

# THE SHACKELFORD REPORT OCT 2021

Residential Real Estate Market Trends — Lenoir County — October 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.

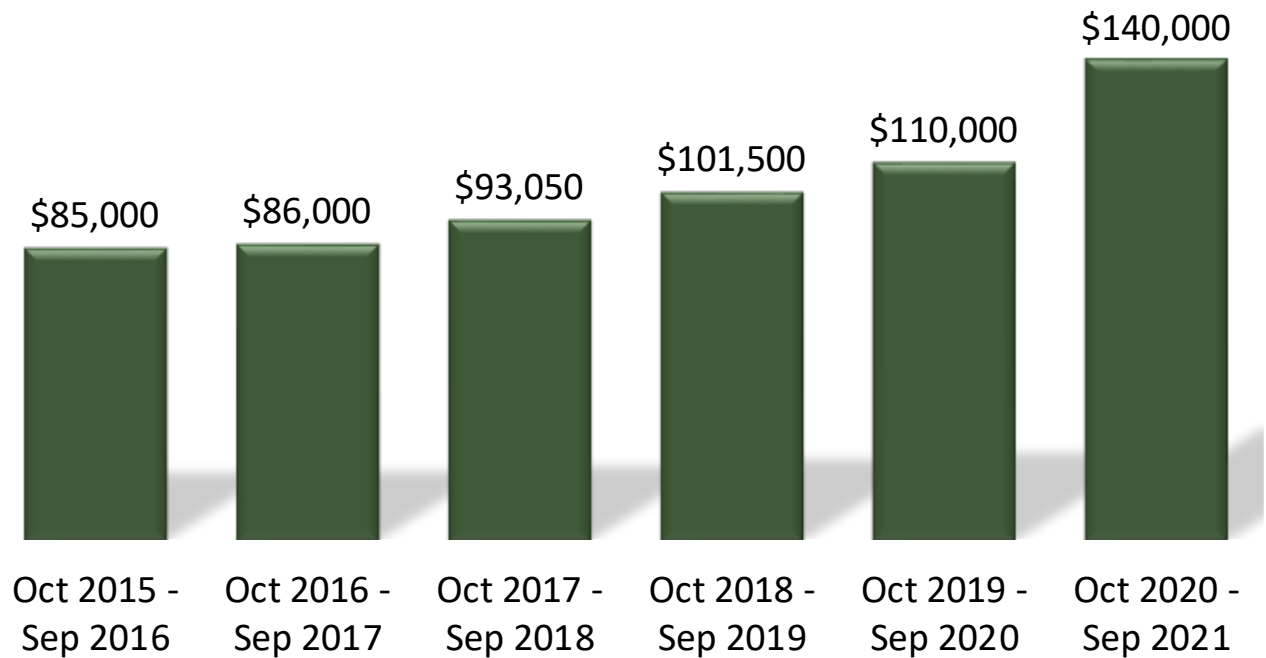
Highlights of the data include:

- 3<sup>rd</sup> quarter sales volume increased 20% from the 3<sup>rd</sup> quarter of 2020.
- September sales volume was 33.3% higher than September 2020 levels.
- Pending sales at the beginning of October decreased 19.7% from October 2020.
- There are 1.1 months of inventory currently on the market.
- There were no new construction listings on the market at the beginning of October.

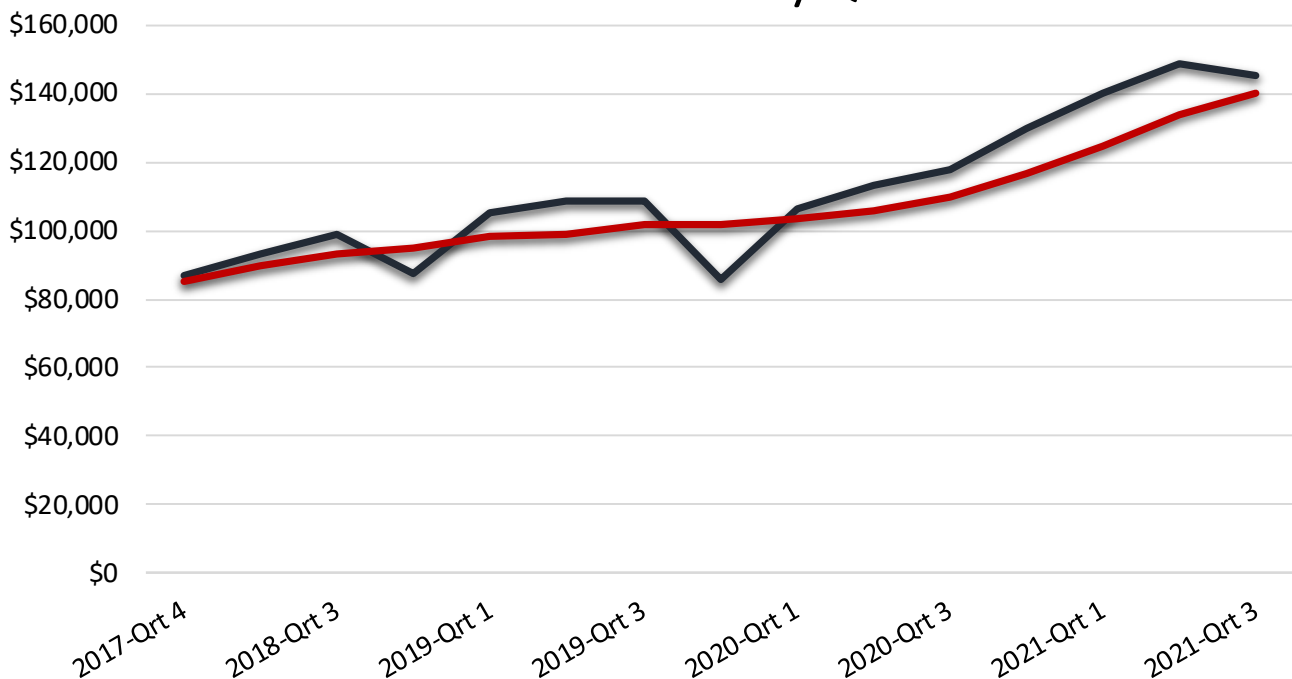
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Oct 2015 - Sep 2016	244	14.0%	\$85,000	-29.0%	96	-3.0%
Oct 2016 - Sep 2017	257	5.3%	\$86,000	1.2%	93	-3.1%
Oct 2017 - Sep 2018	286	11.3%	\$93,050	8.2%	79	-15.1%
Oct 2018 - Sep 2019	291	1.7%	\$101,500	9.1%	44	-44.3%
Oct 2019 - Sep 2020	305	4.8%	\$110,000	8.4%	47	6.8%
Oct 2020 - Sep 2021	387	26.9%	\$140,000	27.3%	13	-72.3%
Current Active Listings:		34	Months of Inventory:		1.1	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
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	96	12.9%	\$129,900	10.1%	\$116,900	6.3%	22	-46.3%
2021-Qrt 1	89	-7.3%	\$139,900	7.7%	\$124,680	6.7%	16	-27.3%
2021-Qrt 2	100	12.4%	\$148,500	6.1%	\$133,750	7.3%	7	-56.3%
2021-Qrt 3	102	2.0%	\$145,500	-2.0%	\$140,000	4.7%	9	28.6%

