

THE SHACKELFORD REPORT MAY 2021

Residential Real Estate Market Trends – Craven County – May 2021



Produced by:

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Quarterly Market Report

Craven County Market Summary

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

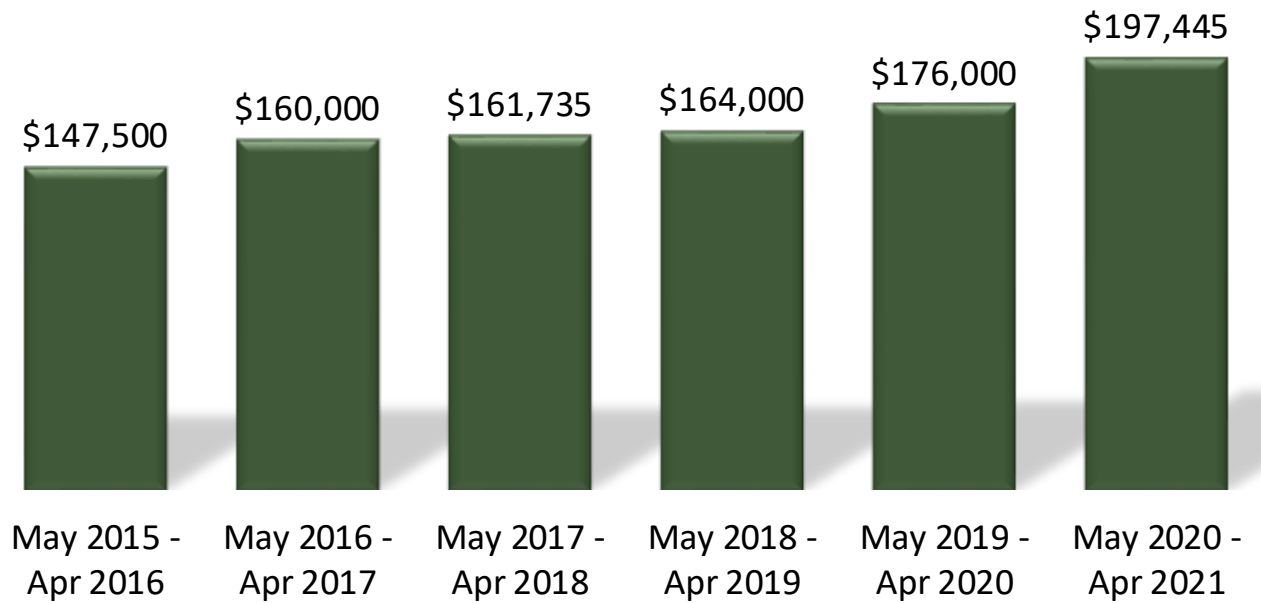
Highlights of the data include:

- 1st quarter sales increased 32.3% over the 1st quarter of 2020.
- April sales volume was 30.8% higher than April 2020 levels.
- Pending sales at the beginning of May increased 95.4% from May 2020.
- There are 1.0 months of inventory currently on the market.
- There are 3.0 months of new construction inventory on the market.

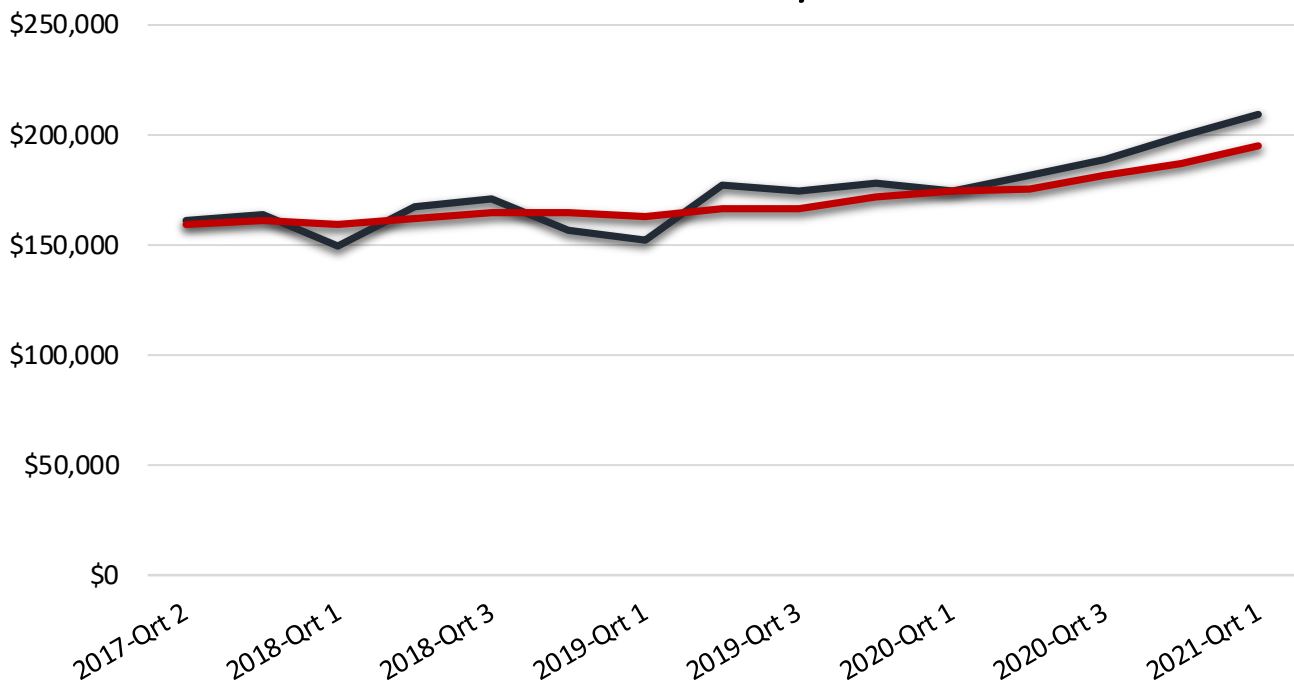
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
May 2015 - Apr 2016	1,531	3.9%	\$147,500	0.3%	82	-11.8%
May 2016 - Apr 2017	1,585	3.5%	\$160,000	8.5%	67	-18.3%
May 2017 - Apr 2018	1,664	5.0%	\$161,735	1.1%	49	-26.9%
May 2018 - Apr 2019	1,901	14.2%	\$164,000	1.4%	31	-36.7%
May 2019 - Apr 2020	1,974	3.8%	\$176,000	7.3%	22	-29.0%
May 2020 - Apr 2021	2,402	21.7%	\$197,445	12.2%	16	-27.3%
Current Active Listings: 202 Months of Inventory: 1.0						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 2	546	22.7%	\$177,250	16.6%	\$166,500	2.1%	13	-50.0%
2019-Qrt 3	511	-6.4%	\$175,000	-1.3%	\$167,000	0.3%	19	46.2%
2019-Qrt 4	476	-6.8%	\$178,000	1.7%	\$172,000	3.0%	29	52.6%
2020-Qrt 1	424	-10.9%	\$174,700	-1.9%	\$175,000	1.7%	35	20.7%
2020-Qrt 2	512	20.8%	\$182,000	4.2%	\$176,043	0.6%	29	-17.1%
2020-Qrt 3	639	24.8%	\$189,000	3.8%	\$182,000	3.4%	24	-17.2%
2020-Qrt 4	639	0.0%	\$200,000	5.8%	\$187,500	3.0%	15	-37.5%
2021-Qrt 1	561	-12.2%	\$209,490	4.7%	\$195,000	4.0%	11	-26.7%

