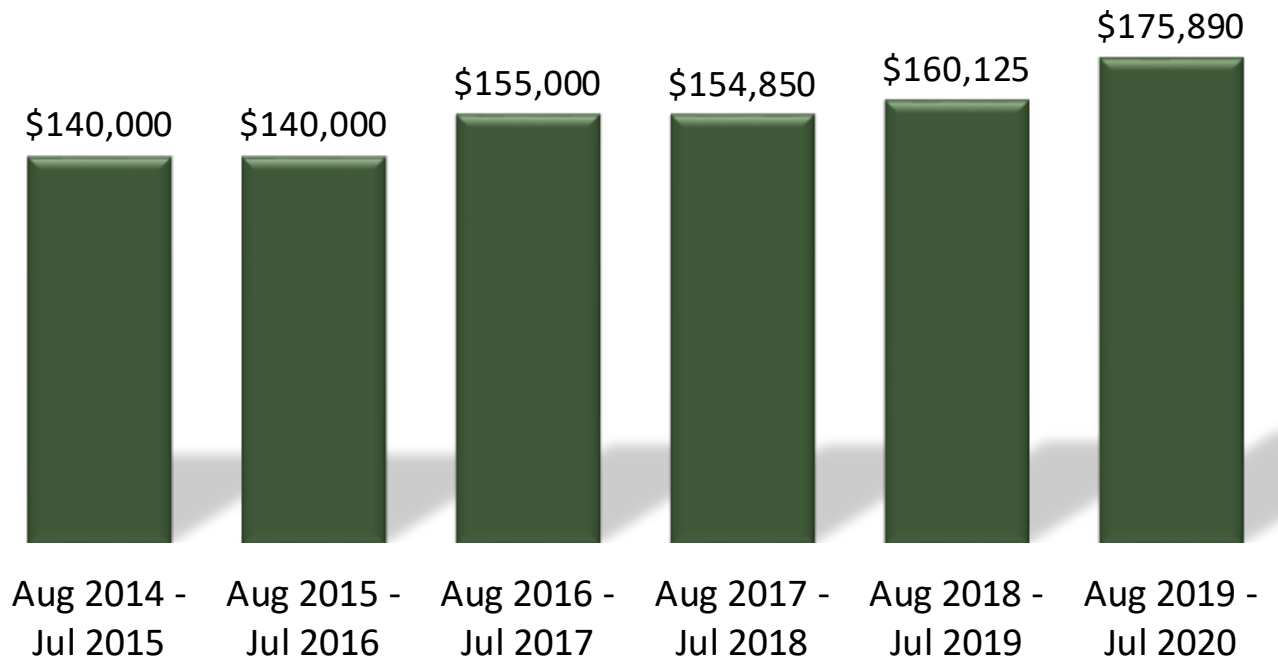
Highlights of the data include:

- 2nd quarter sales volume decreased 13.0% over the 2nd quarter of 2019.
- July sales volume was 9.5% higher than July 2019 levels.
- Pending sales at the beginning of August increased 25.9% from the August 2019 levels.
- There are 1.3 months of inventory currently on the market.
- There are 1.9 months of new construction inventory on the market.

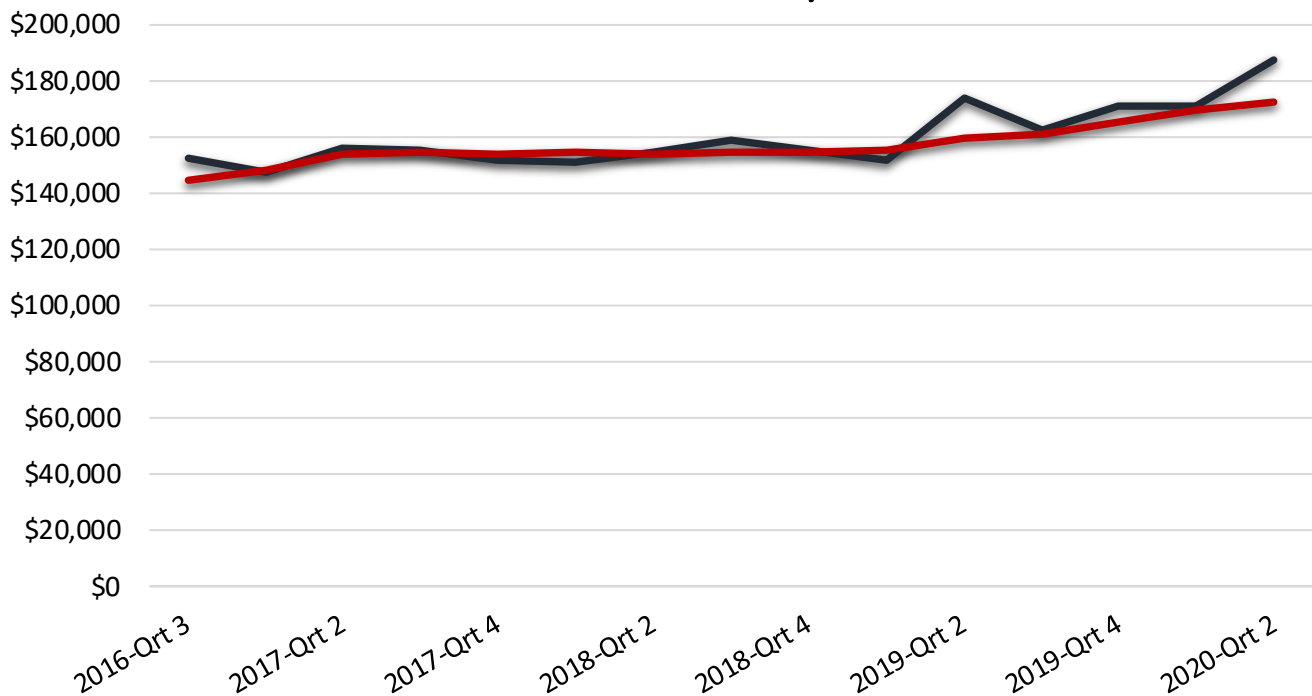
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Aug 2014 - Jul 2015	1,830	6.8%	\$140,000	3.7%	92	16.5%
Aug 2015 - Jul 2016	2,040	11.5%	\$140,000	0.0%	75	-18.5%
Aug 2016 - Jul 2017	2,177	6.7%	\$155,000	10.7%	47	-37.3%
Aug 2017 - Jul 2018	2,268	4.2%	\$154,850	-0.1%	25	-46.8%
Aug 2018 - Jul 2019	2,360	4.1%	\$160,125	3.4%	18	-28.0%
Aug 2019 - Jul 2020	2,383	1.0%	\$175,890	9.8%	12	-33.3%
Current Active Listings: 253 Months of Inventory: 1.3						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 3	624	-9.4%	\$158,900	2.5%	\$155,000	0.5%	20	0.0%
2018-Qrt 4	527	-15.5%	\$155,525	-2.1%	\$155,000	0.0%	25	25.0%
2019-Qrt 1	465	-11.8%	\$152,000	-2.3%	\$155,650	0.4%	33	32.0%
2019-Qrt 2	731	57.2%	\$173,900	14.4%	\$160,000	2.8%	11	-66.7%
2019-Qrt 3	648	-11.4%	\$163,000	-6.3%	\$161,500	0.9%	10	-9.1%
2019-Qrt 4	532	-17.9%	\$171,500	5.2%	\$165,200	2.3%	14	40.0%
2020-Qrt 1	543	2.1%	\$171,000	-0.3%	\$170,000	2.9%	12	-14.3%
2020-Qrt 2	636	17.1%	\$188,000	9.9%	\$173,000	1.8%	11	-8.3%