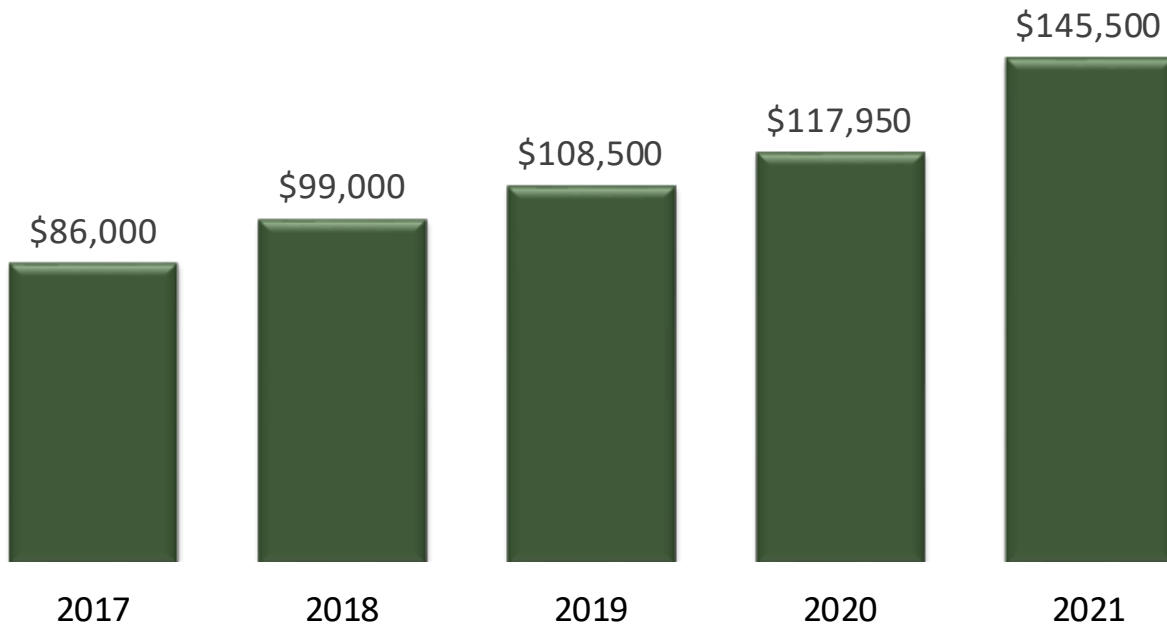
## Annual Median Sales Price



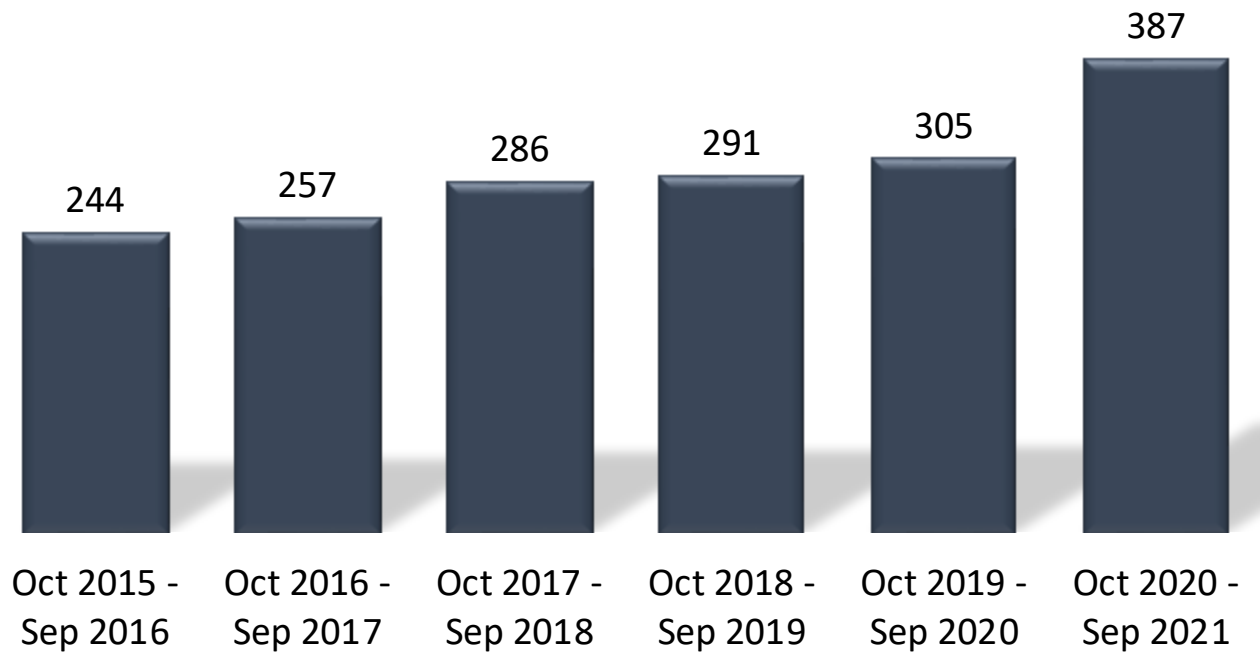