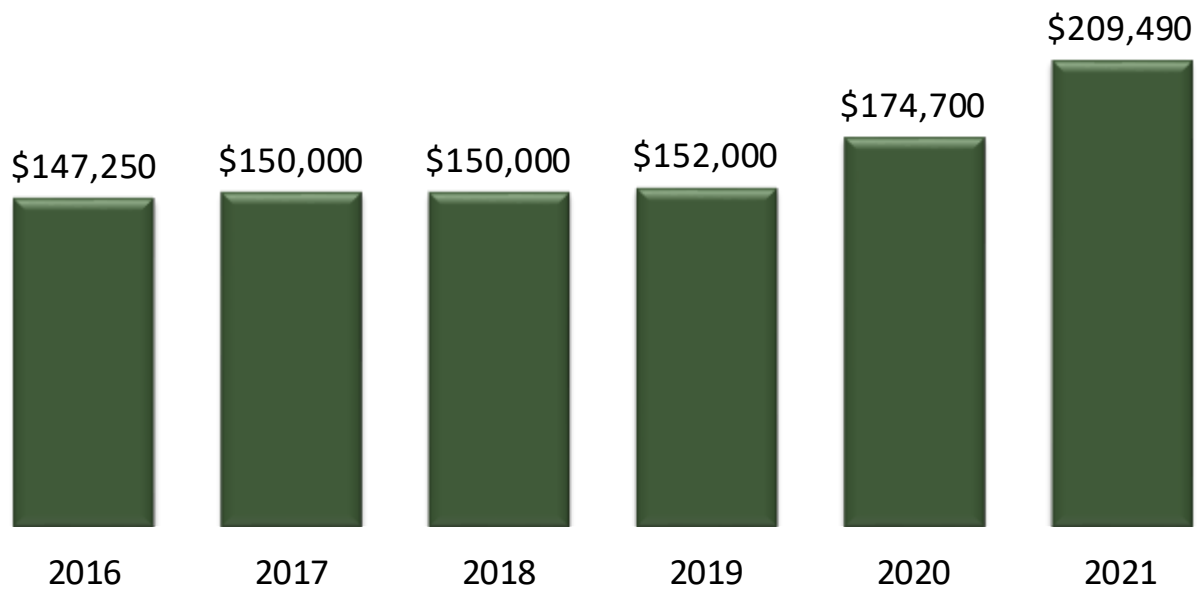
Annual Median Sales Price



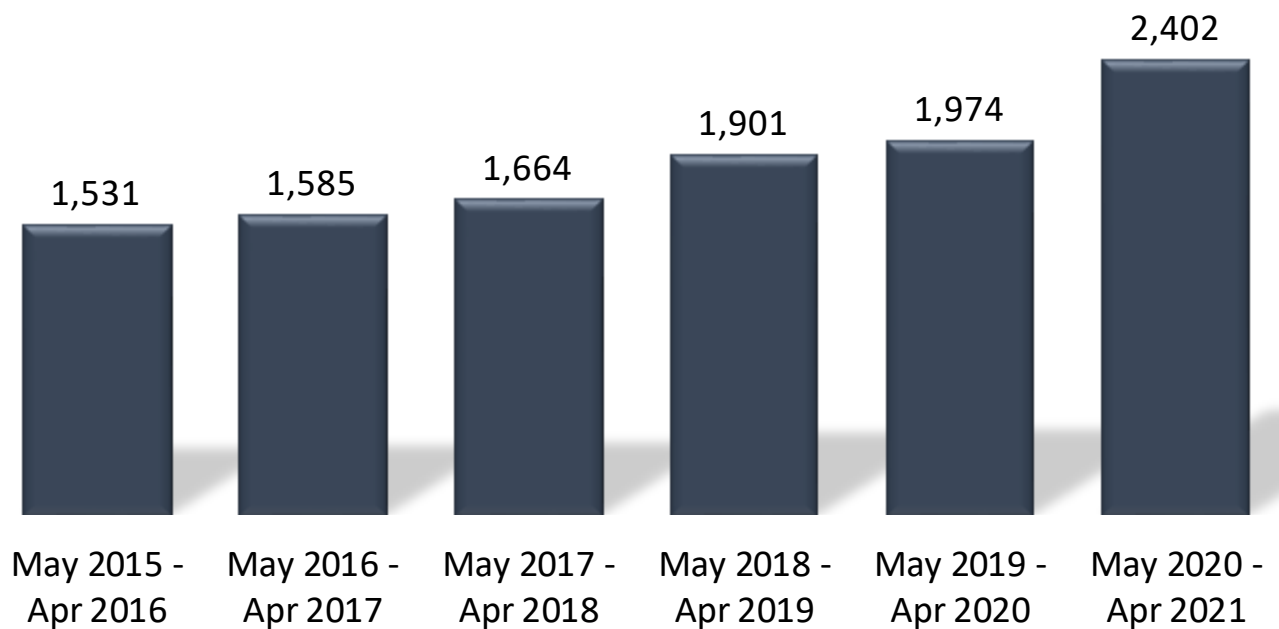
Median Sales Price by Quarter



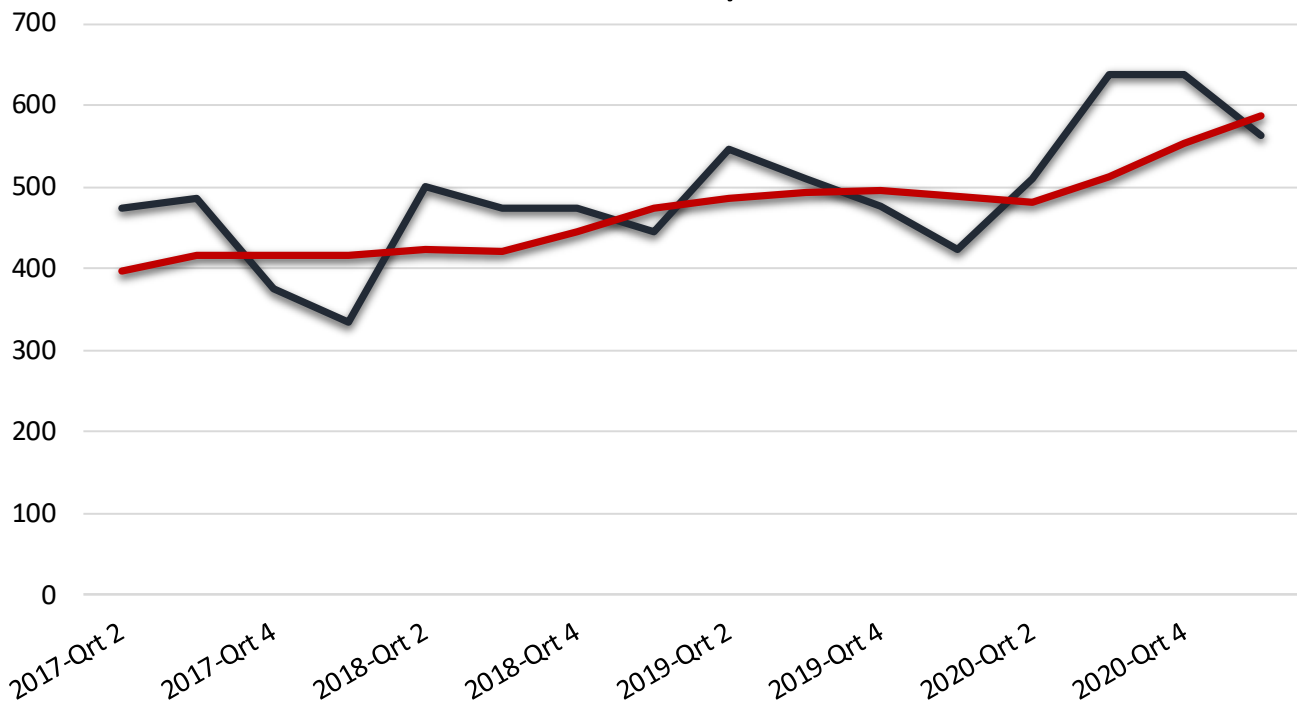
1st Qtr Year over Year Median Sales Price



