

THE SHACKELFORD REPORT DEC 2019

Residential Real Estate Market Trends – Nash County – December 2019



Produced by:

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Quarterly Market Report

Nash County Market Summary

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

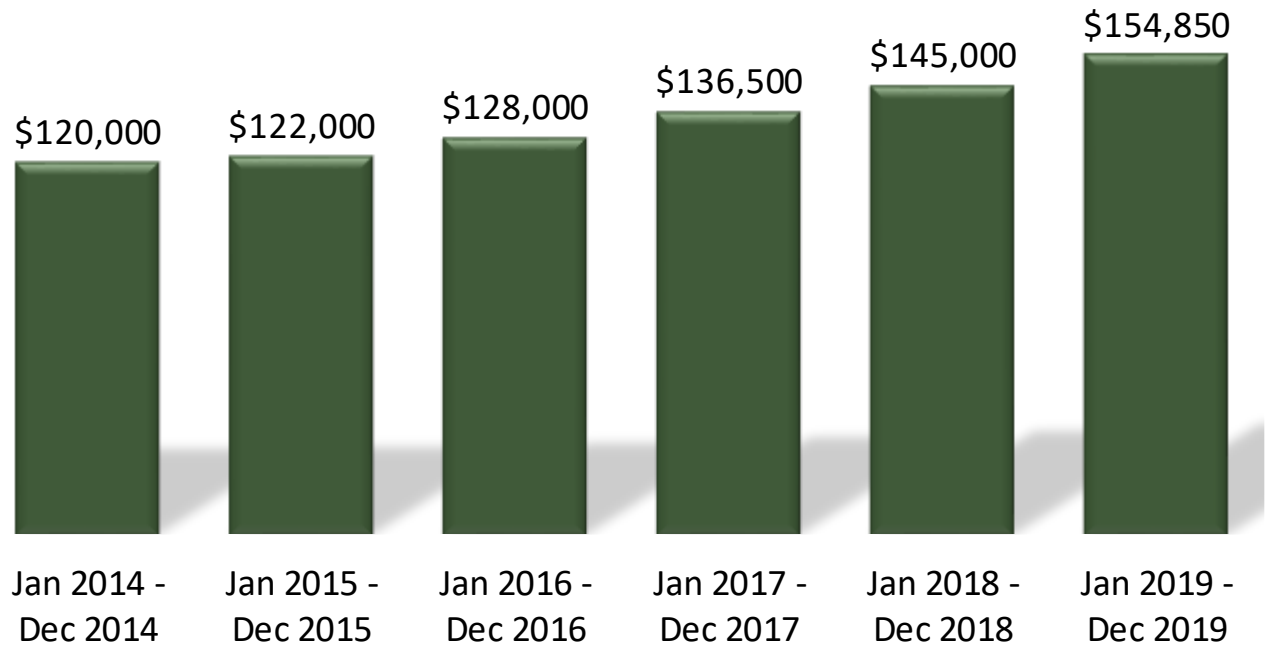
Highlights of the data include:

- 4th quarter sales volume increased 12.6% from the 4th quarter of 2018.
- December sales volume was 5.0% lower than the December 2018 levels.
- Pending sales at the beginning of January increased 6.3% from January 2019.
- There are 2.6 months of inventory currently on the market.
- There are 2.0 months of new construction inventory on the market.

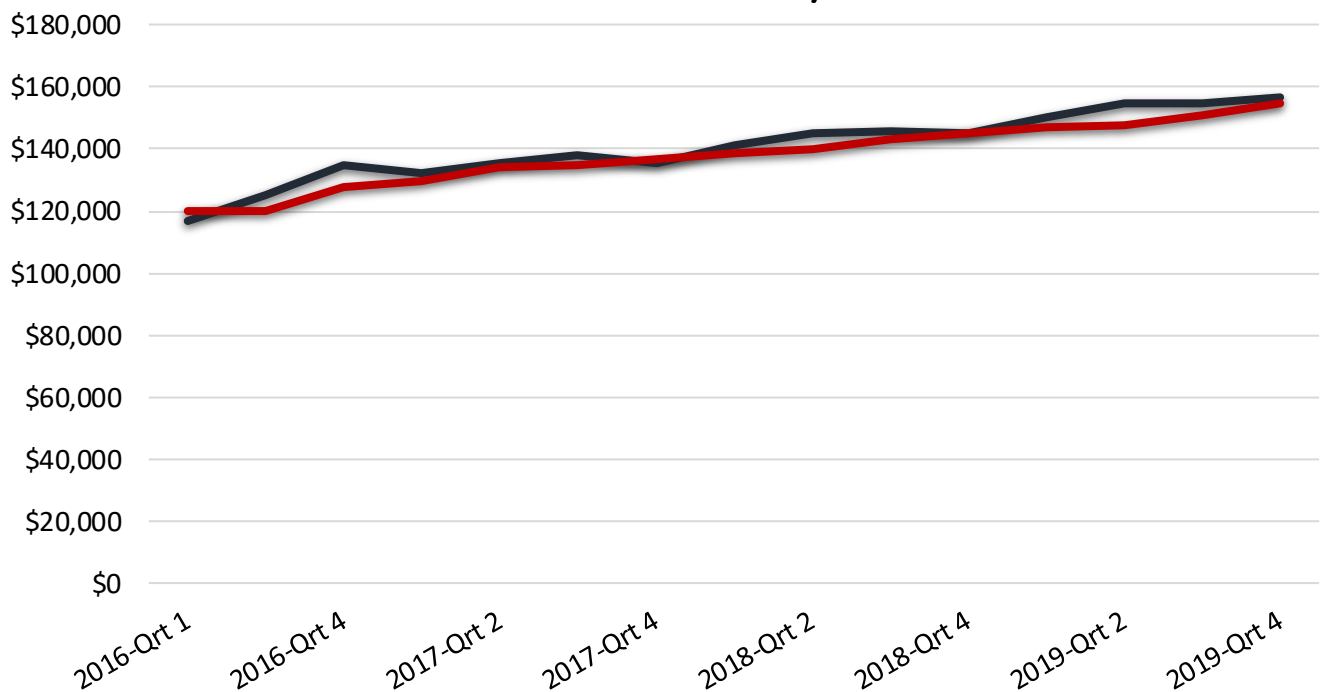
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jan 2014 - Dec 2014	612	4.8%	\$120,000	2.6%	102	12.1%
Jan 2015 - Dec 2015	649	6.0%	\$122,000	1.7%	98	-3.9%
Jan 2016 - Dec 2016	869	33.9%	\$128,000	4.9%	78	-20.4%
Jan 2017 - Dec 2017	833	-4.1%	\$136,500	6.6%	55	-29.5%
Jan 2018 - Dec 2018	888	6.6%	\$145,000	6.2%	51	-7.3%
Jan 2019 - Dec 2019	902	1.6%	\$154,850	6.8%	32	-37.3%
Current Active Listings: 199 Months of Inventory: 2.6						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 1	186	-7.9%	\$141,500	4.6%	\$139,000	1.8%	75	120.6%
2018-Qrt 2	254	36.6%	\$145,000	2.5%	\$139,995	0.7%	49	-34.7%
2018-Qrt 3	265	4.3%	\$146,000	0.7%	\$143,490	2.5%	44	-10.2%
2018-Qrt 4	183	-30.9%	\$145,000	-0.7%	\$145,000	1.1%	58	31.8%
2019-Qrt 1	186	1.6%	\$150,000	3.4%	\$147,000	1.4%	58	0.0%
2019-Qrt 2	256	37.6%	\$155,000	3.3%	\$148,000	0.7%	34	-41.4%
2019-Qrt 3	254	-0.8%	\$154,950	0.0%	\$151,200	2.2%	27	-20.6%
2019-Qrt 4	206	-18.9%	\$157,000	1.3%	\$154,850	2.4%	24	-11.1%

