

# THE SHACKELFORD REPORT JUN 2020

Residential Real Estate Market Trends – Wake County – June 2020



Produced by:

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# Quarterly Market Report

## Wake County Market Summary

Data from this report is taken directly from Triangle MLS and includes single-family sales throughout Wake County.

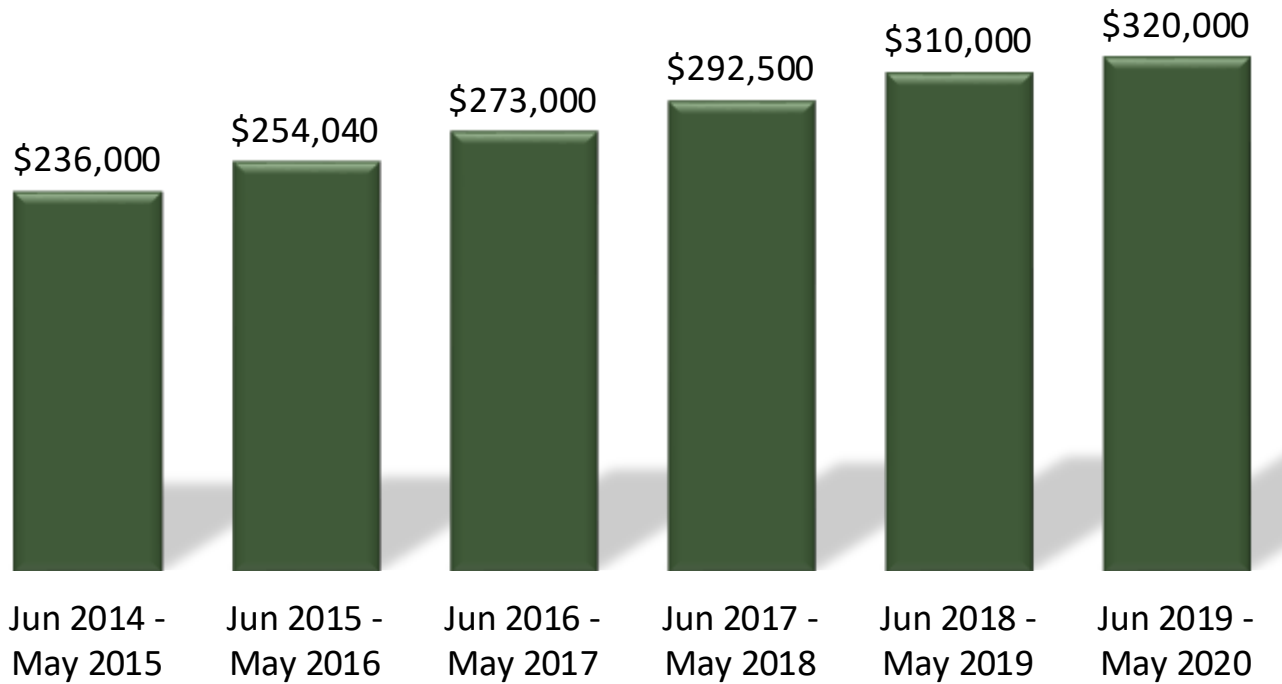
Highlights of the data include:

- 1<sup>st</sup> quarter sales volume increased 12.9% from the 1<sup>st</sup> quarter of 2019.
- May sales volume was 22.1% lower than May 2019 levels.
- Pending sales at the beginning of June increased 4.8% from June 2019.
- There are 1.6 months of inventory currently on the market.
- There are 3.2 months of new construction inventory on the market.