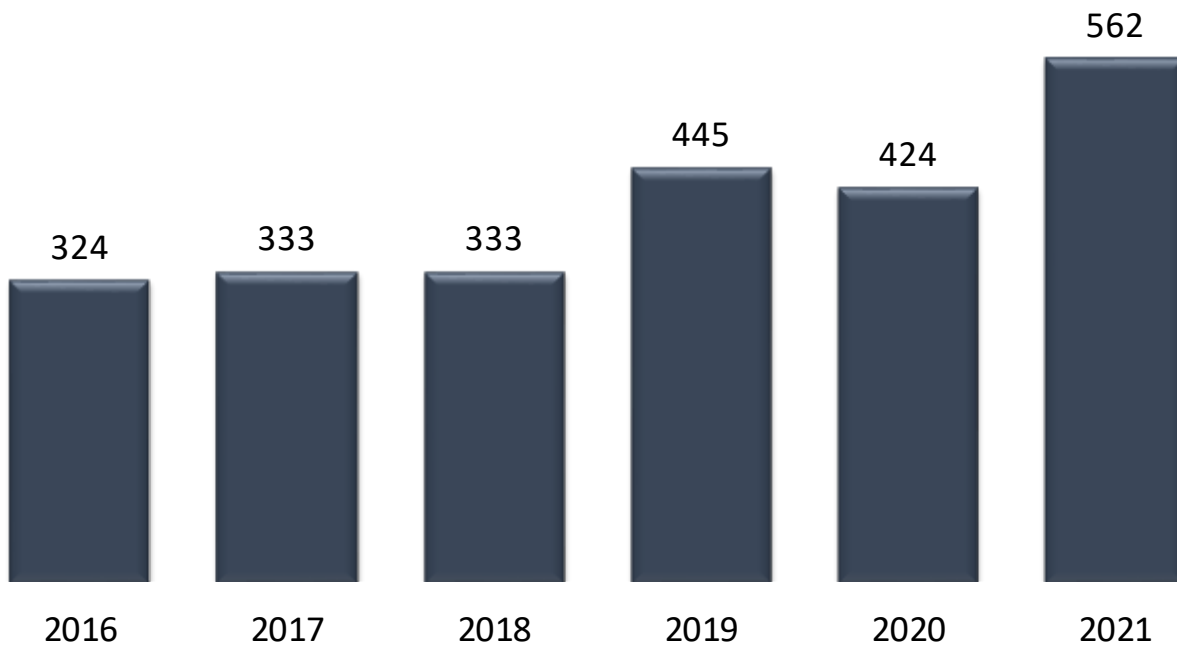
Annual Sales Volume



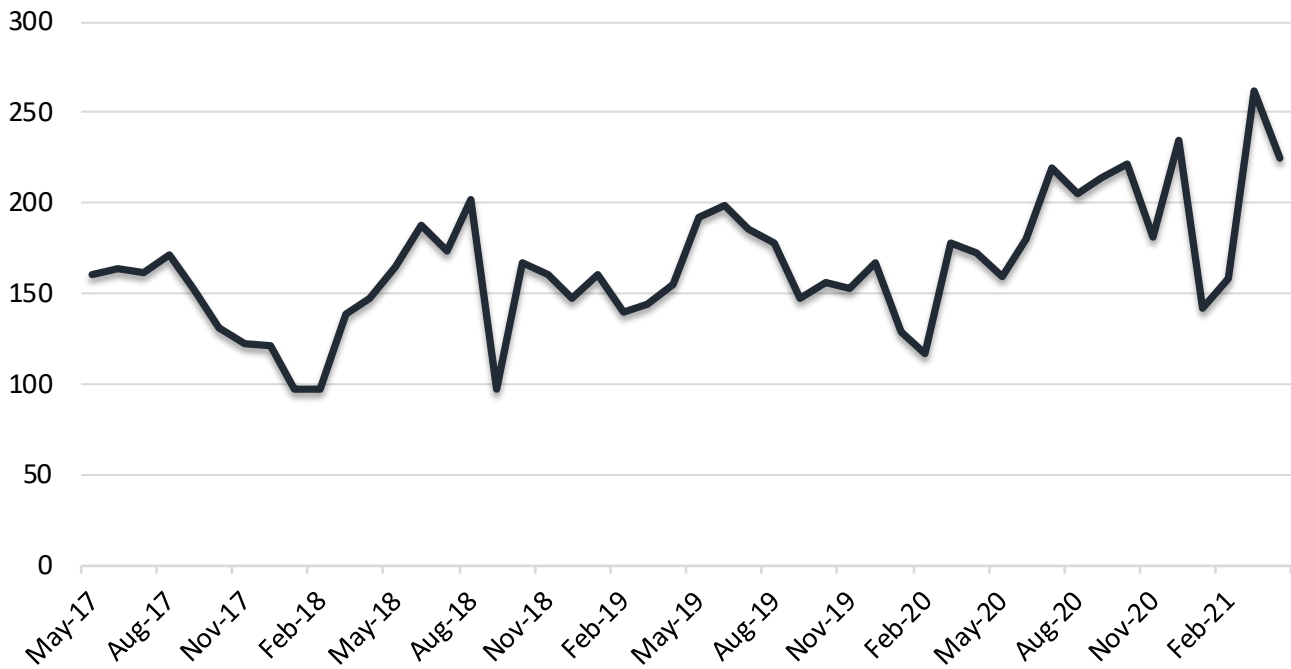
Sales Volume by Quarter



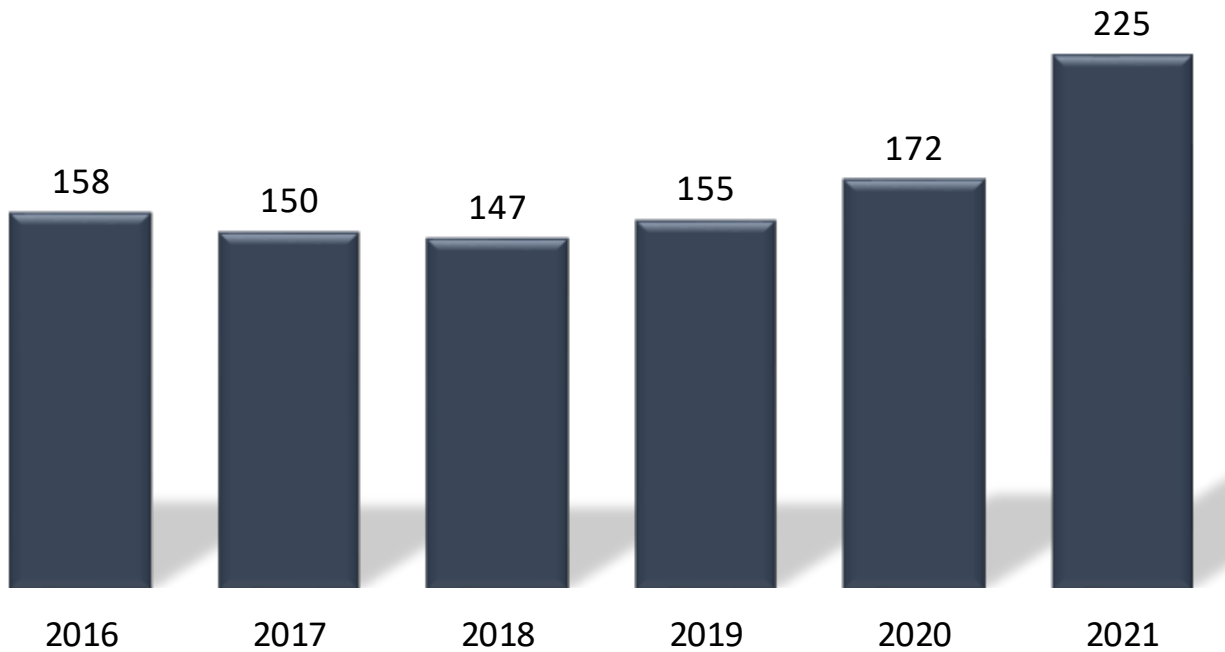