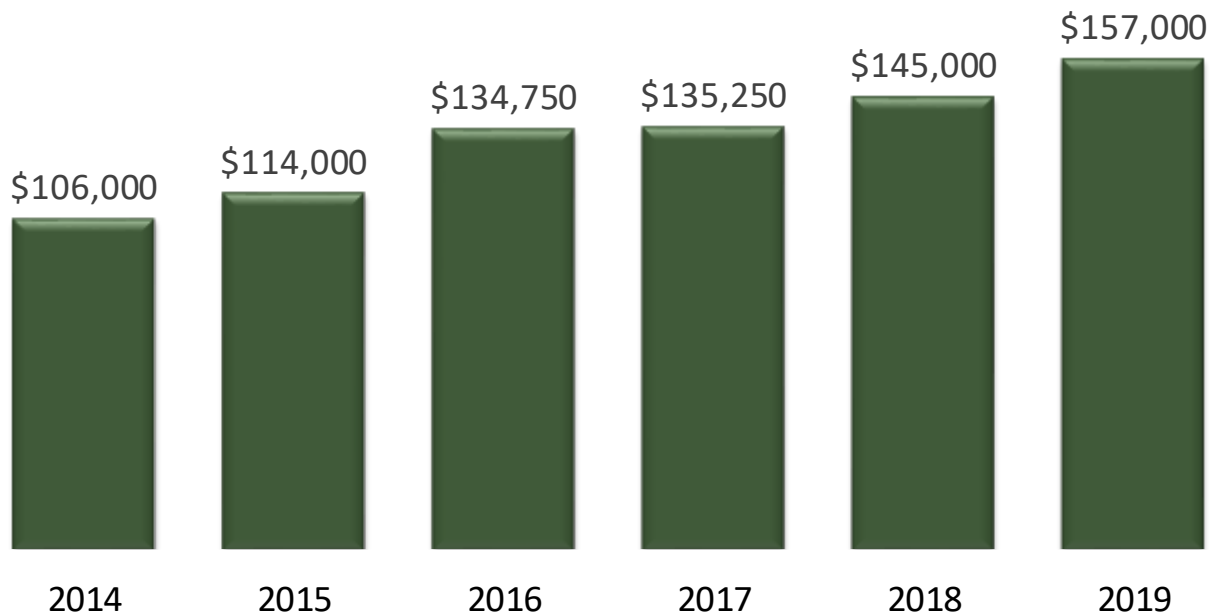
Annual Median Sales Price



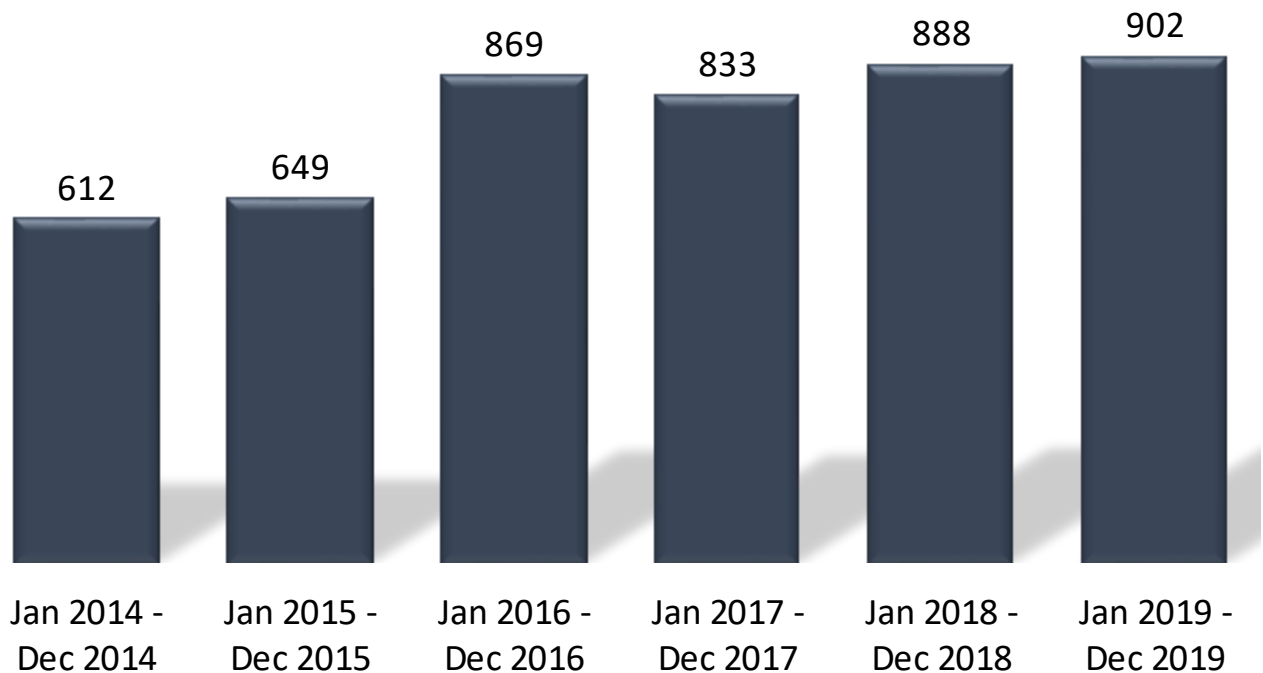
Median Sales Price by Quarter



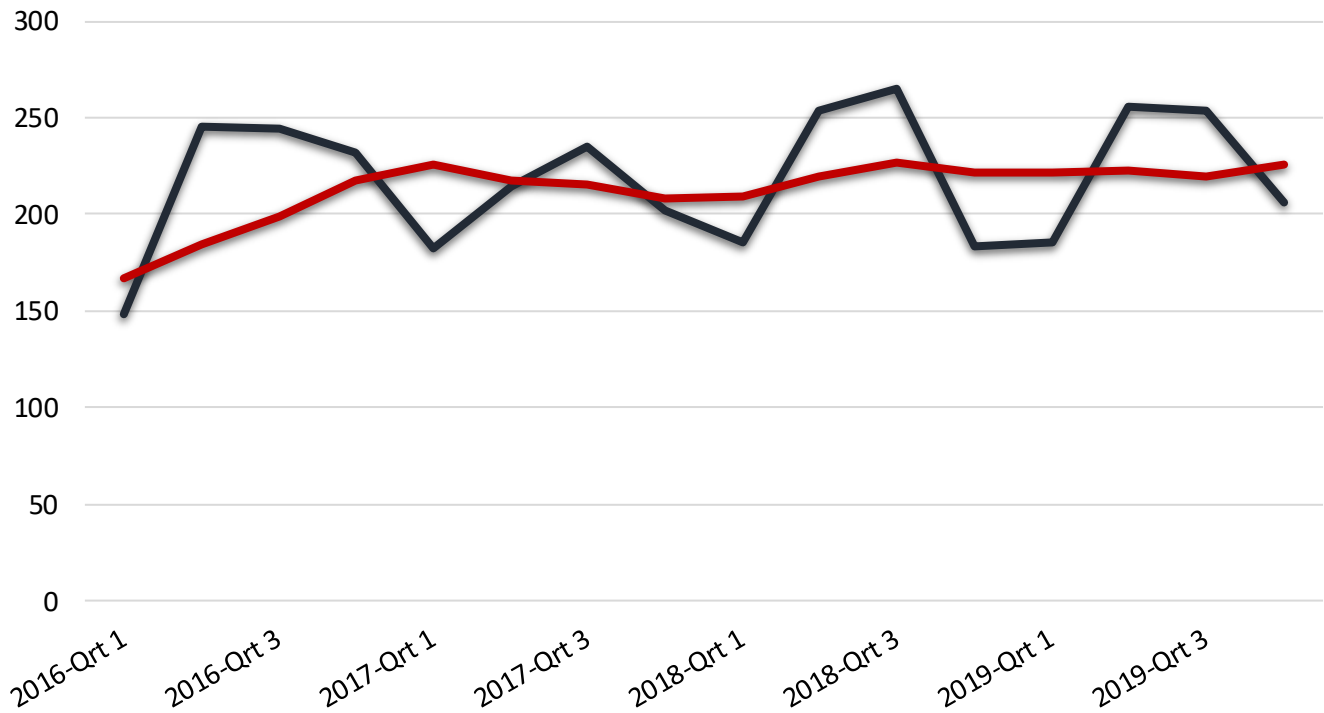
4th Qtr Year over Year Median Sales Price