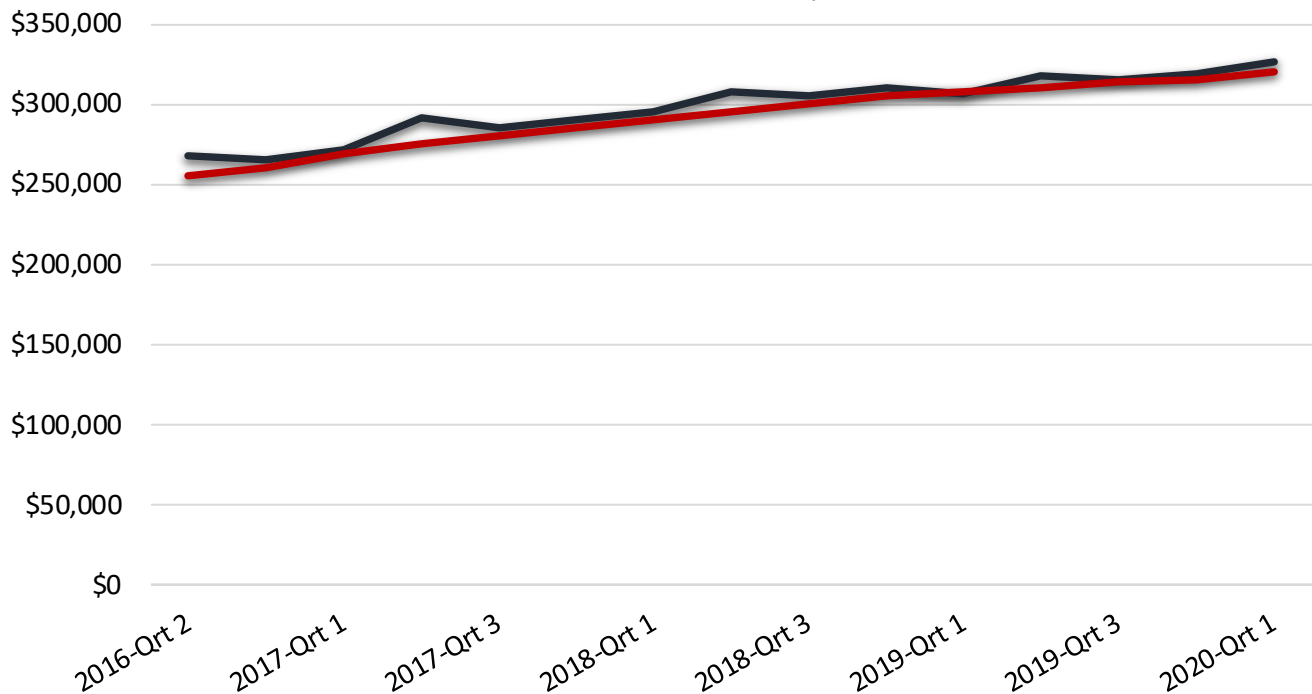
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jun 2014 - May 2015	17,968	6.8%	\$236,000	3.6%	26	-10.3%
Jun 2015 - May 2016	19,430	8.1%	\$254,040	7.6%	14	-46.2%
Jun 2016 - May 2017	20,792	7.0%	\$273,000	7.5%	9	-35.7%
Jun 2017 - May 2018	20,981	0.9%	\$292,500	7.1%	6	-33.3%
Jun 2018 - May 2019	20,620	-1.7%	\$310,000	6.0%	4	-33.3%
Jun 2019 - May 2020	21,290	3.2%	\$320,000	3.2%	4	0.0%
Current Active Listings:		2,863	Months of Inventory:		1.6	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 2	6,167	55.0%	\$308,000	4.4%	\$295,000	1.7%	3	-25.0%
2018-Qrt 3	5,624	-8.8%	\$305,000	-1.0%	\$300,000	1.7%	4	33.3%
2018-Qrt 4	4,565	-18.8%	\$310,000	1.6%	\$305,000	1.7%	4	0.0%
2019-Qrt 1	4,090	-10.4%	\$306,500	-1.1%	\$307,500	0.8%	5	25.0%
2019-Qrt 2	6,225	52.2%	\$317,500	3.6%	\$310,000	0.8%	4	-20.0%
2019-Qrt 3	5,739	-7.8%	\$315,000	-0.8%	\$313,764	1.2%	5	25.0%
2019-Qrt 4	5,416	-5.6%	\$319,000	1.3%	\$315,000	0.4%	5	0.0%
2020-Qrt 1	4,619	-14.7%	\$326,000	2.2%	\$319,525	1.4%	4	-20.0%