1st Qtr Year over Year Sales Volume



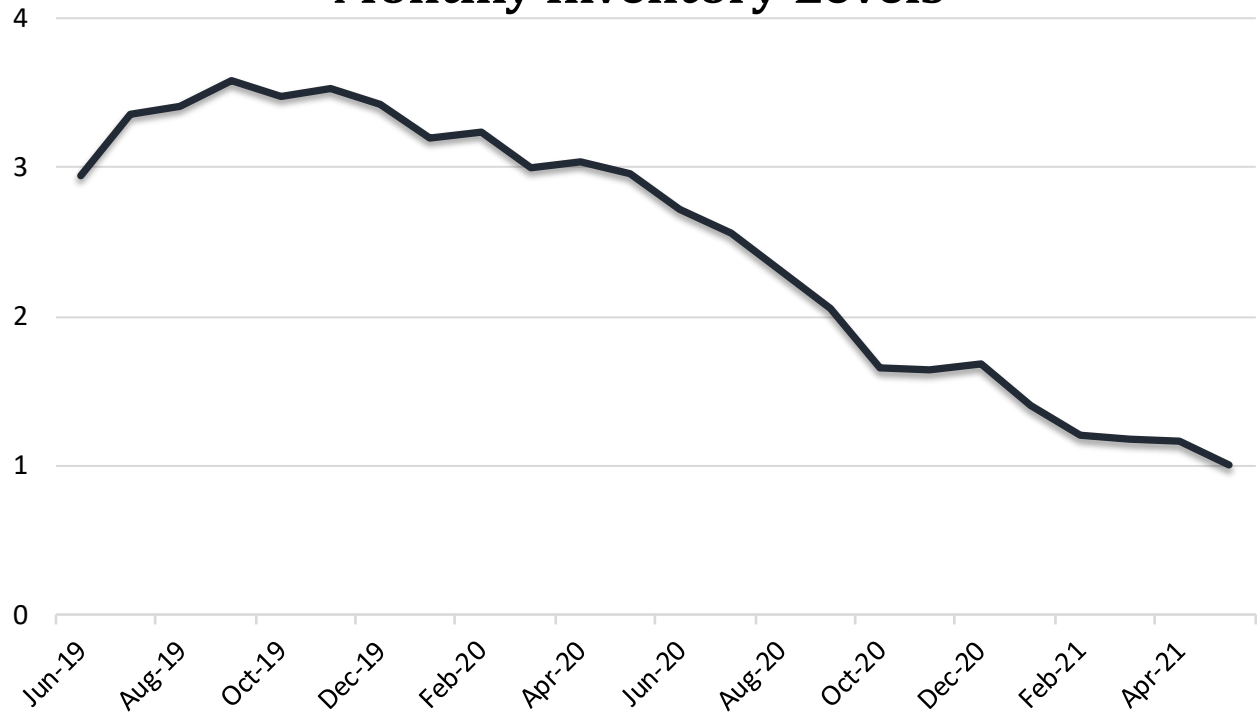
Monthly Sales Volume



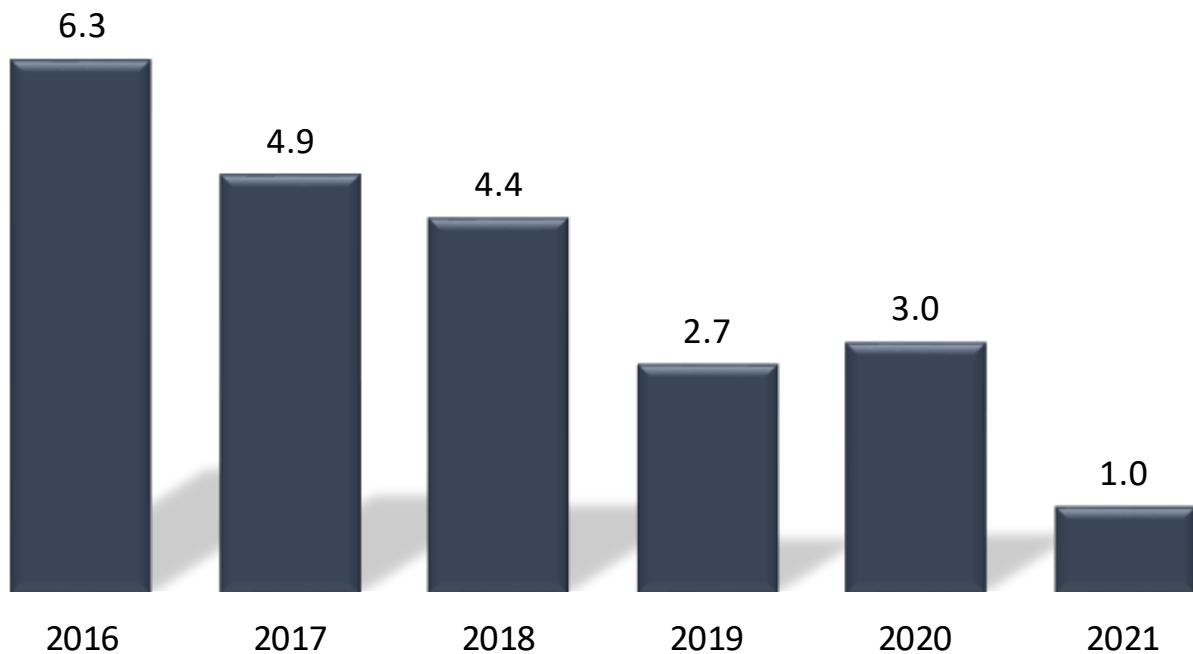
April Year over Year Sales Volume