## Median Sales Price by Quarter



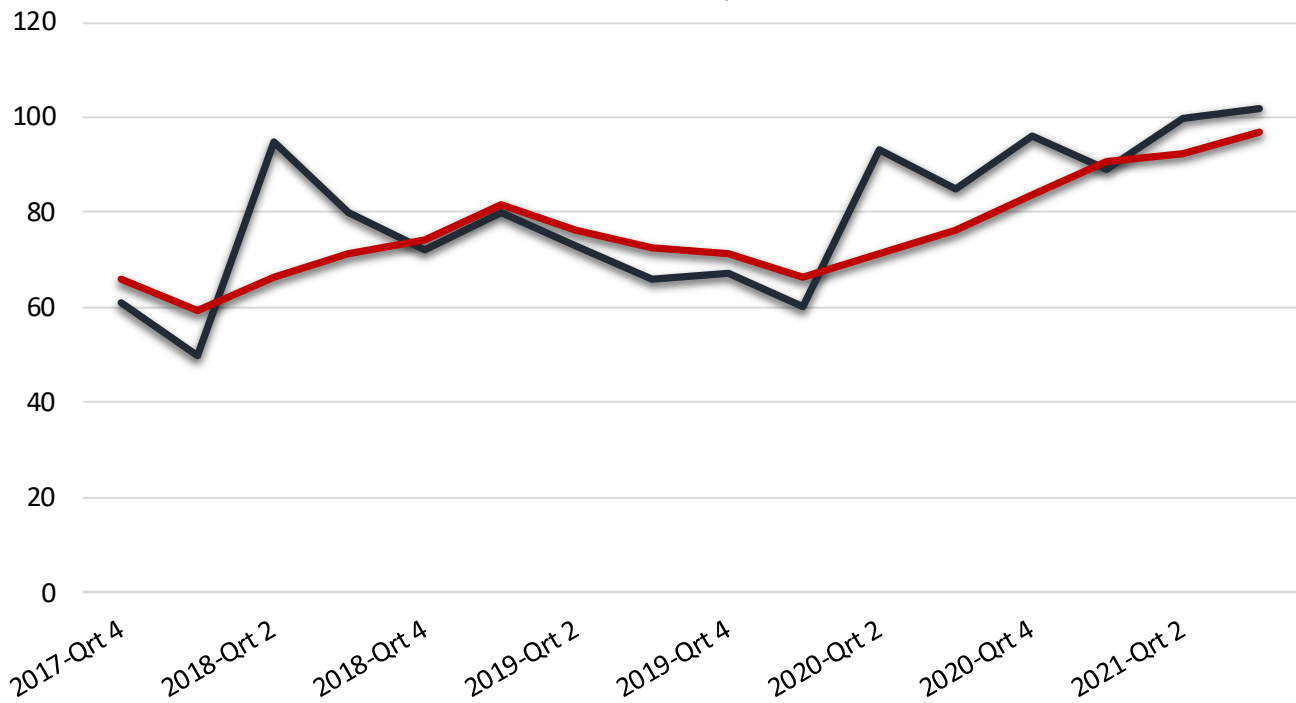
## 3rd Qtr Year over Year Median Sales Price