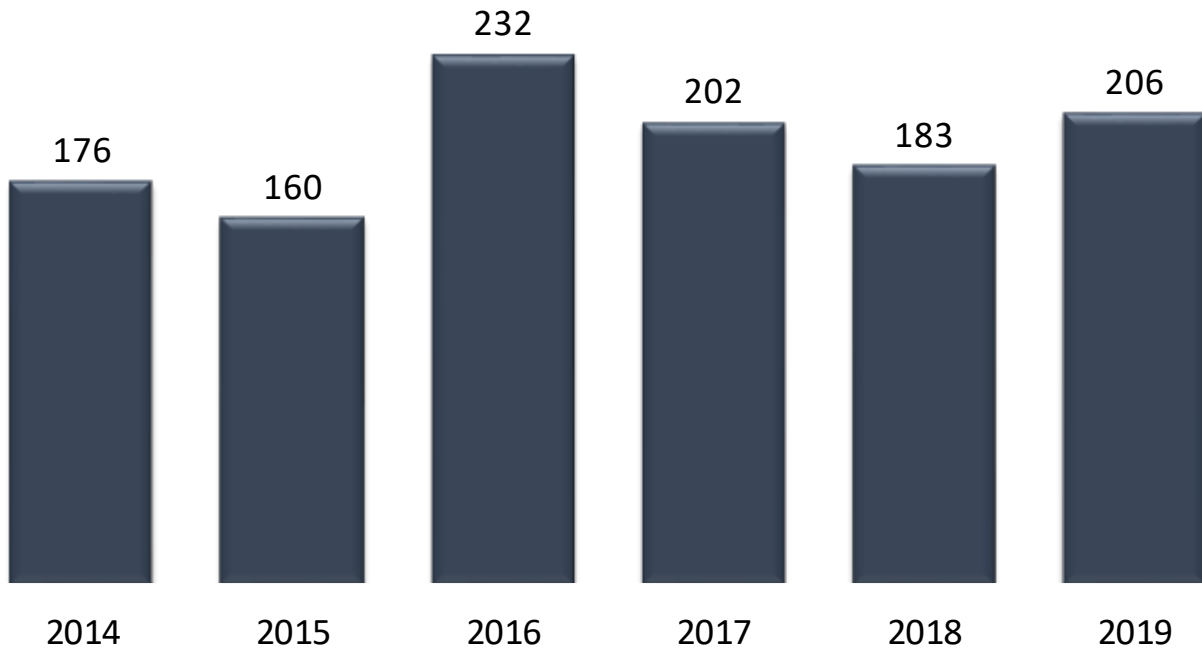
Annual Sales Volume



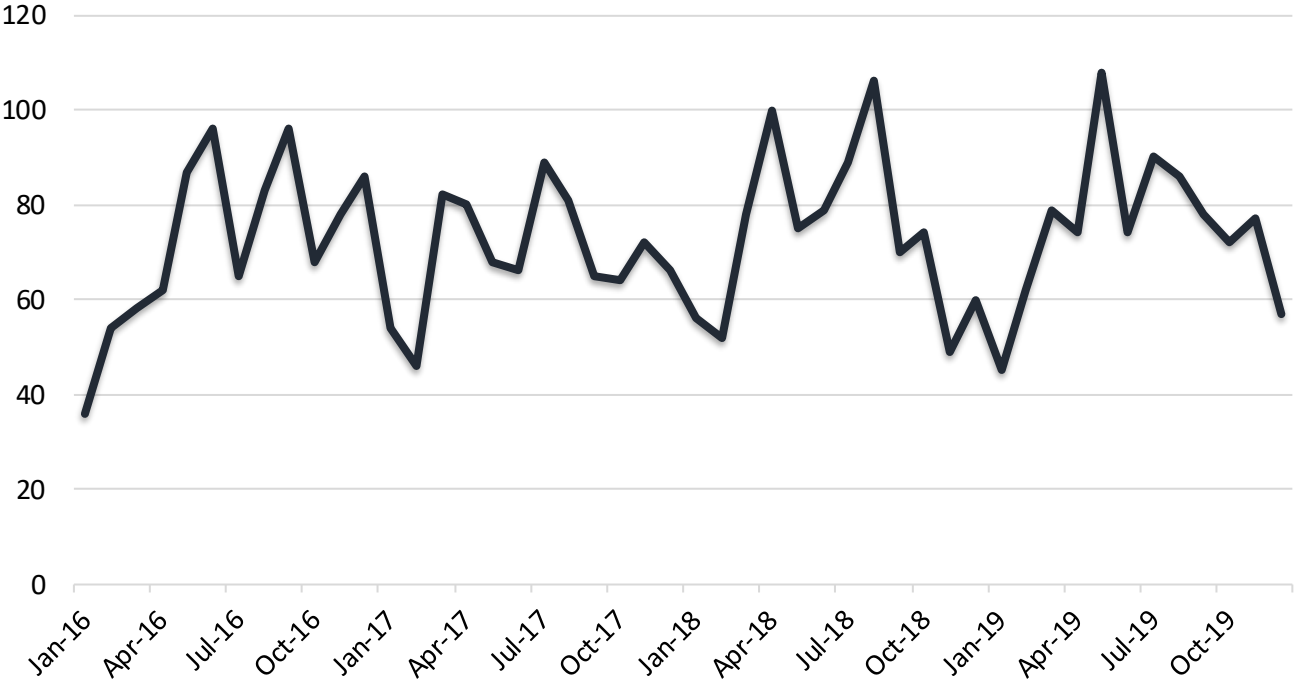
Sales Volume by Quarter



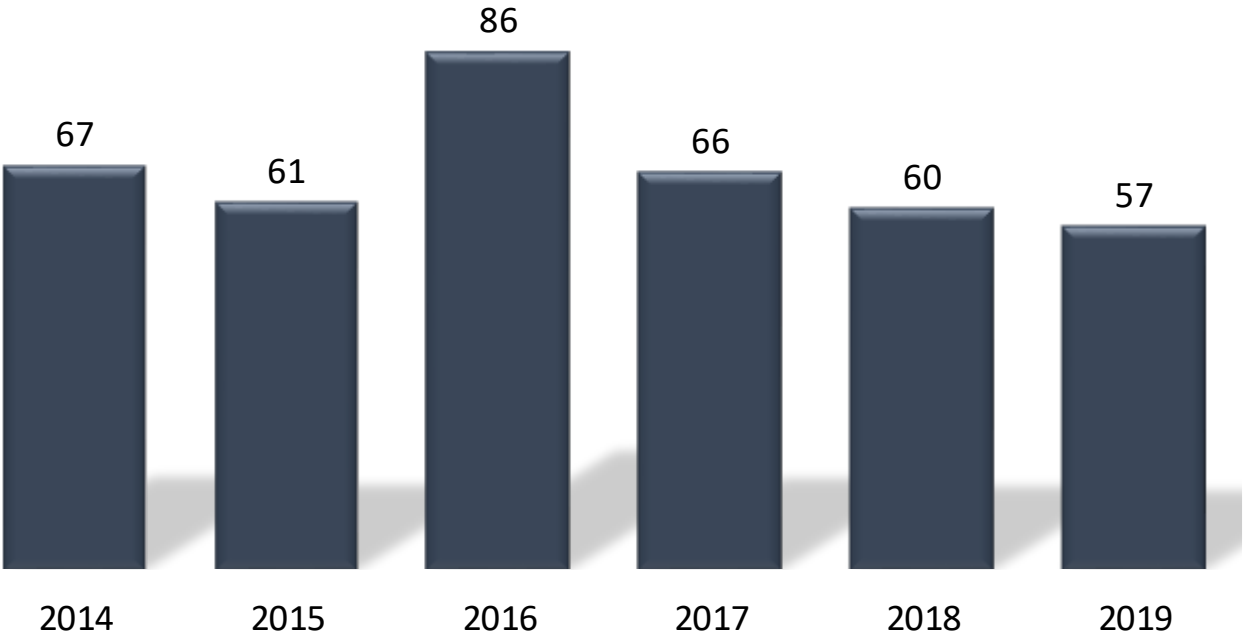