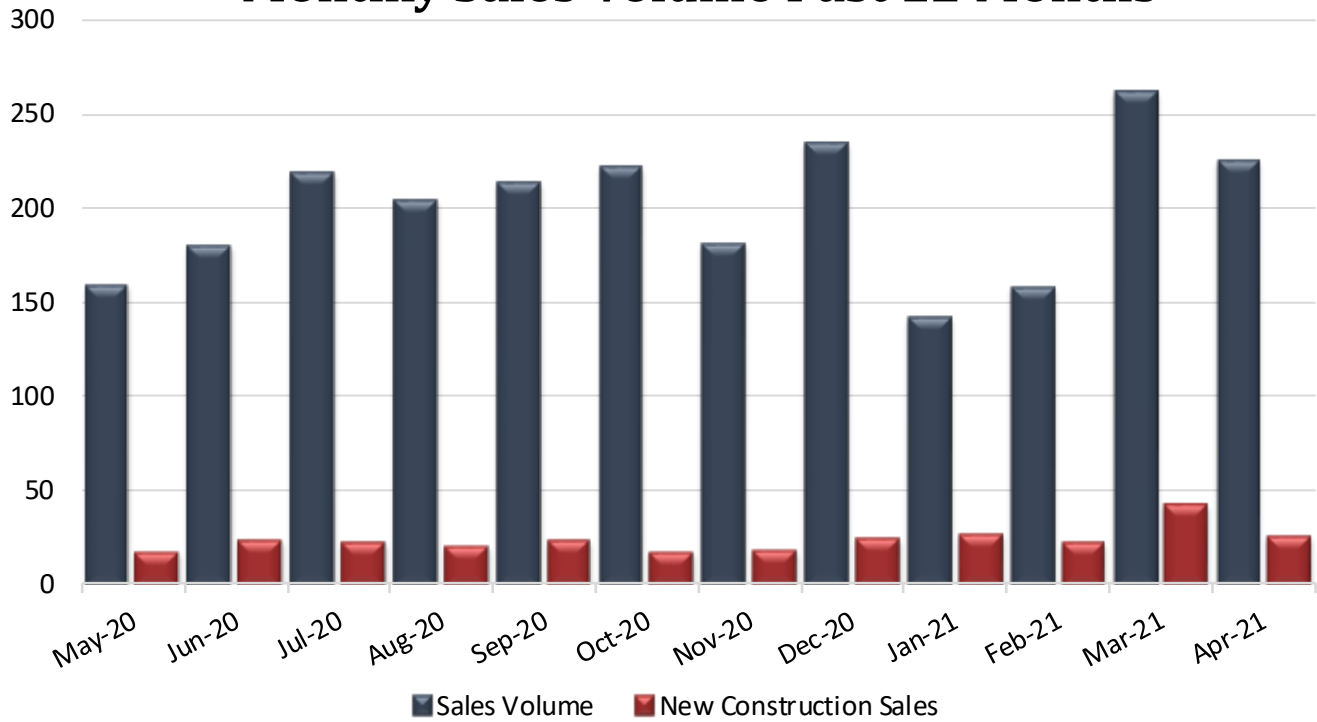
Monthly Inventory Levels



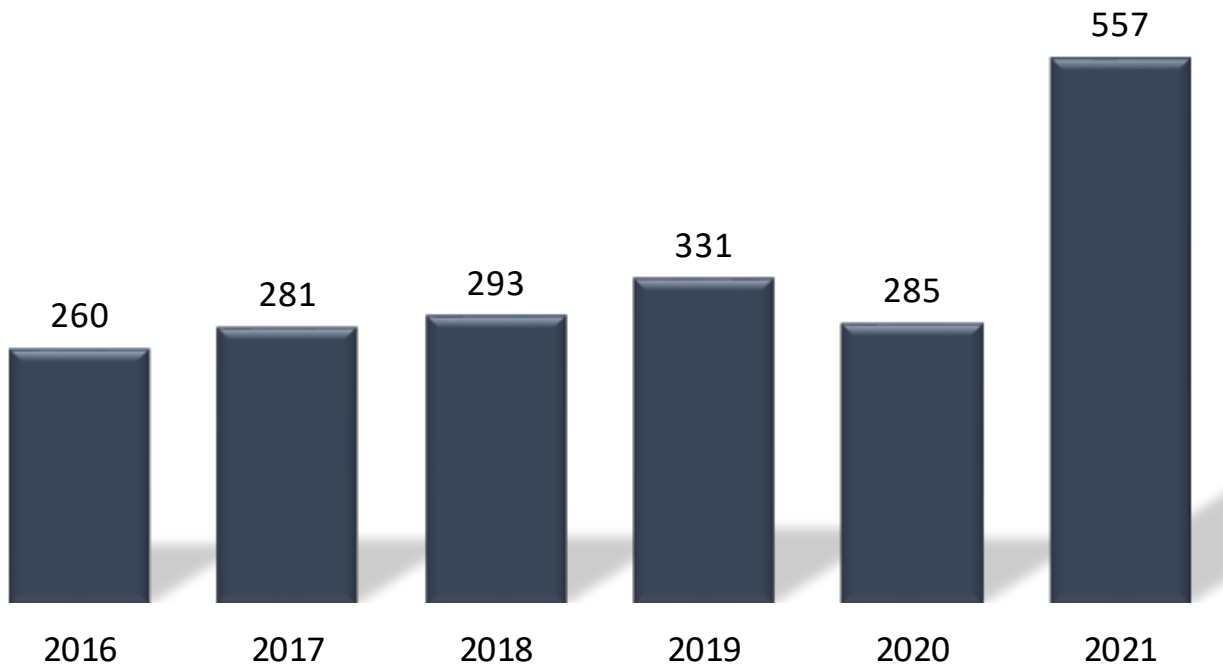
May Year over Year Inventory



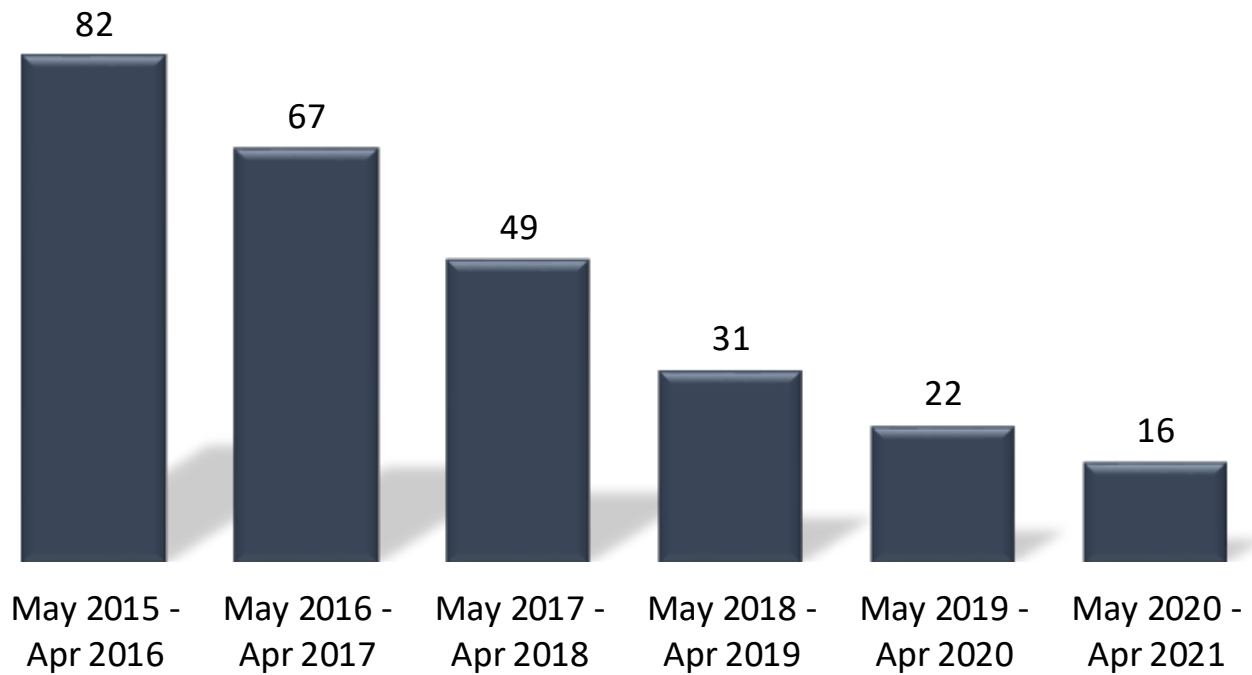