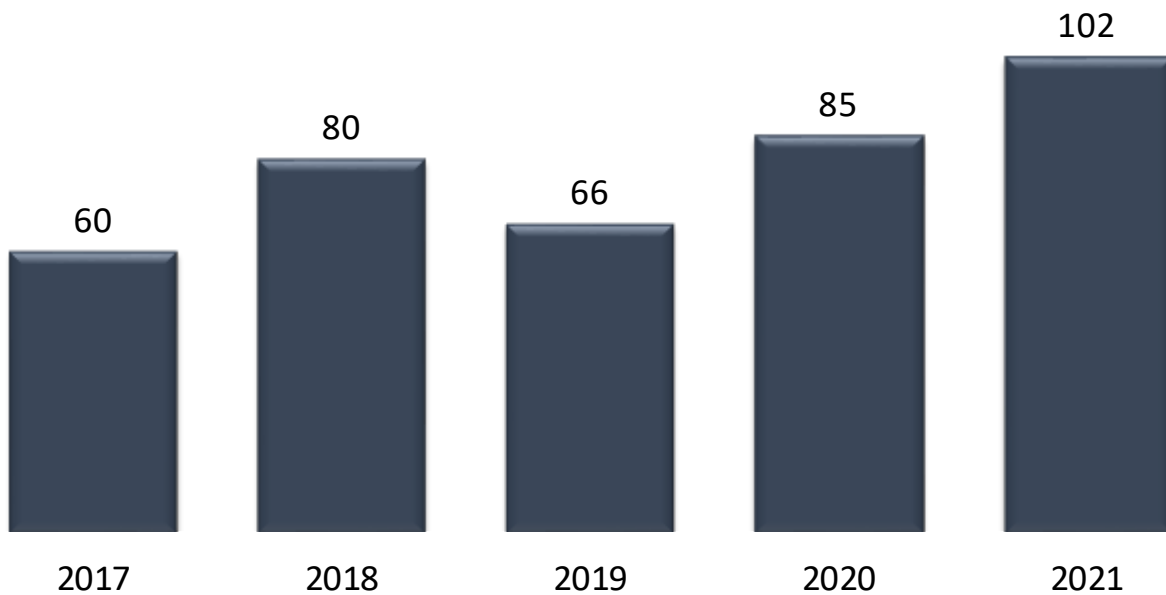
## Annual Sales Volume



## Sales Volume by Quarter



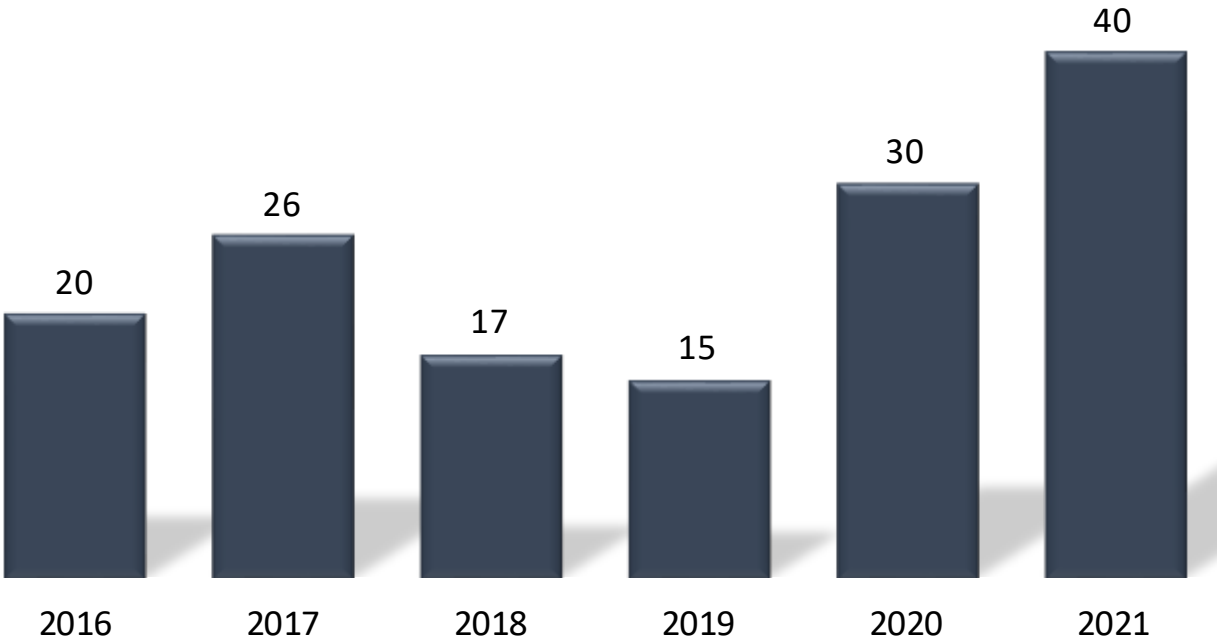
## 3rd Qtr Year over Year Sales Volume



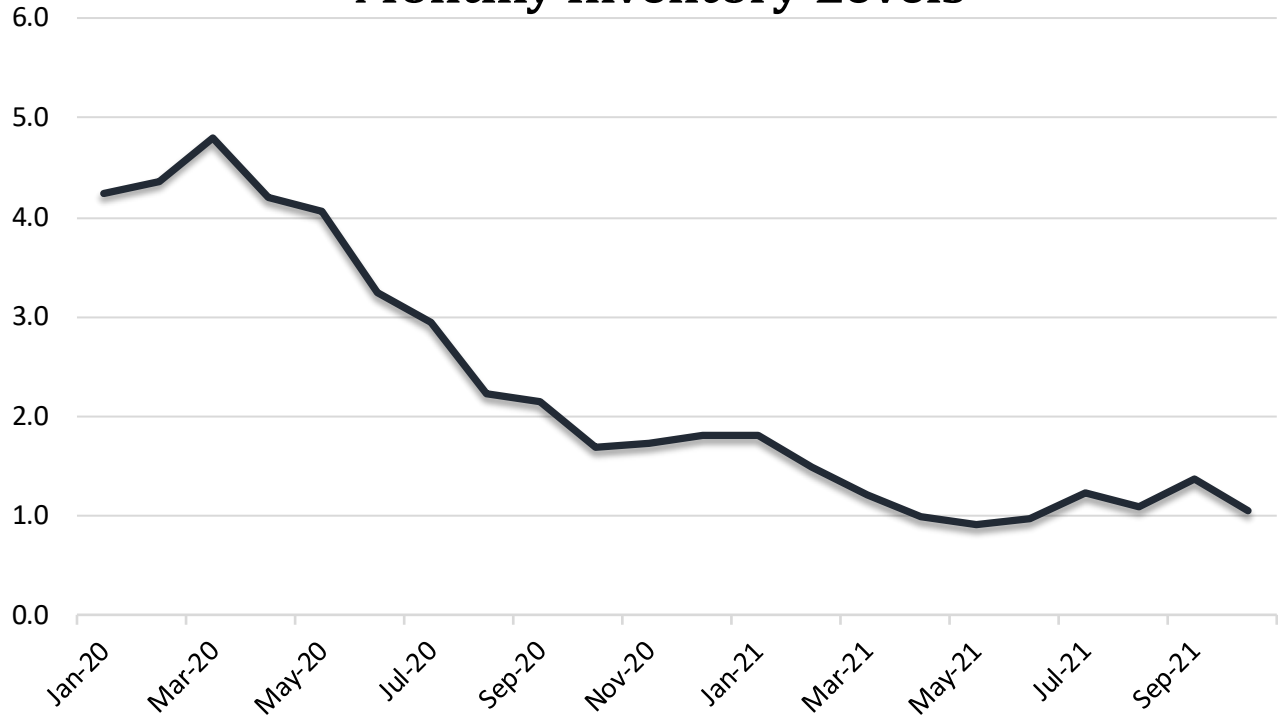