4th Qtr Year over Year Sales Volume



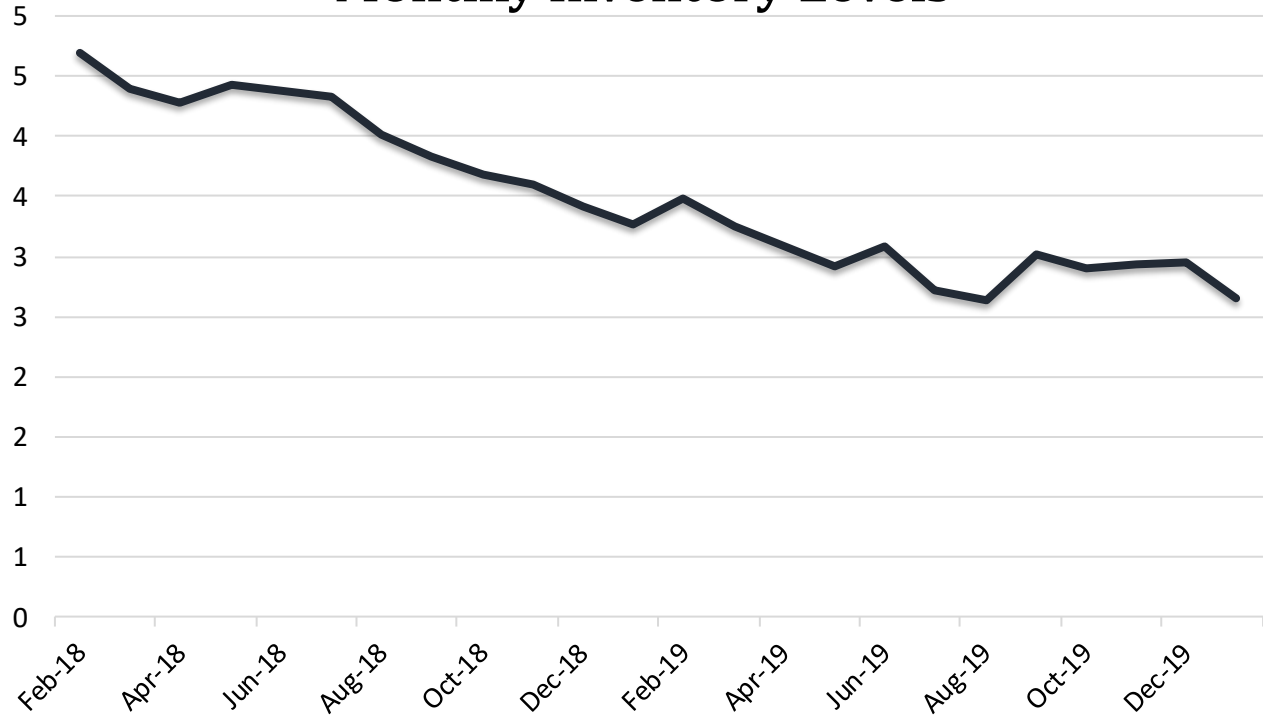
Monthly Sales Volume



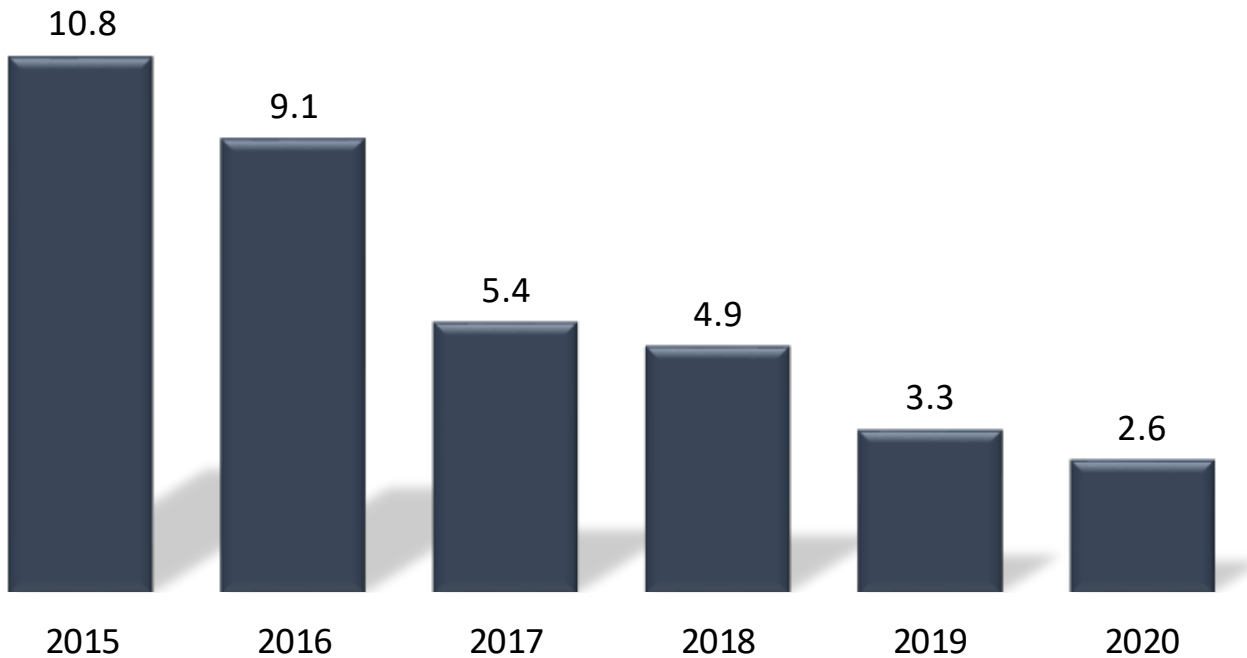
December Year over Year Sales Volume