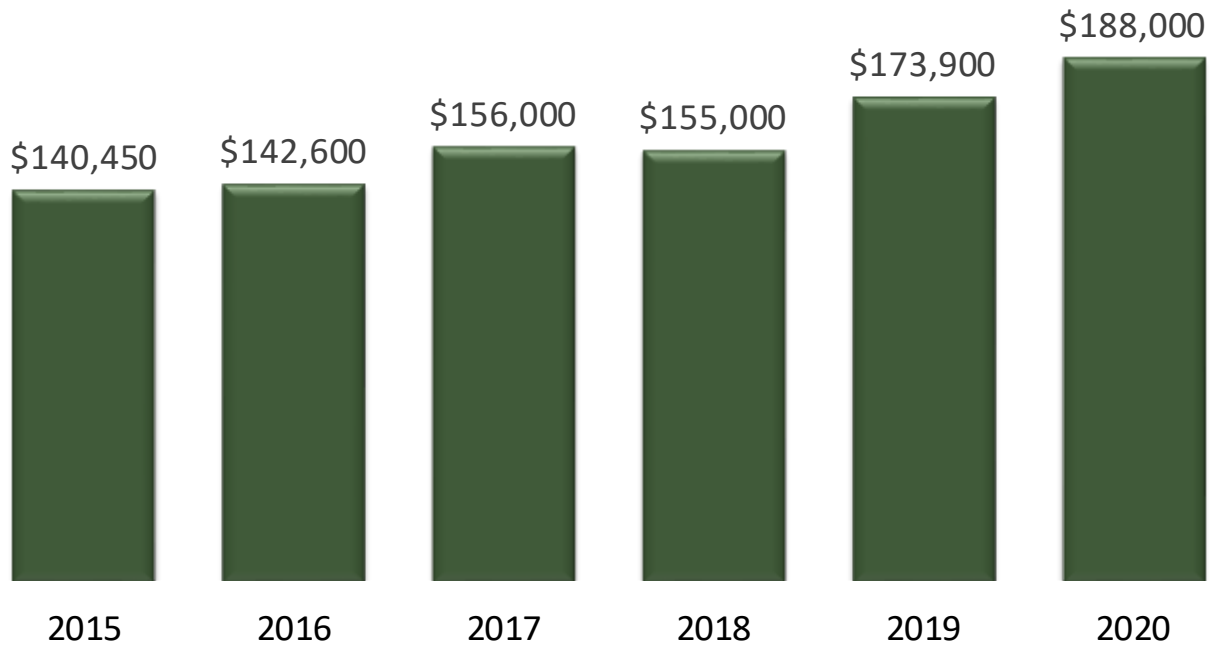
Annual Median Sales Price



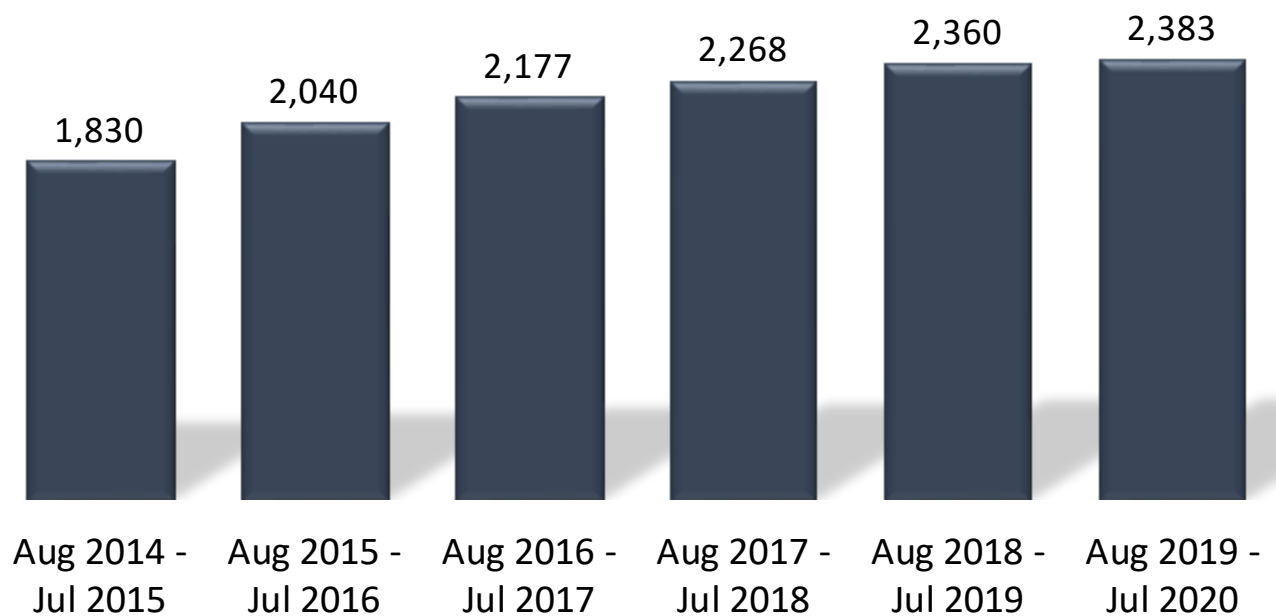
Median Sales Price by Quarter



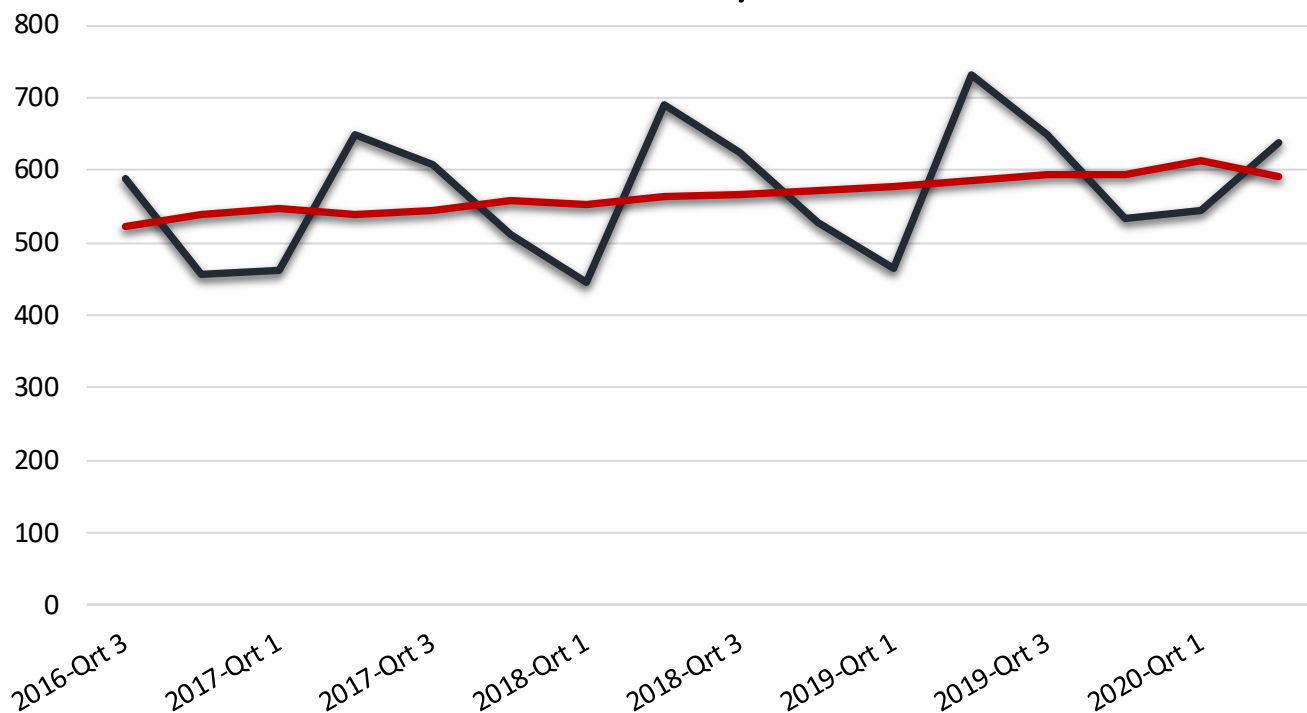
2nd Qtr Year over Year Median Sales Price