# Monthly Sales Volume



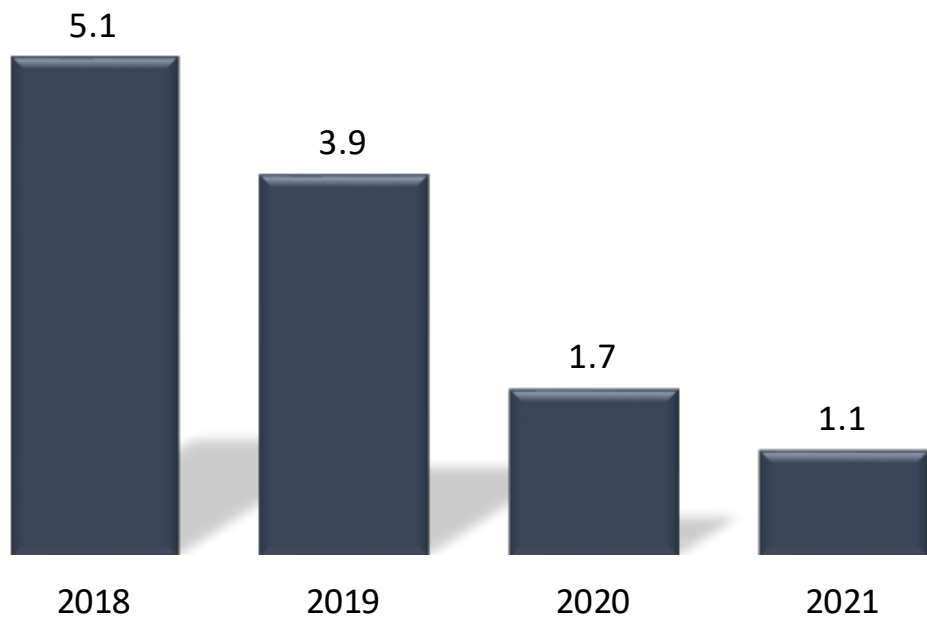
# September Year over Year Sales Volume



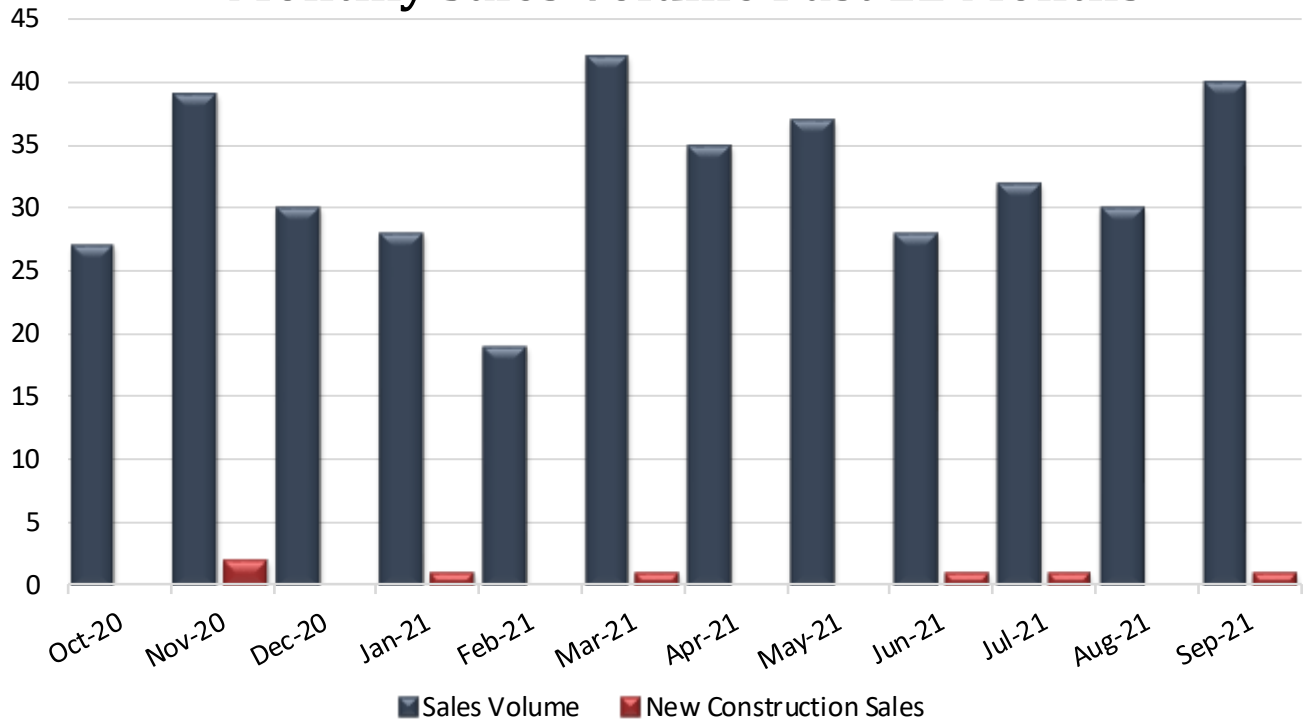
## Monthly Inventory Levels