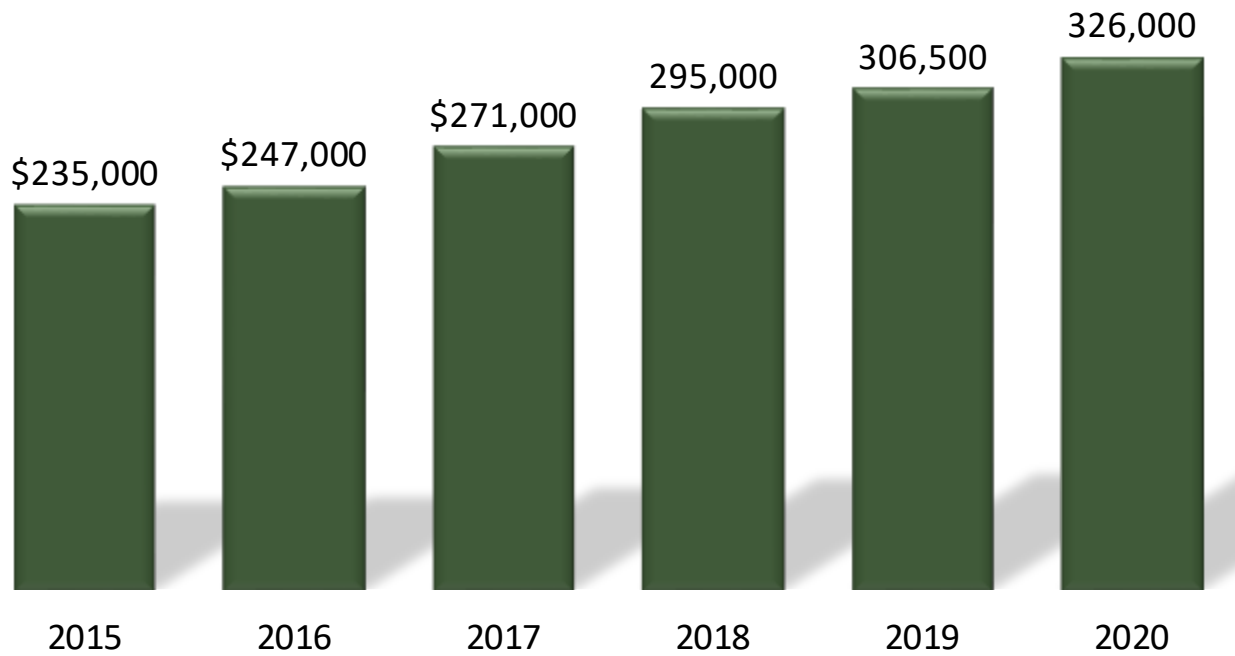
## Annual Median Sales Price



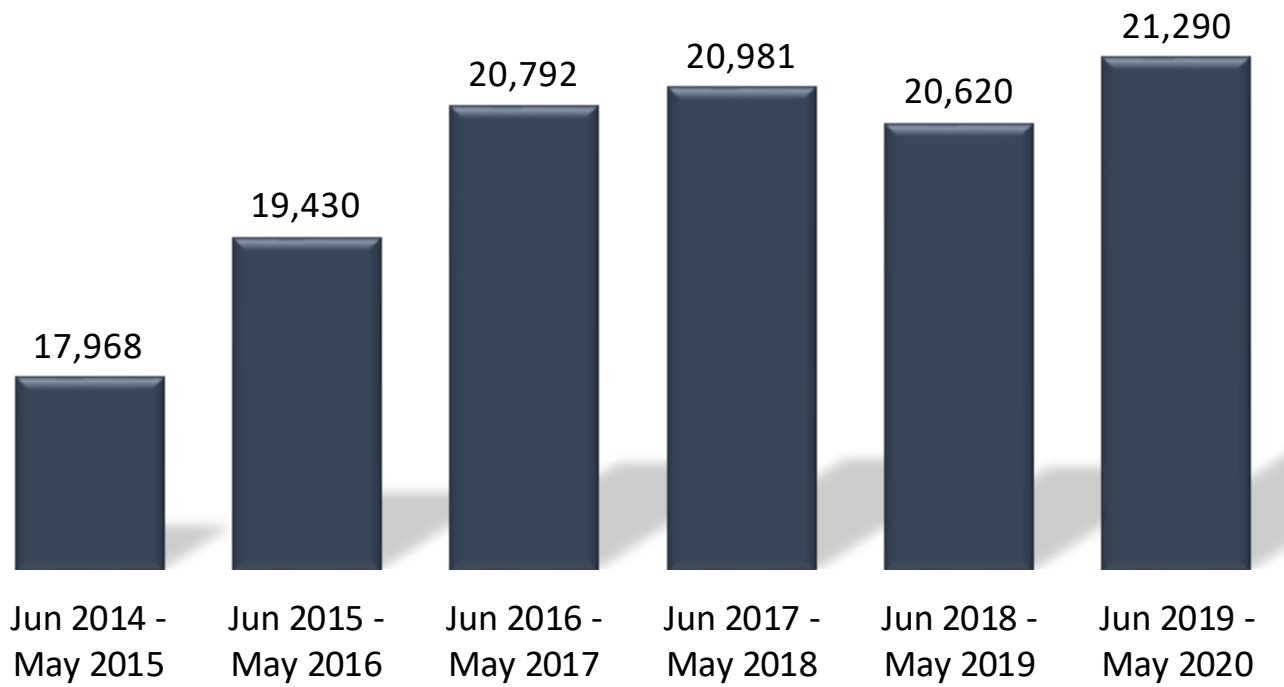