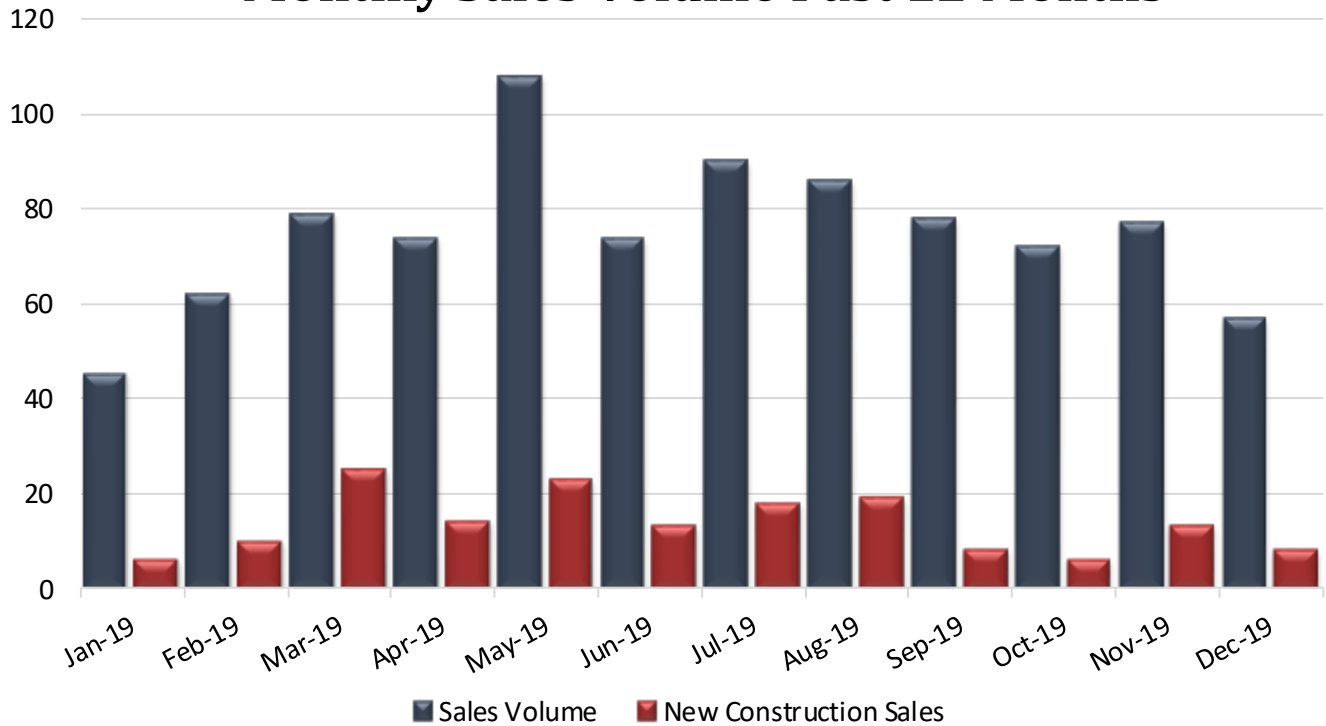
Monthly Inventory Levels



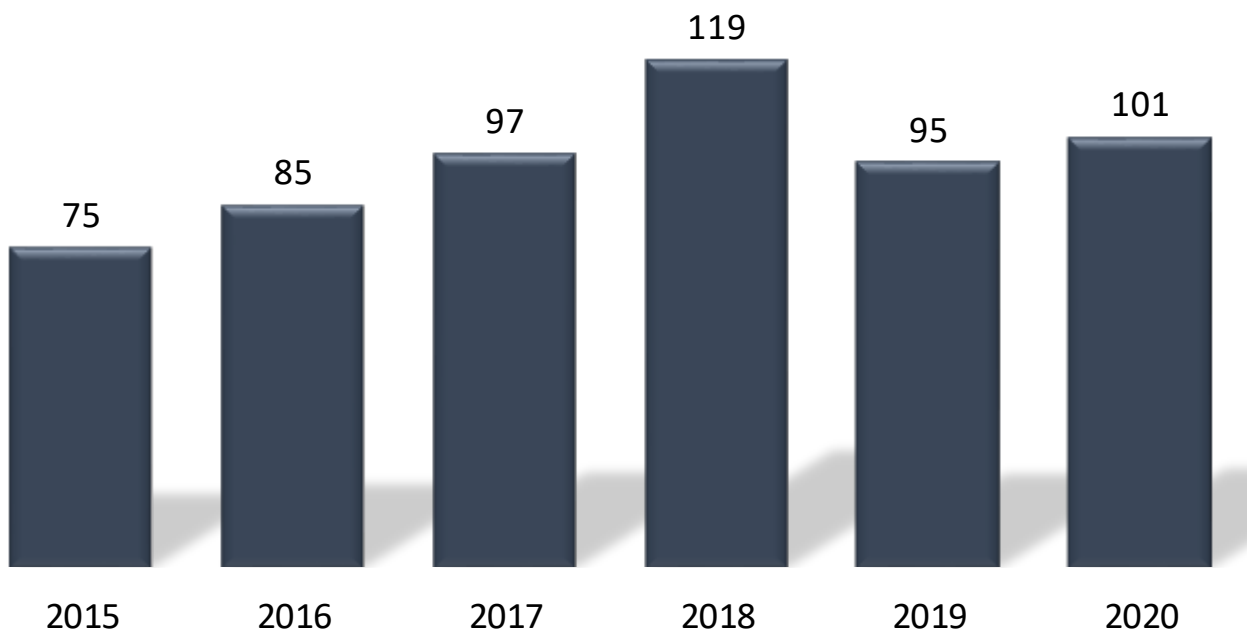
January Year over Year Inventory



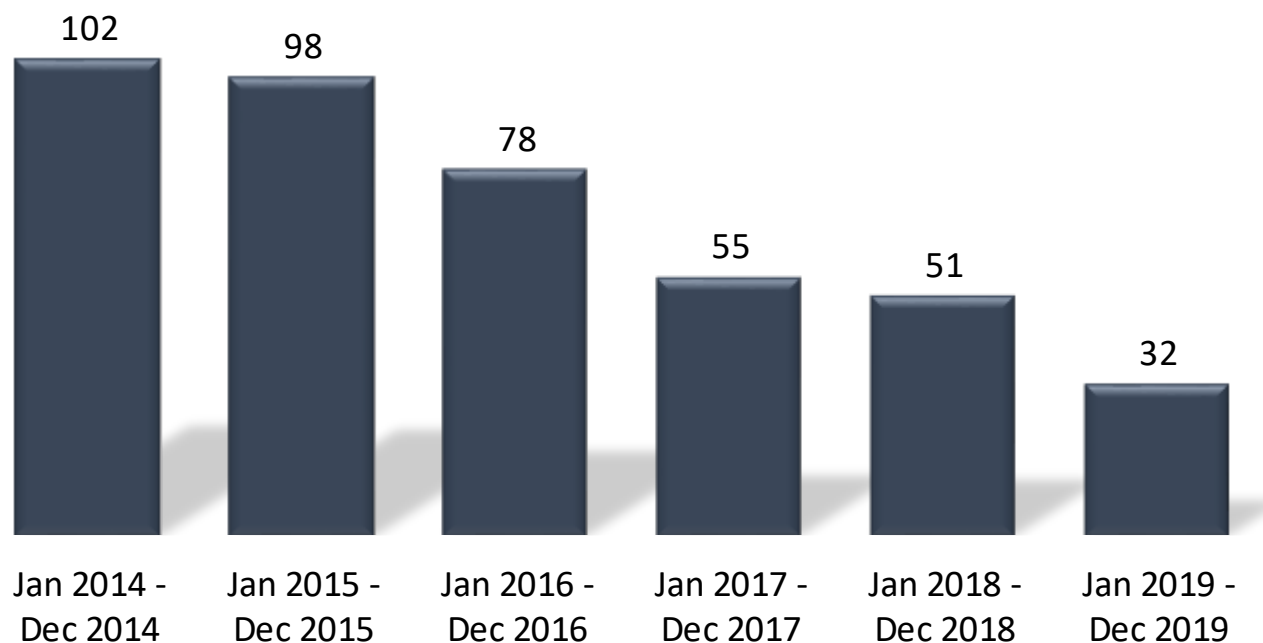