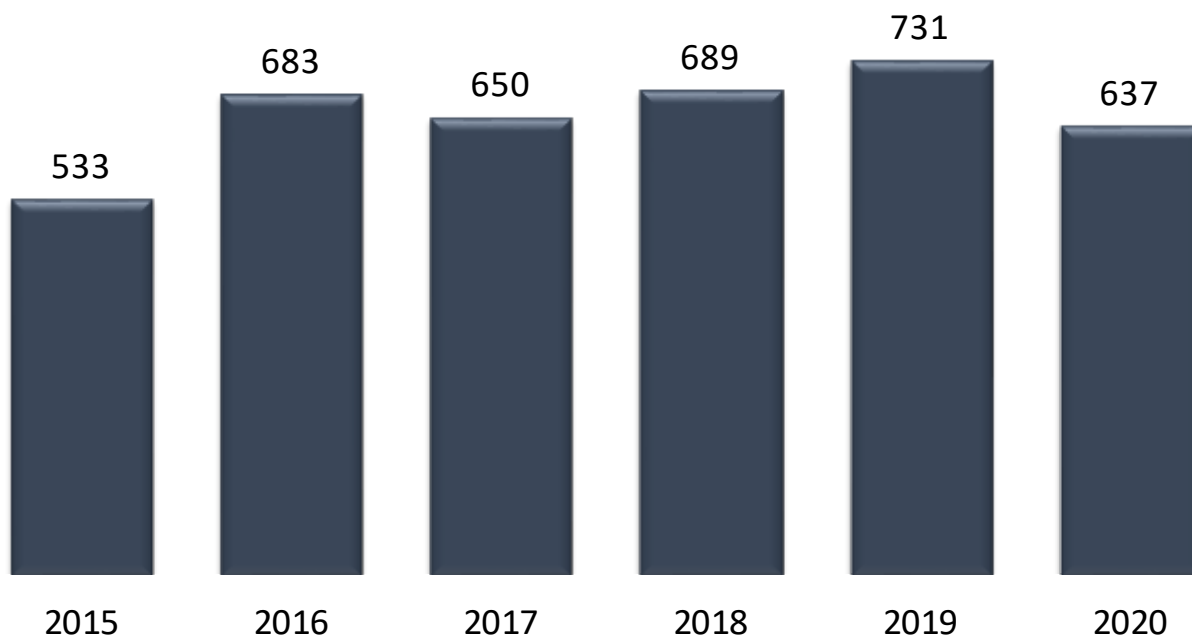
Annual Sales Volume



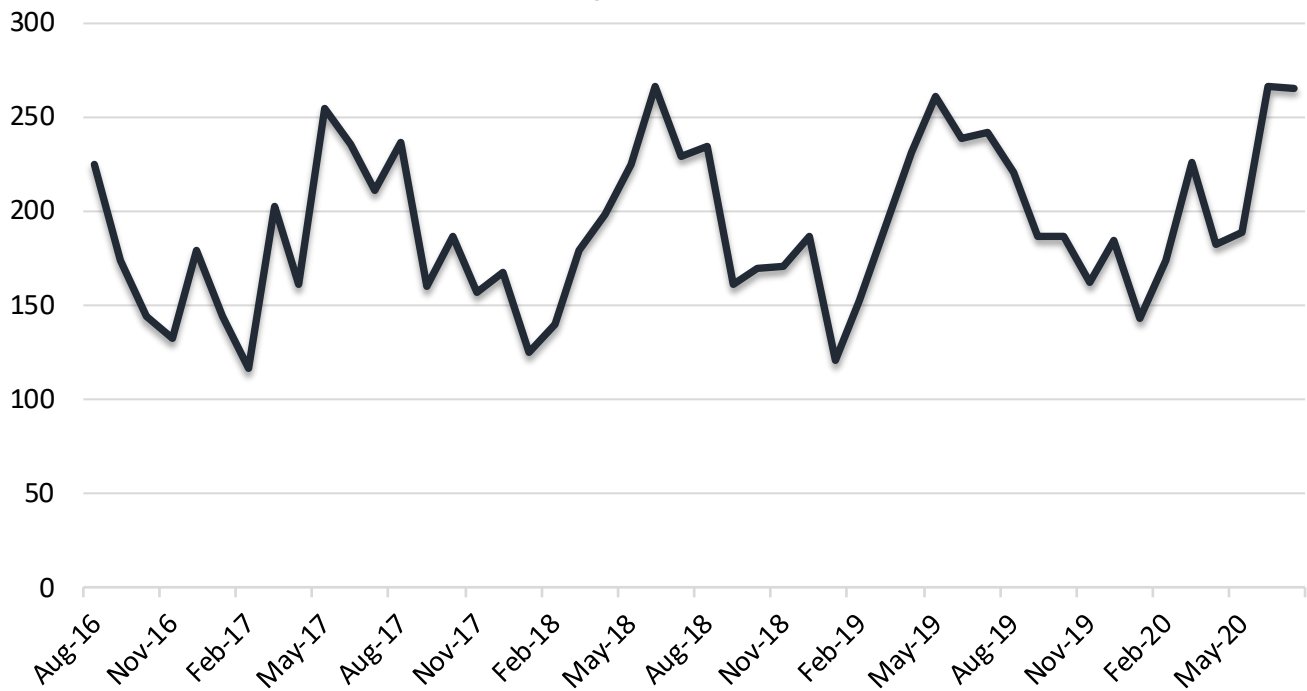
Sales Volume by Quarter



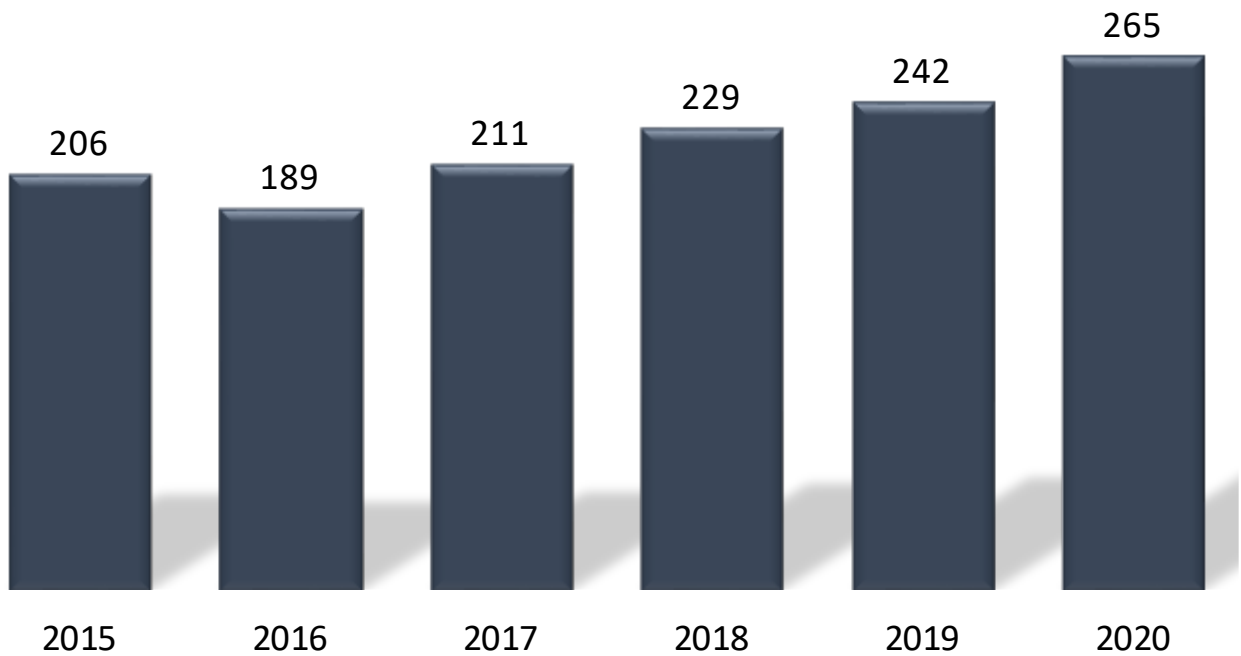