## Median Sales Price by Quarter



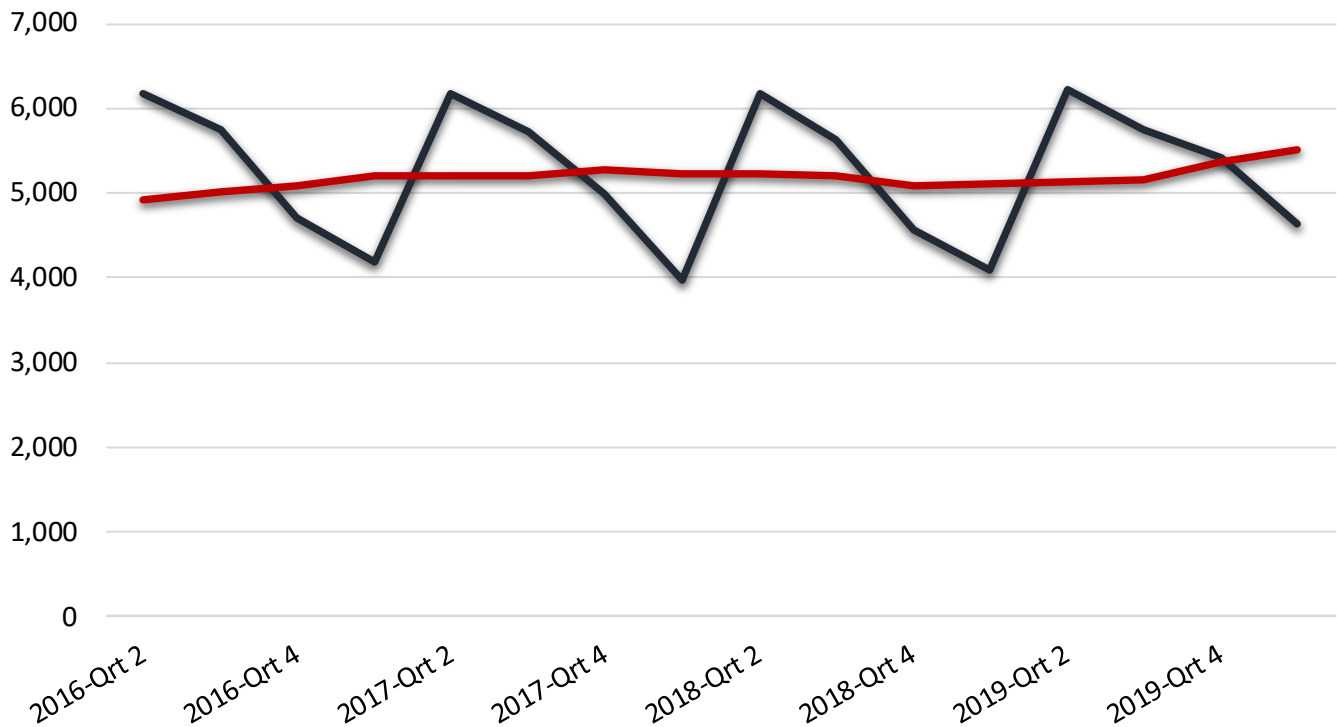
## 1st Qtr Year over Year Median Sales Price