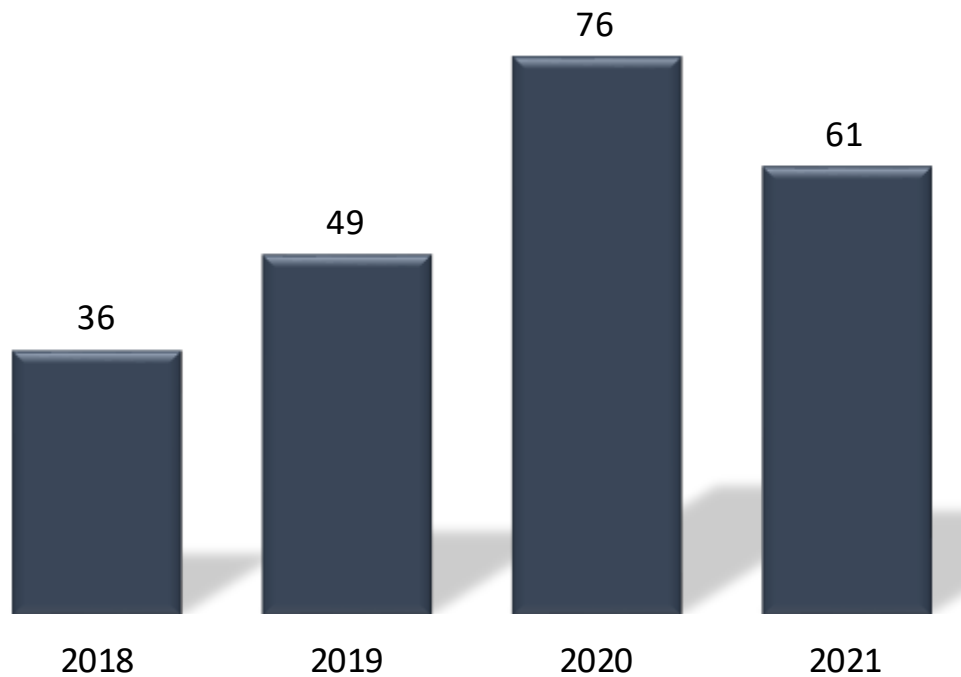
## October Year over Year Inventory



## Monthly Sales Volume Past 12 Months

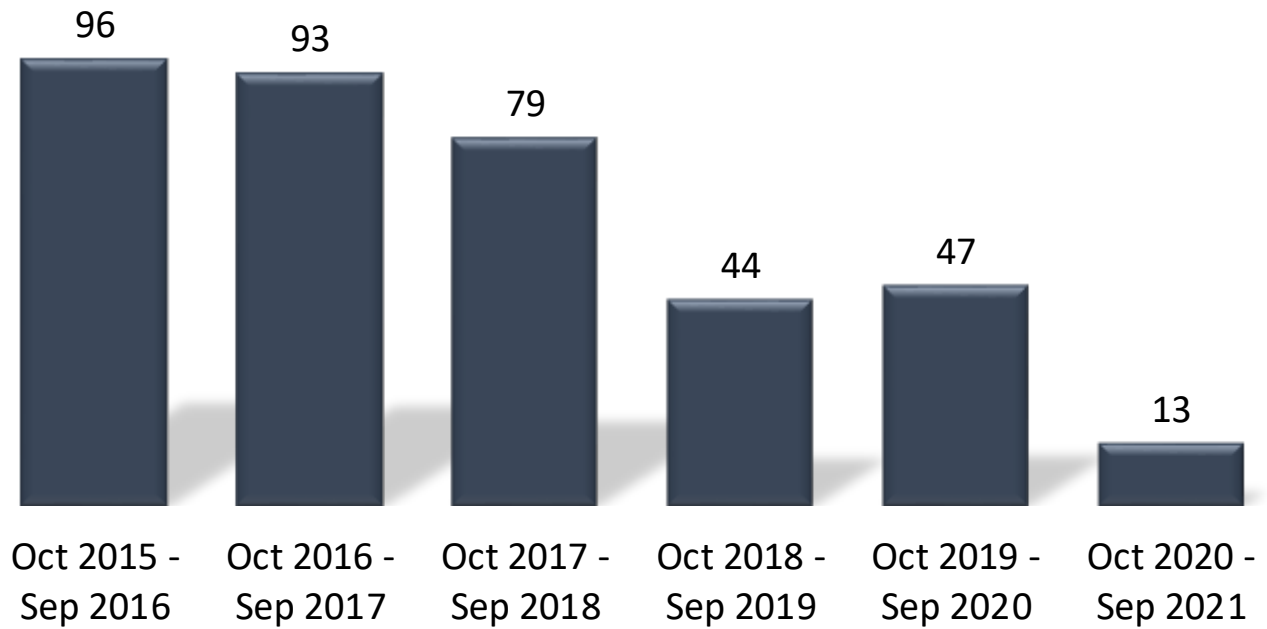


## October Year over Year Pending Sales