Monthly Sales Volume Past 12 Months



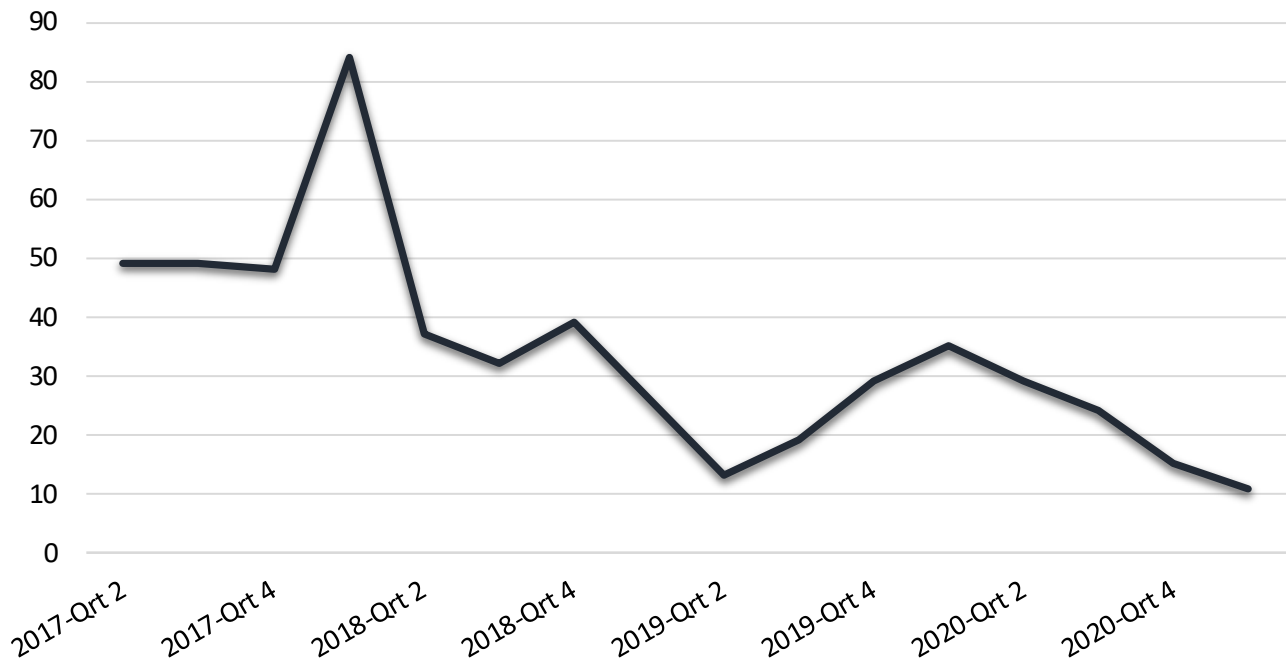
May Year over Year Pending Sales



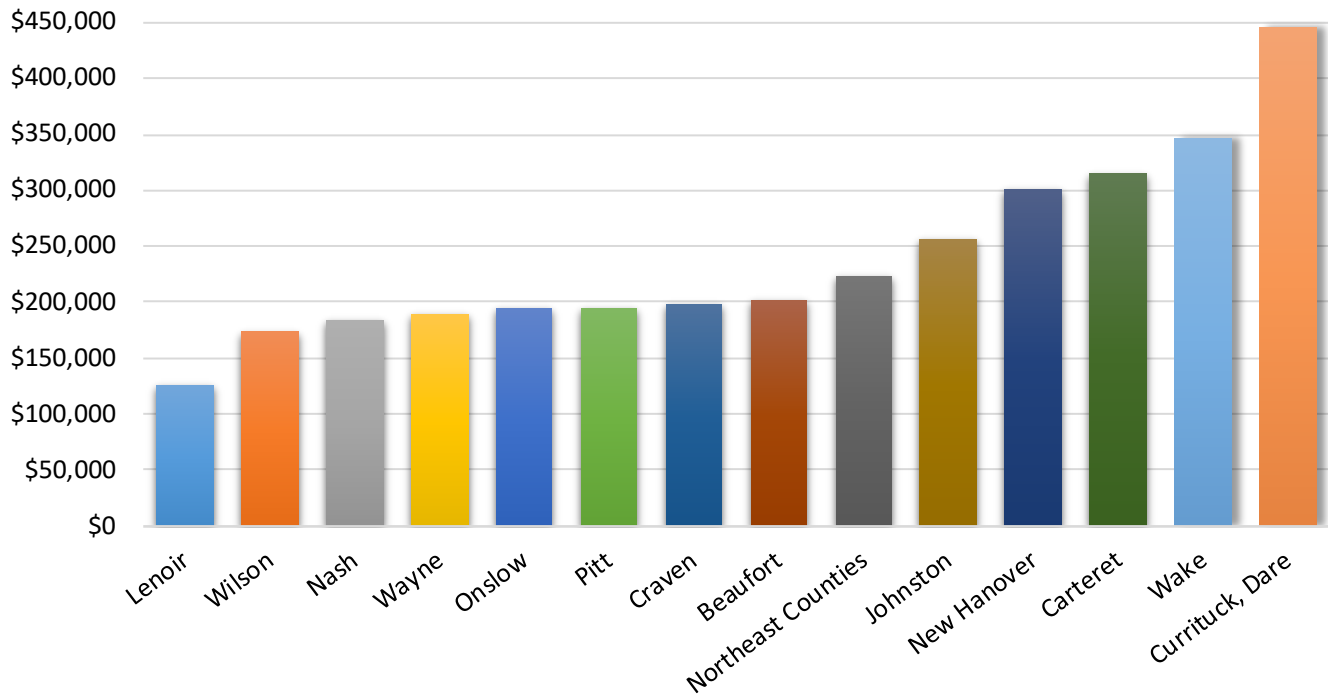