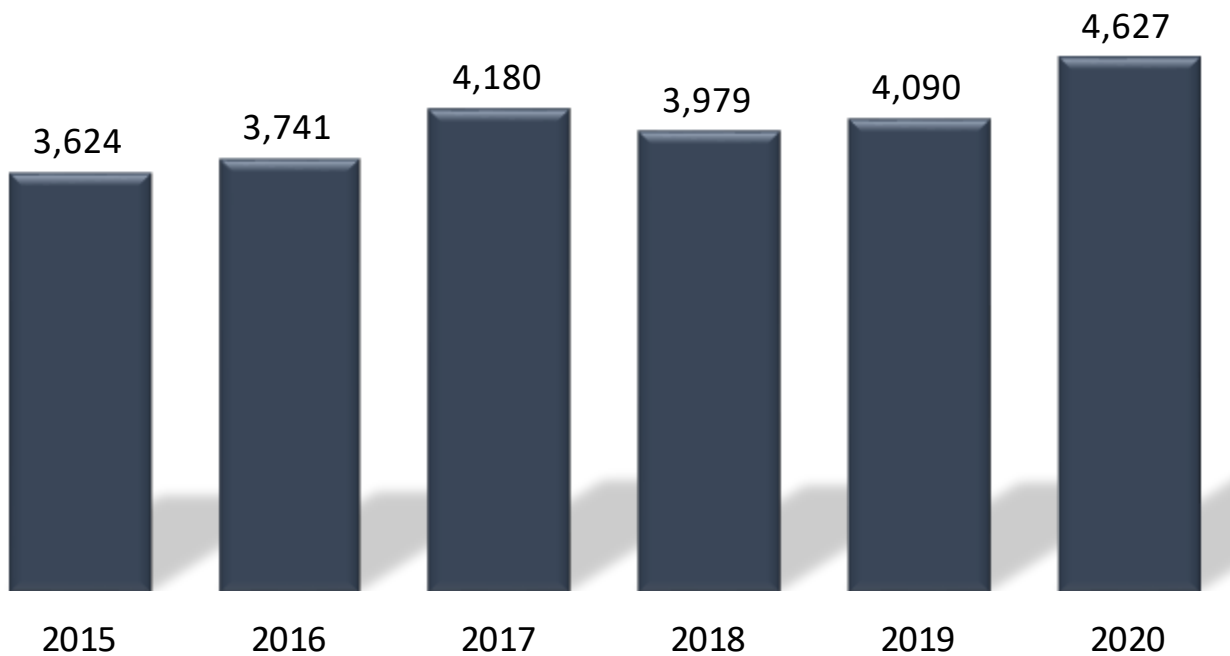
## Annual Sales Volume



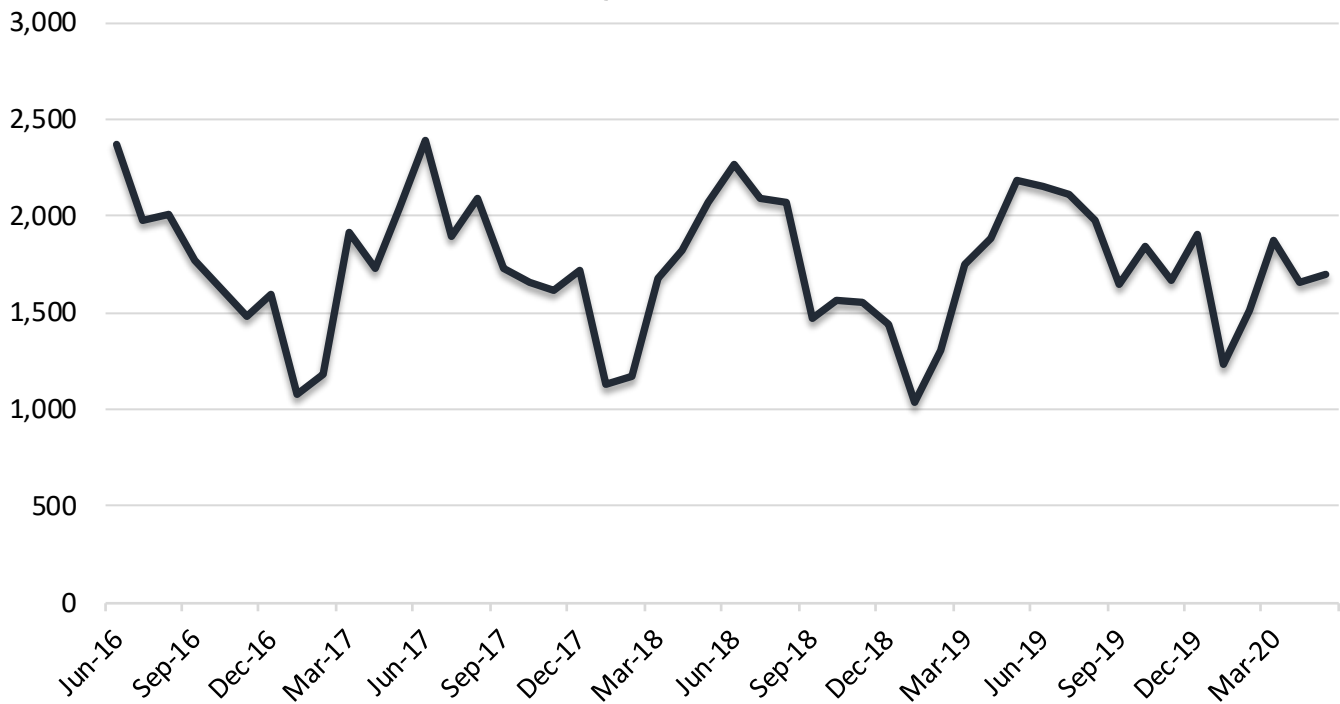