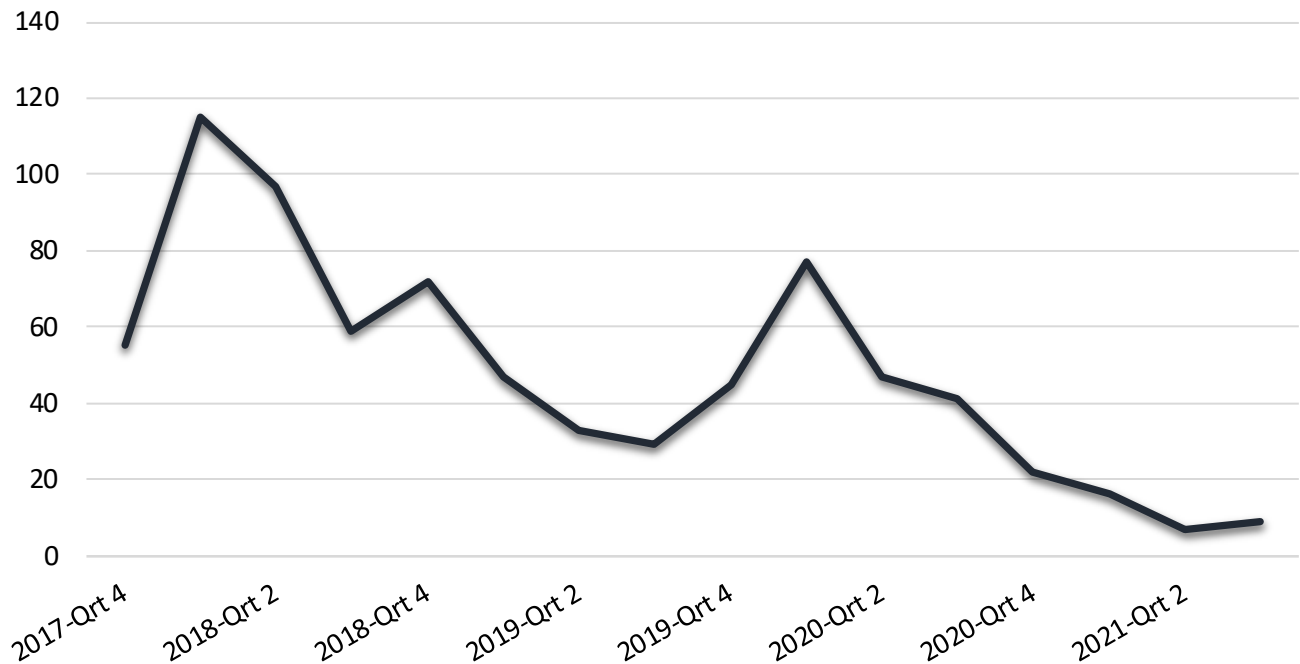




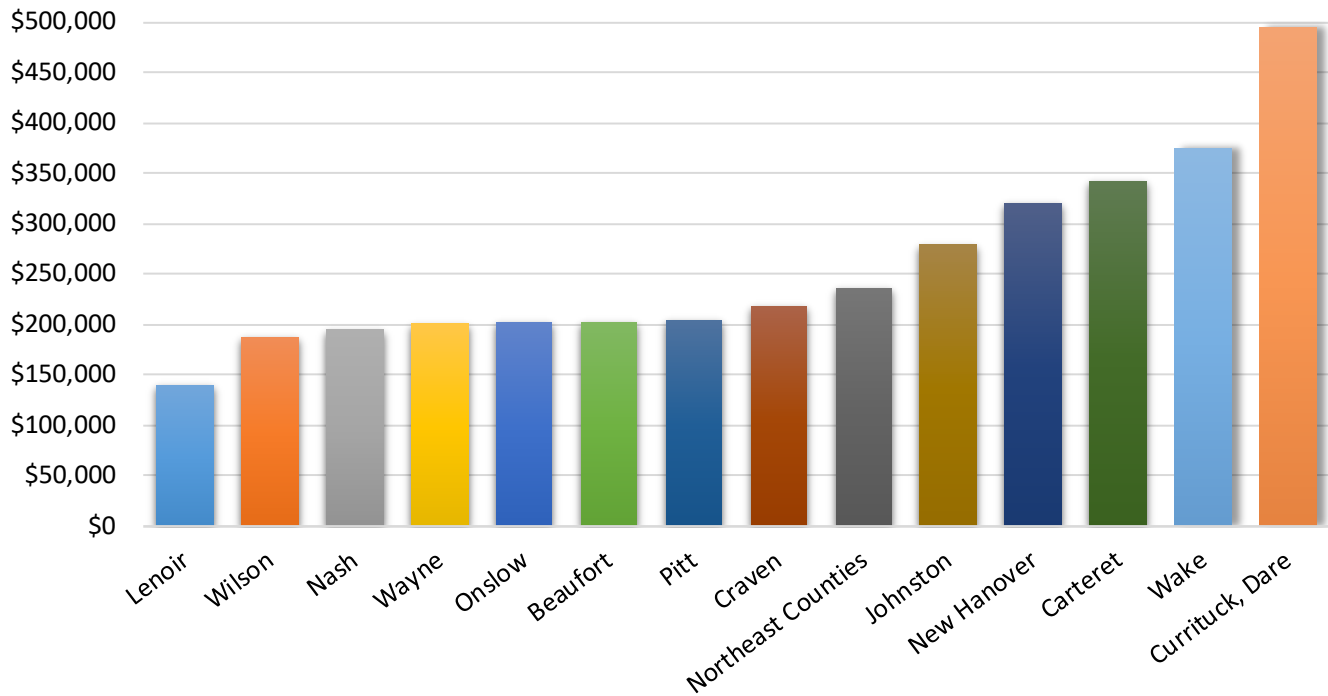
## Annual Median Days on the Market



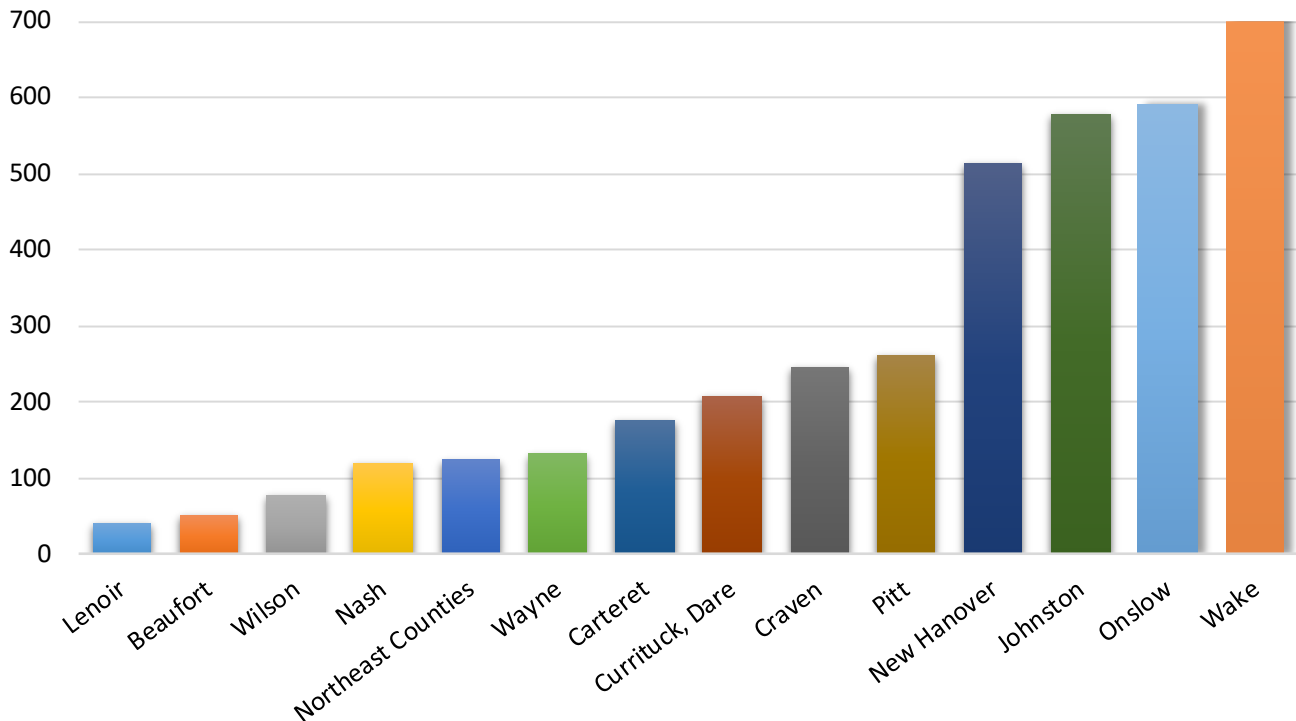
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