2nd Qtr Year over Year Sales Volume



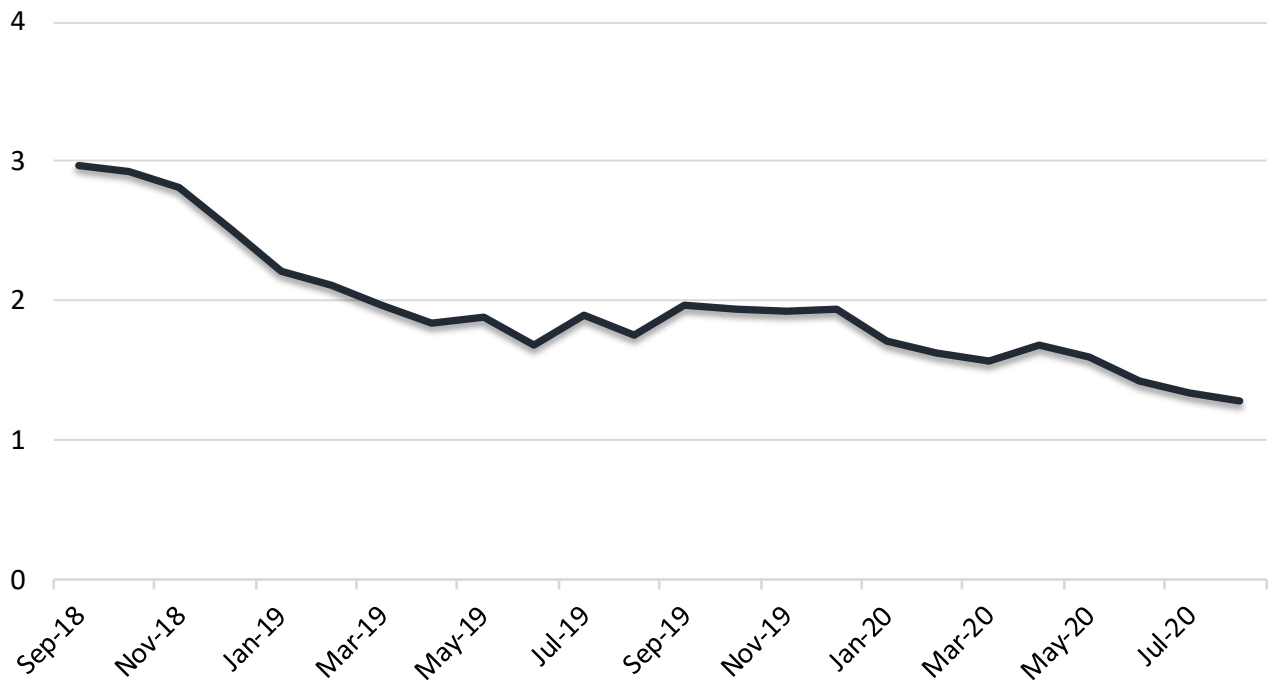
Monthly Sales Volume



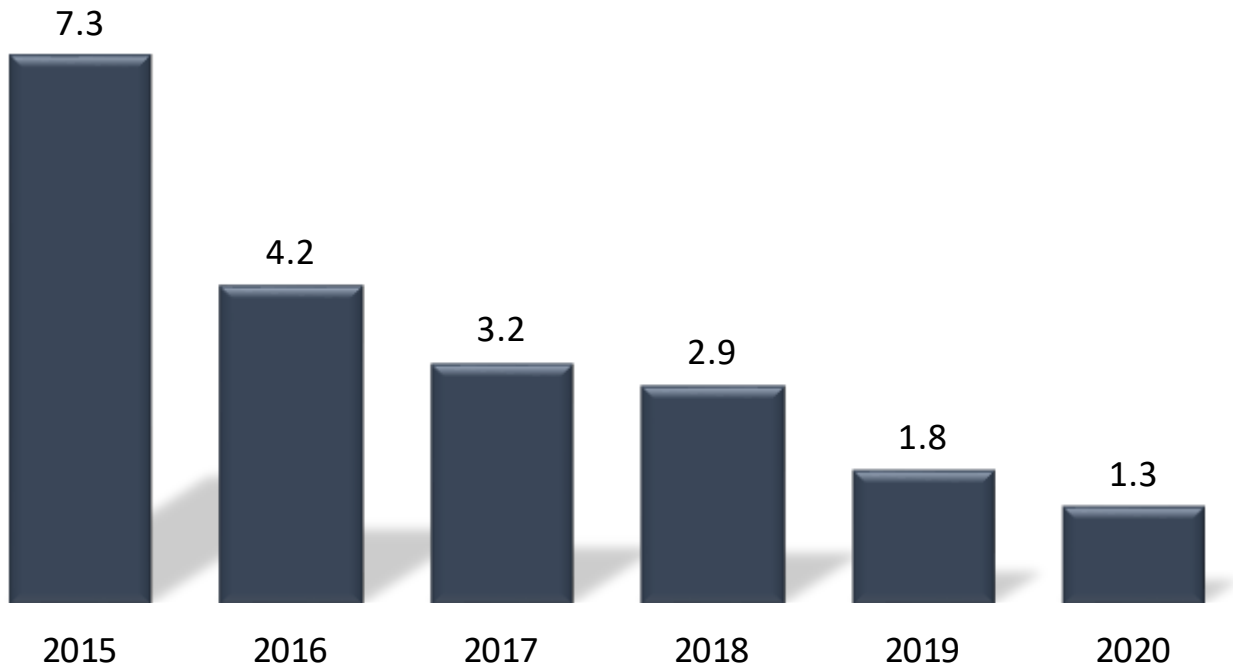
July Year over Year Sales Volume