## Sales Volume by Quarter



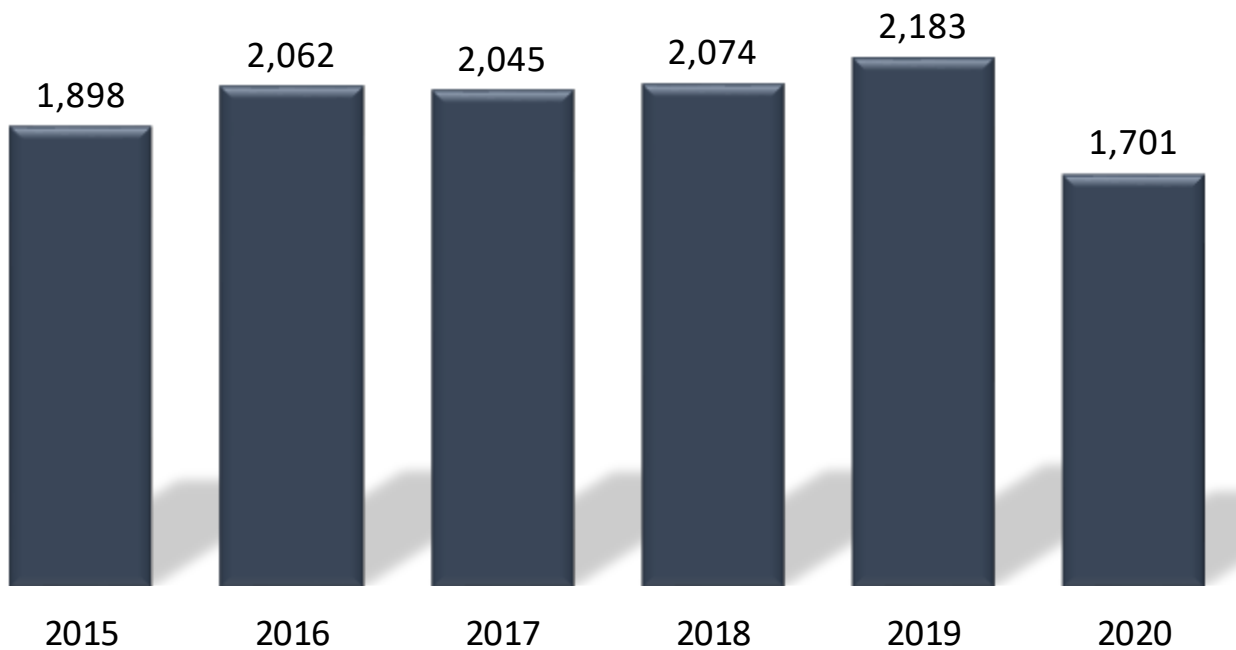