Monthly Sales Volume Past 12 Months



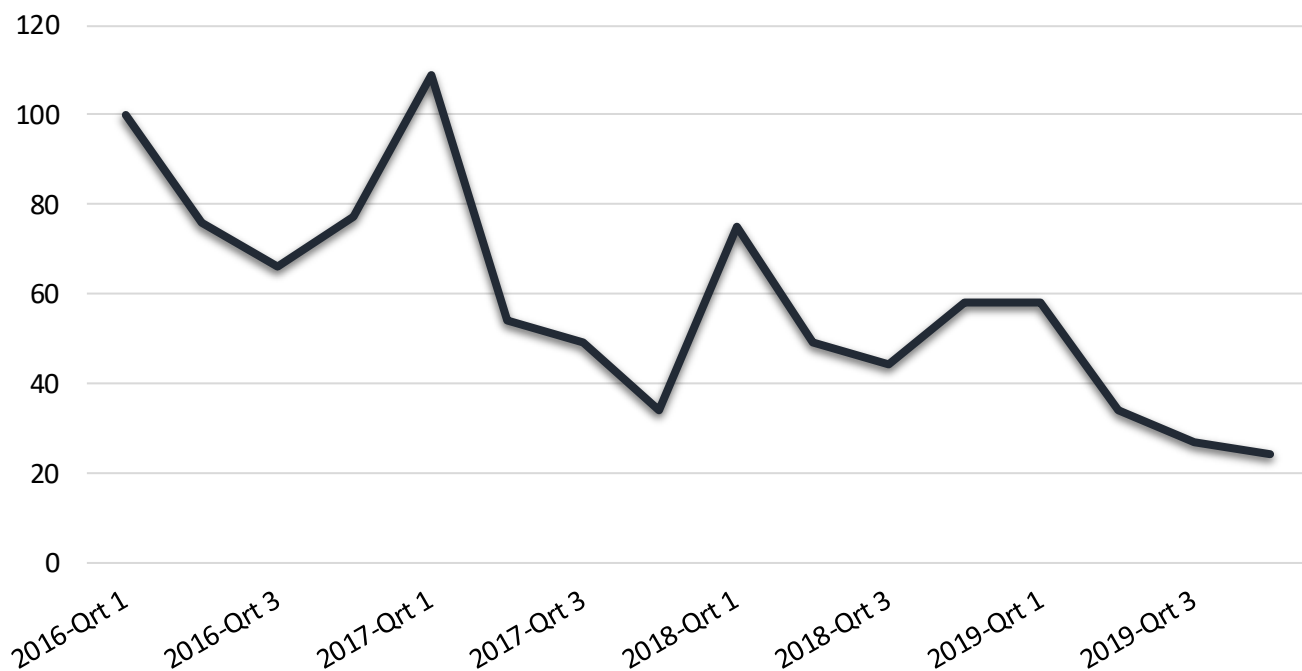
January Year over Year Pending Sales



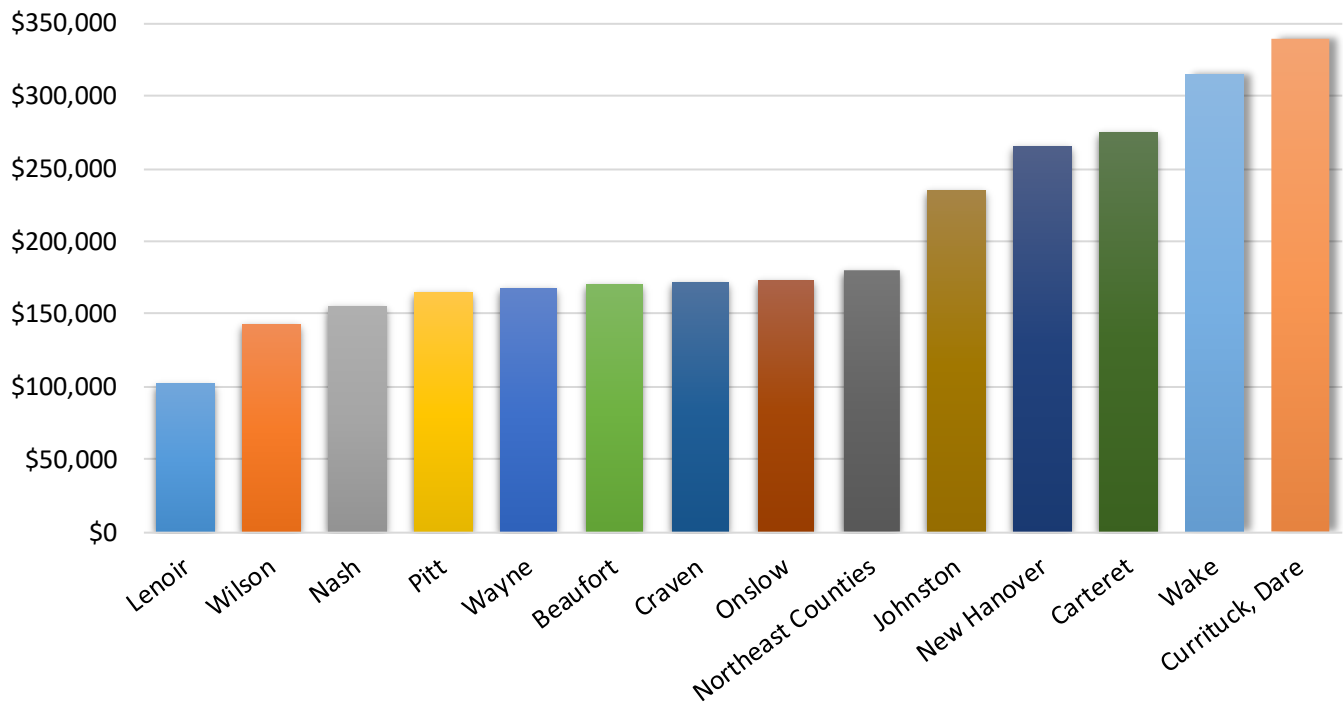