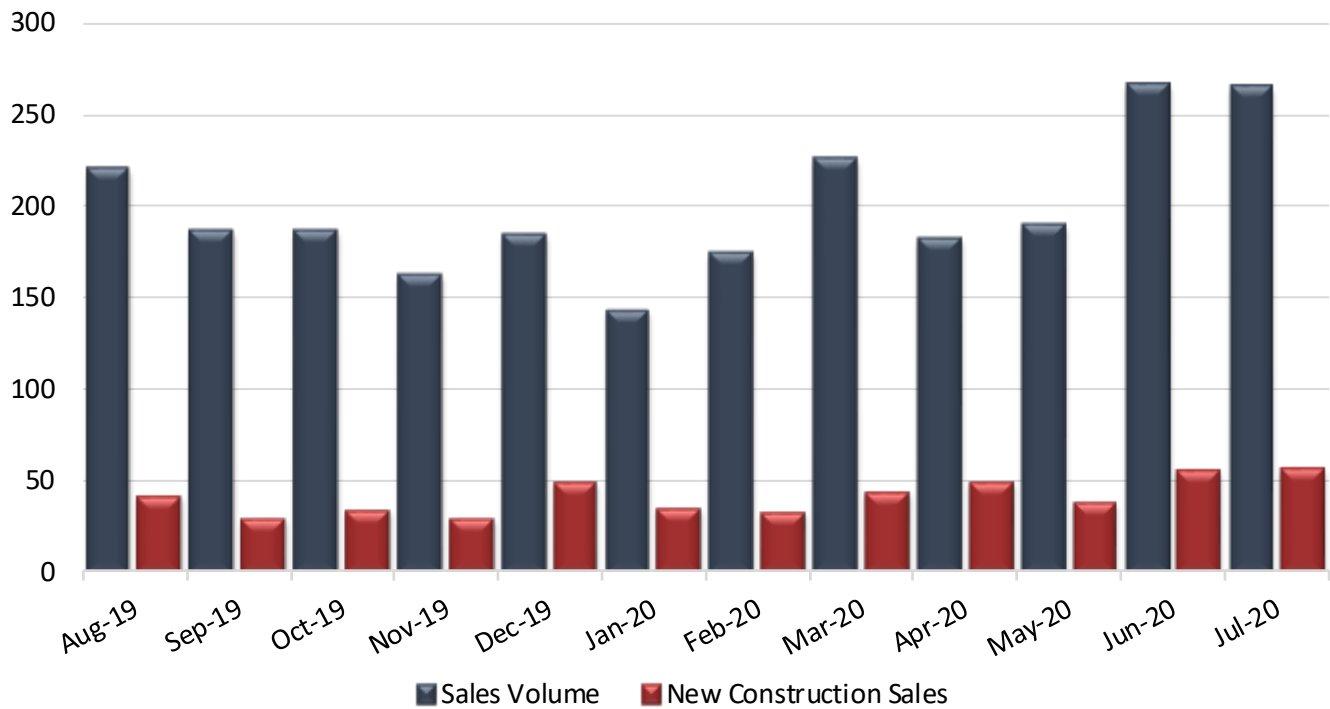
Monthly Inventory Levels



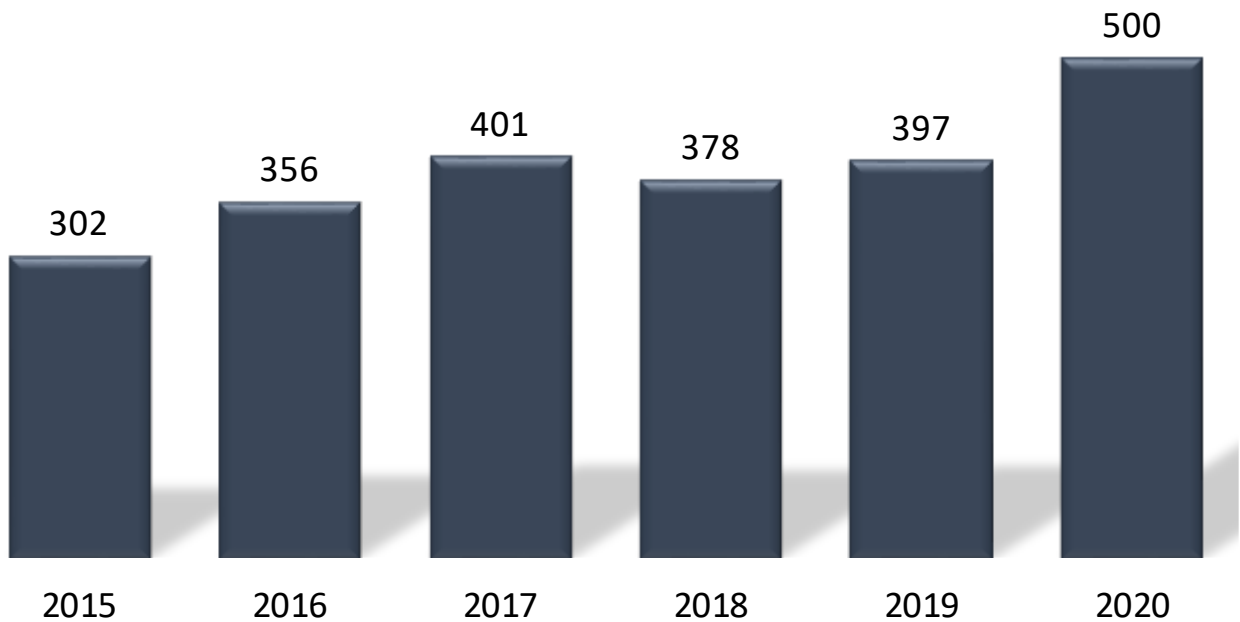
August Year over Year Inventory



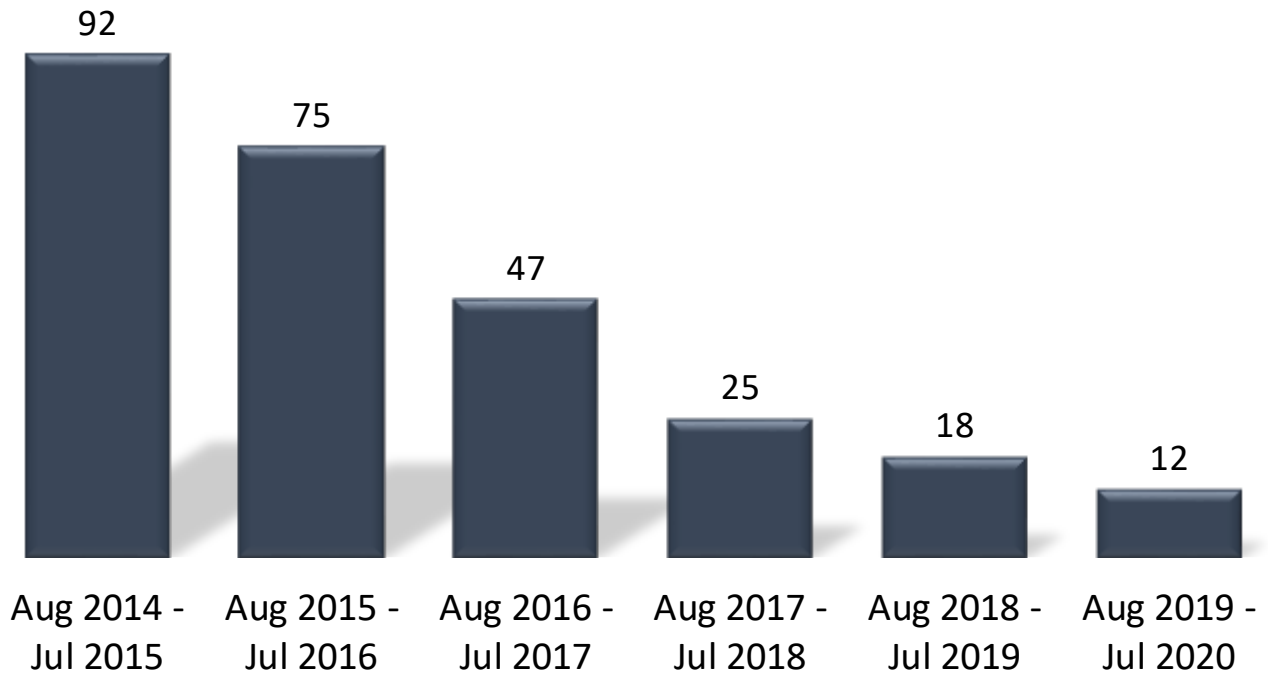
Monthly Sales Volume Past 12 Months