## 1st Qtr Year over Year Sales Volume



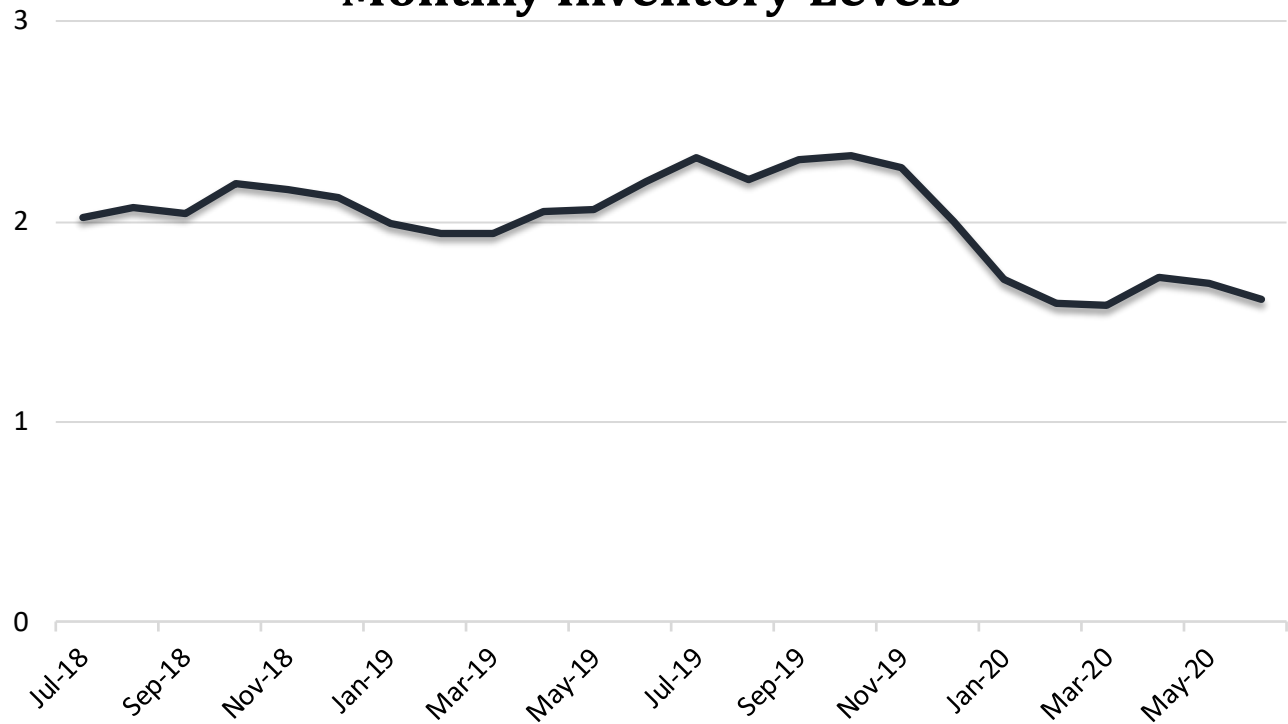
## Monthly