Annual Median Days on the Market



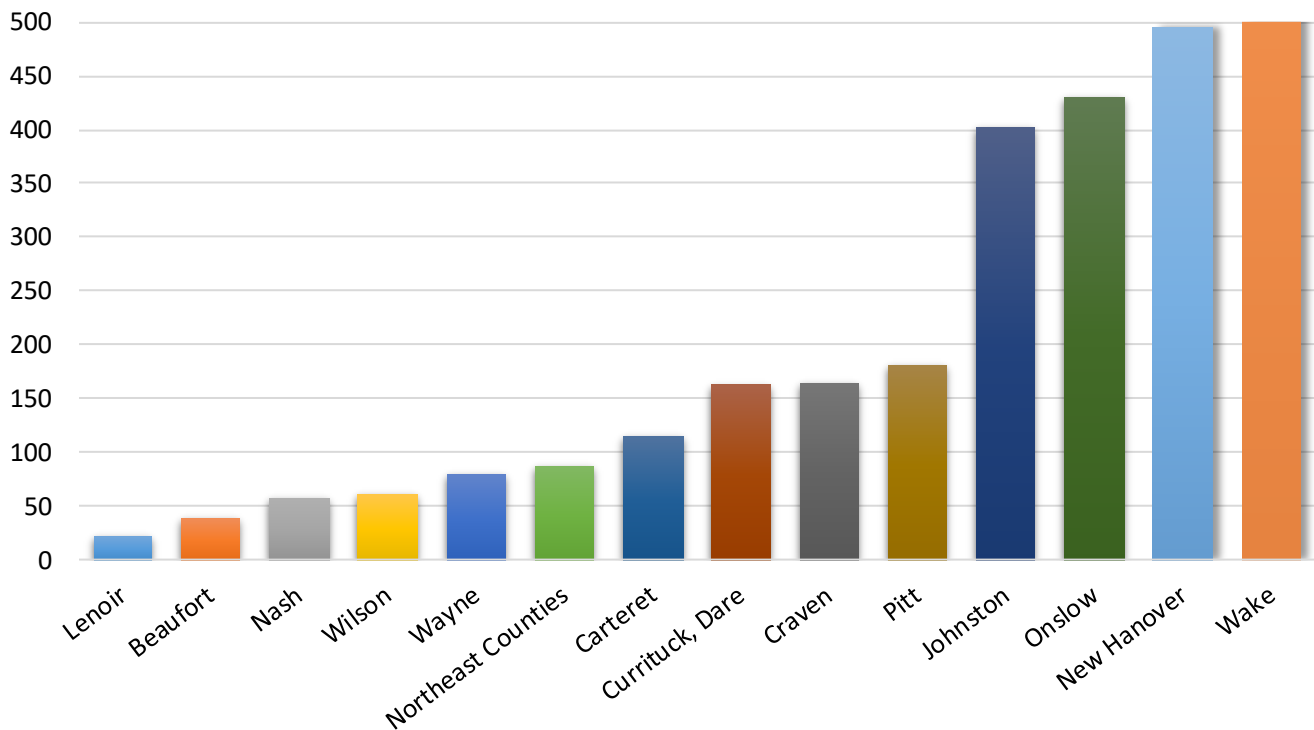
Median Days on Market by Quarter



Current Year Median Sales Price by County