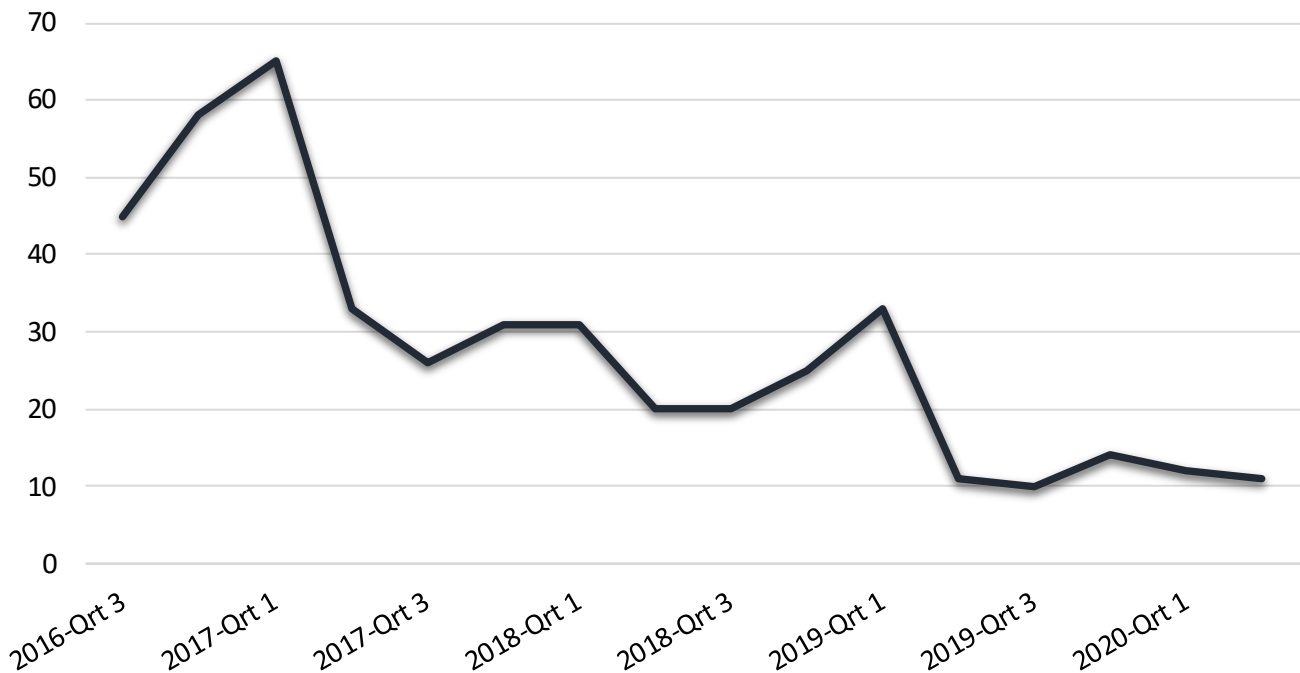
August Year over Year Pending Sales



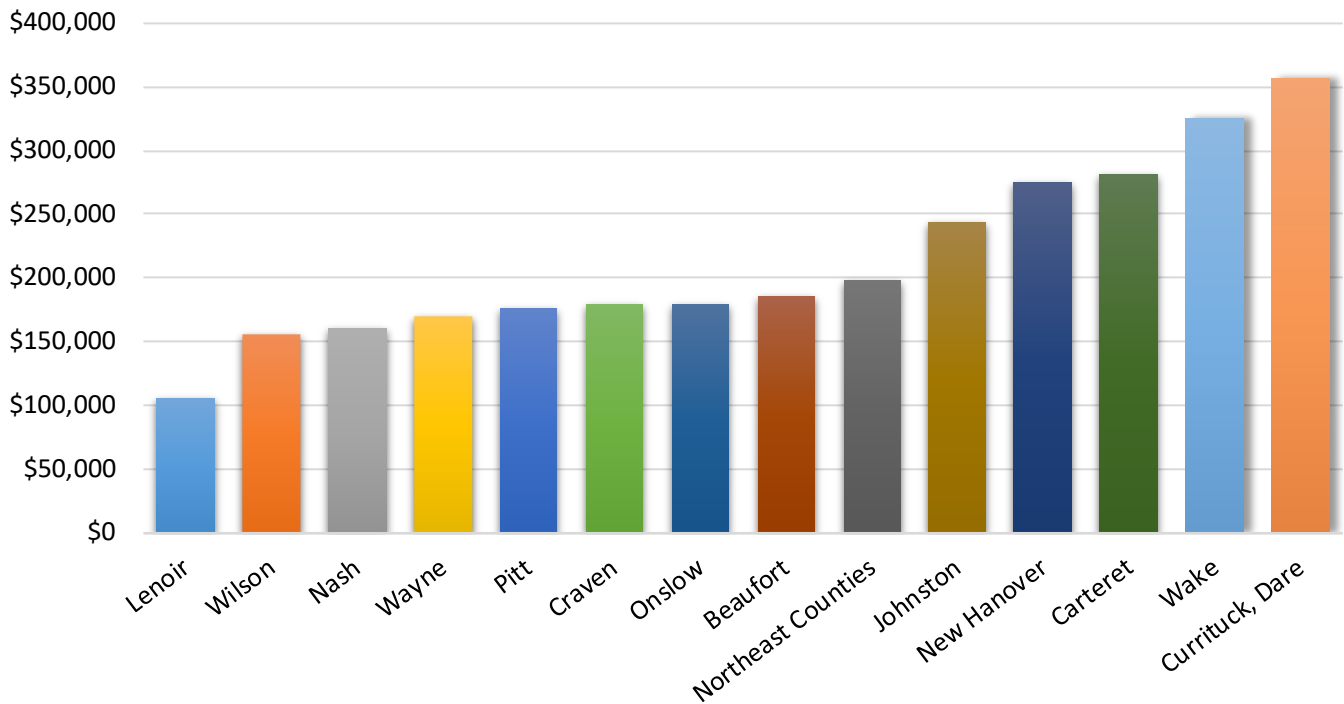
Annual Median Days on the Market