Annual Median Days on the Market



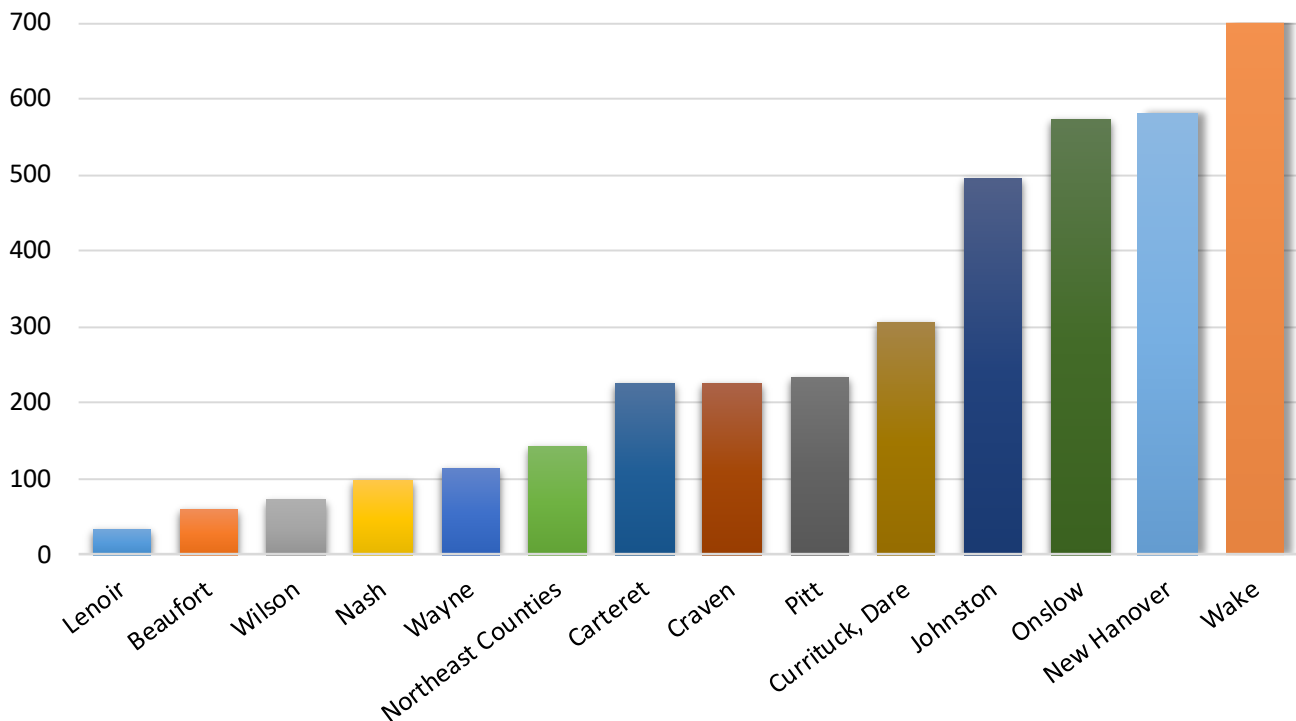
Median Days on Market by Quarter



Current Year Median Sales Price by County