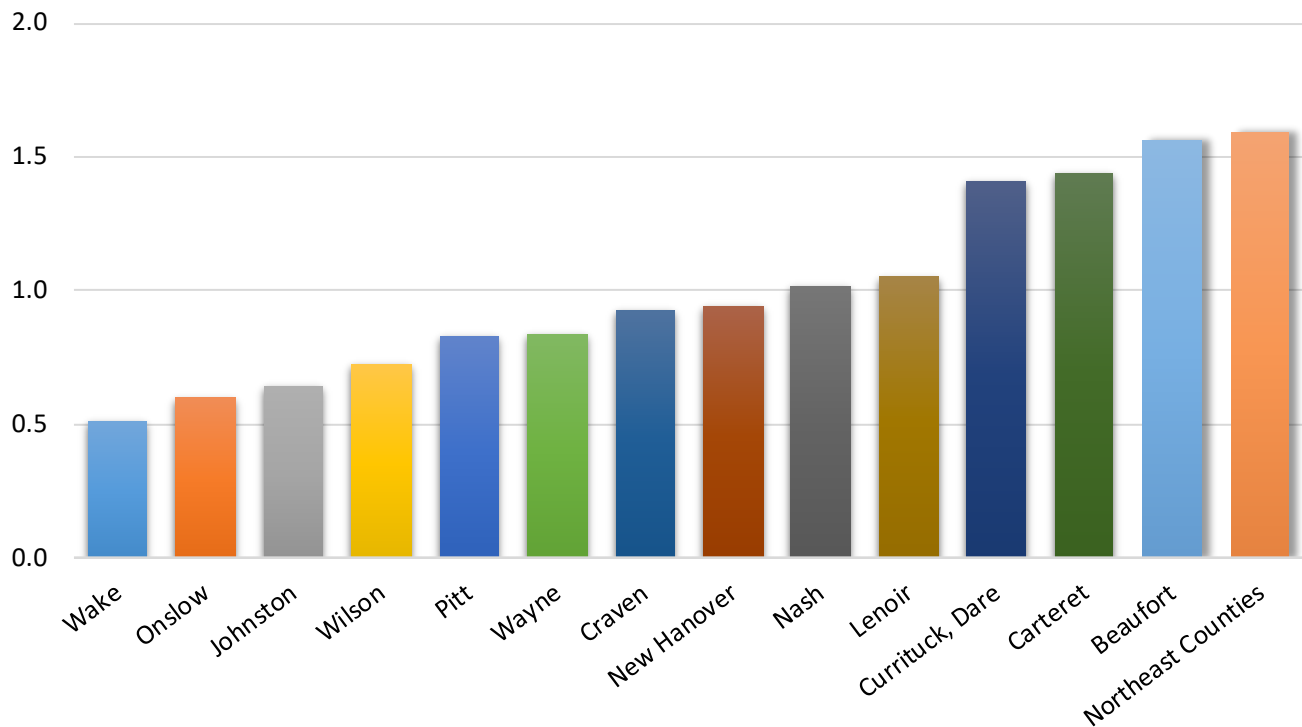


## Current Month Sales Volume by County



\*Wake County is off the chart at 1,757 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)