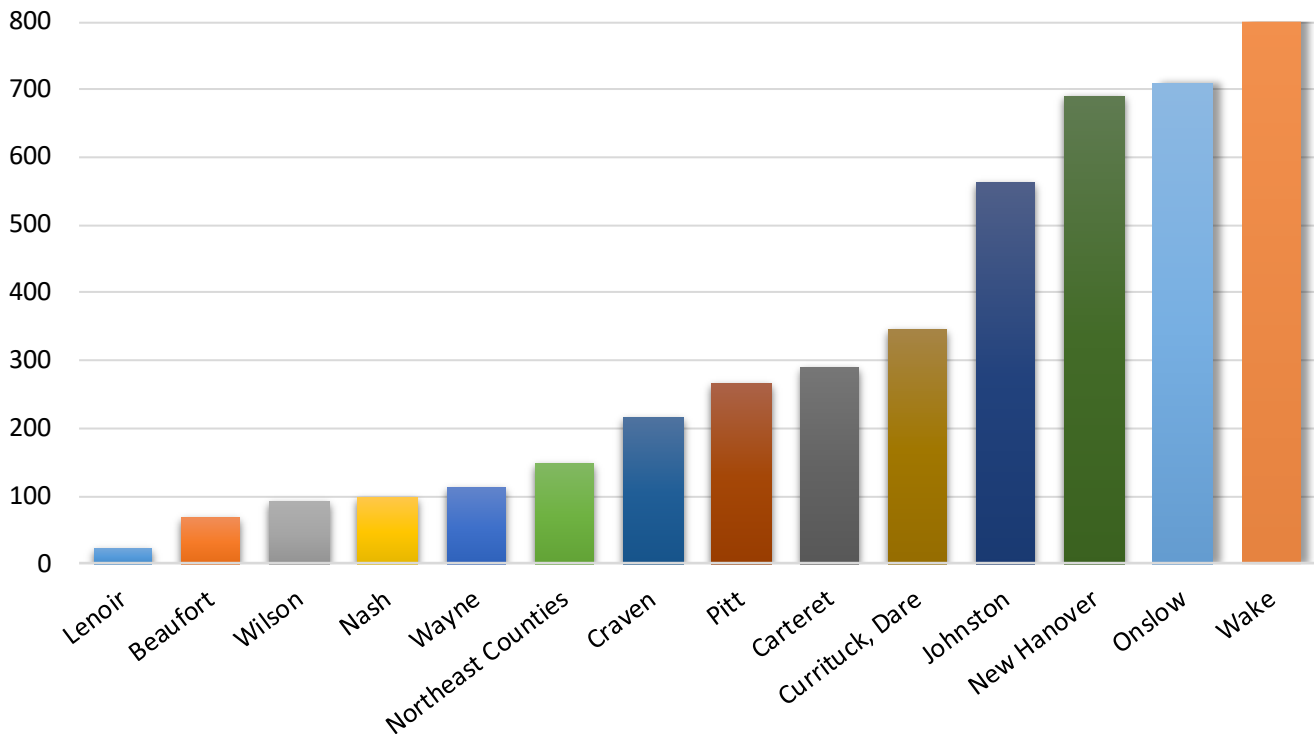
Median Days on Market by Quarter



Current Year Median Sales Price by County

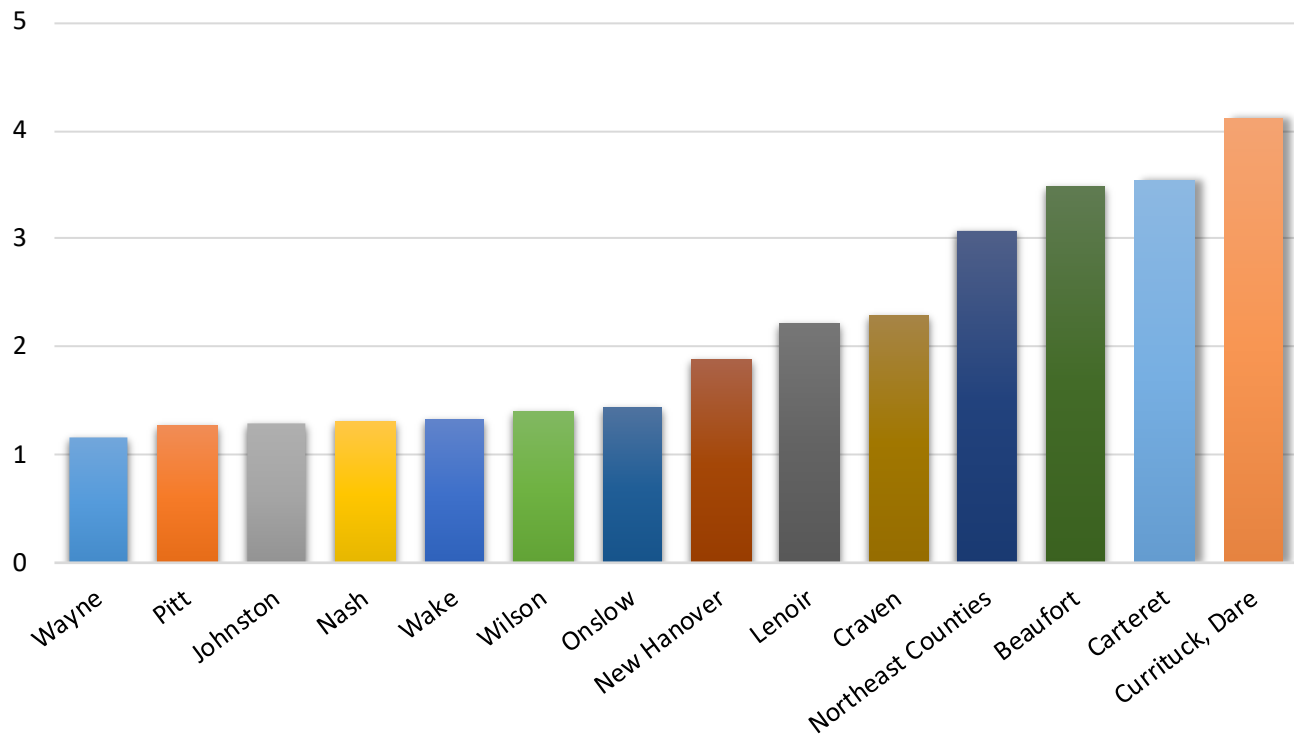


Current Month Sales Volume by County