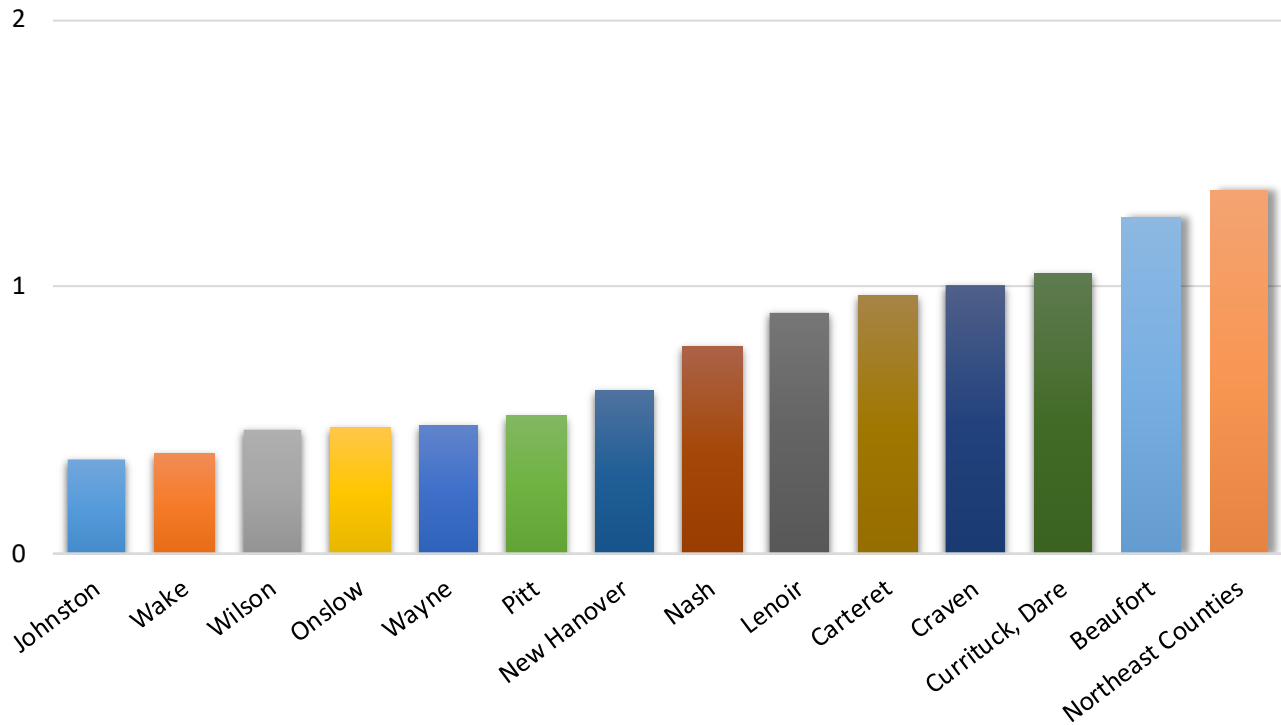


Current Month Sales Volume by County



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

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