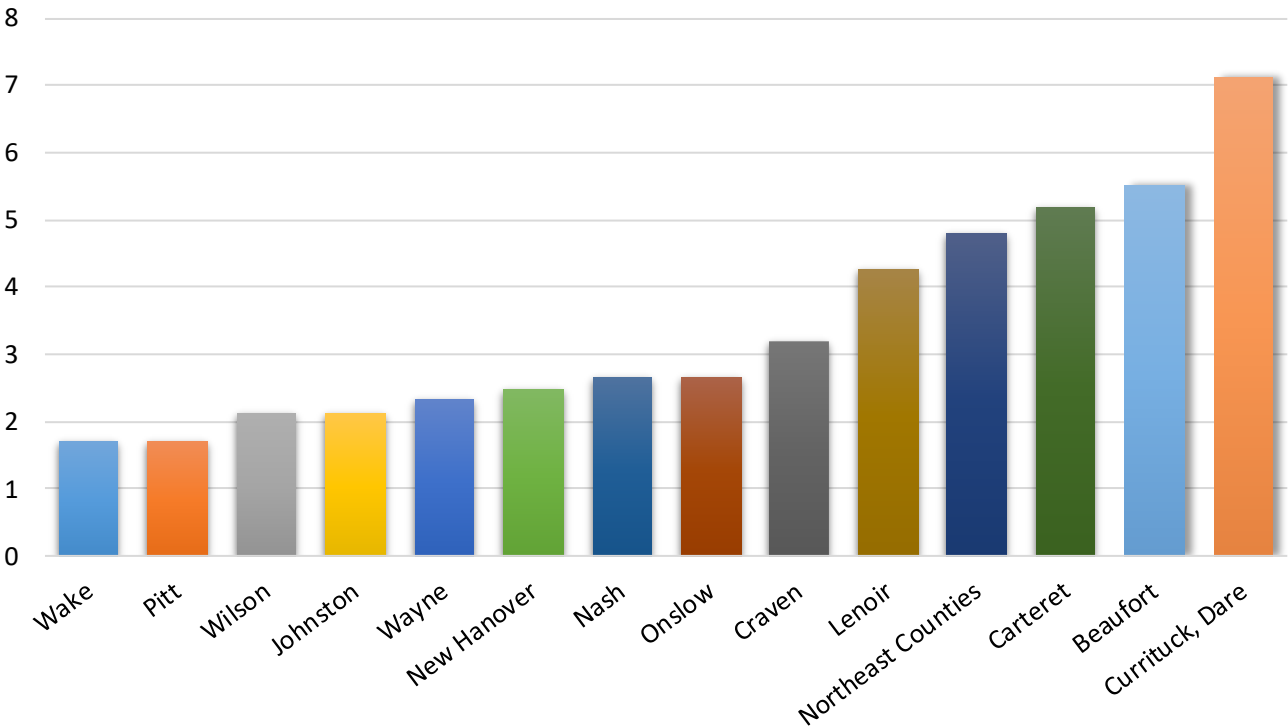


Current Month Sales Volume by County



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

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