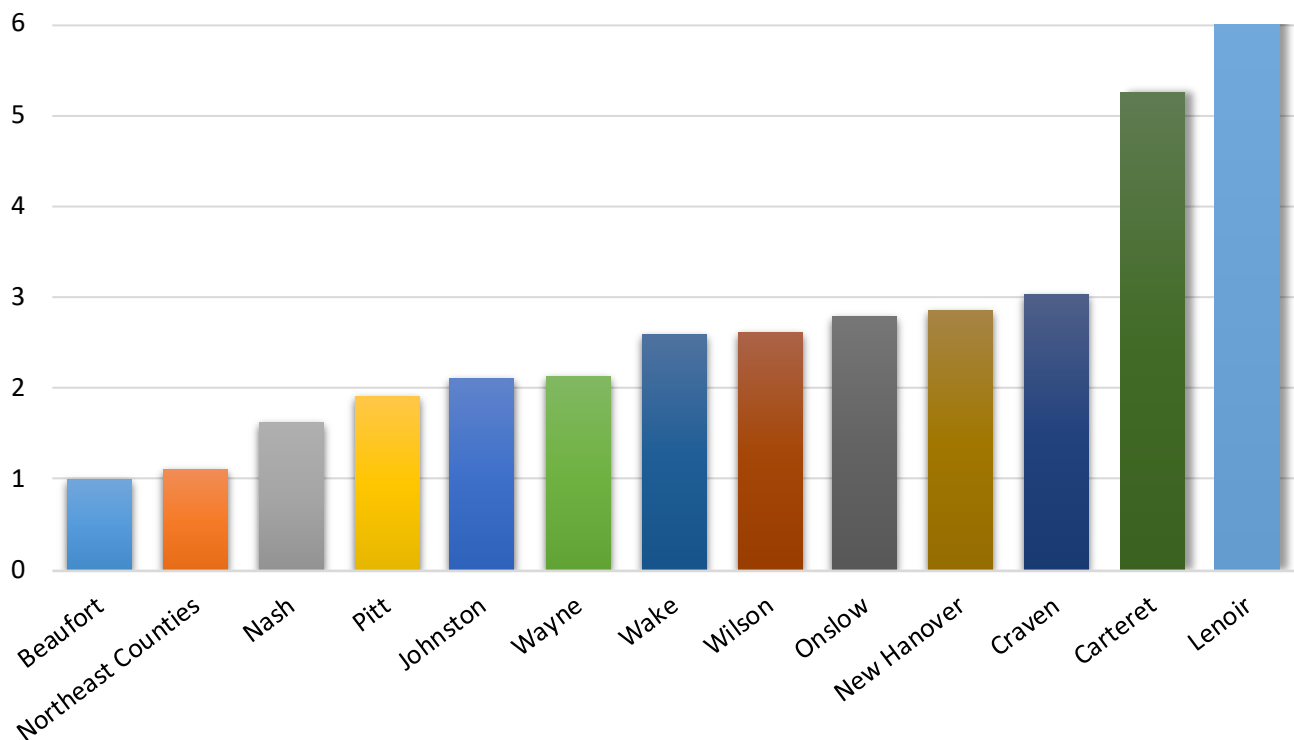


*Wake County is off the chart at 2,374 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)



*Lenoir County is off the chart at 18.0 months