Sales Volume



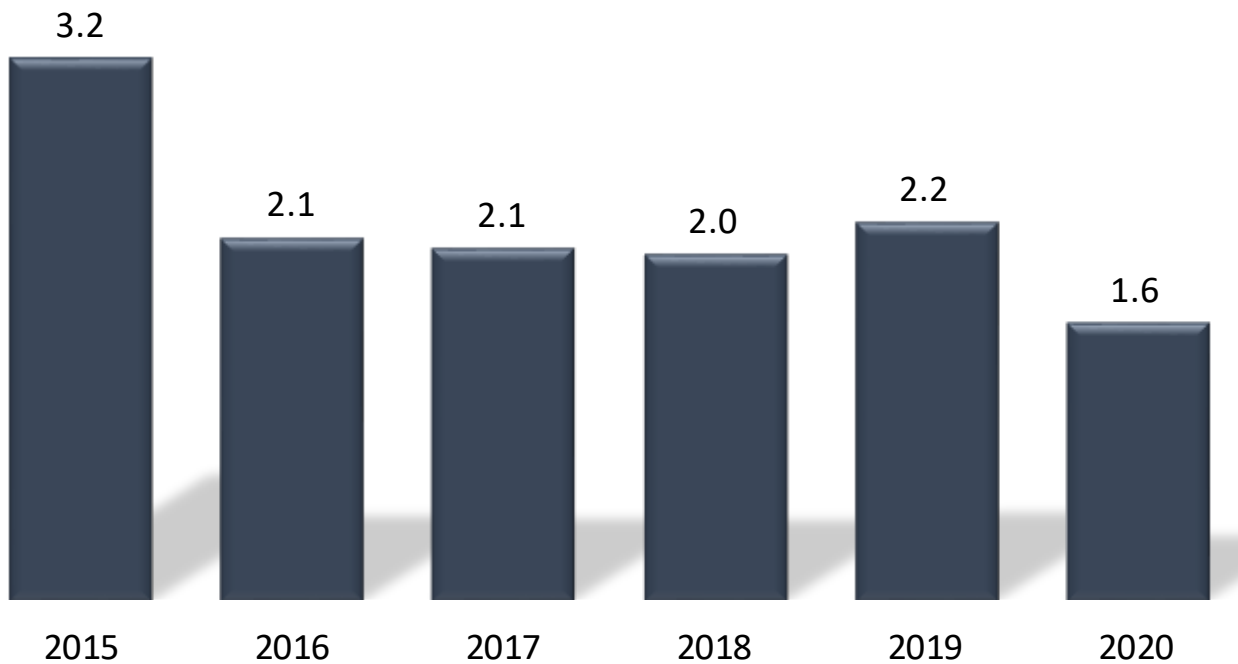
## May Year over Year Sales Volume



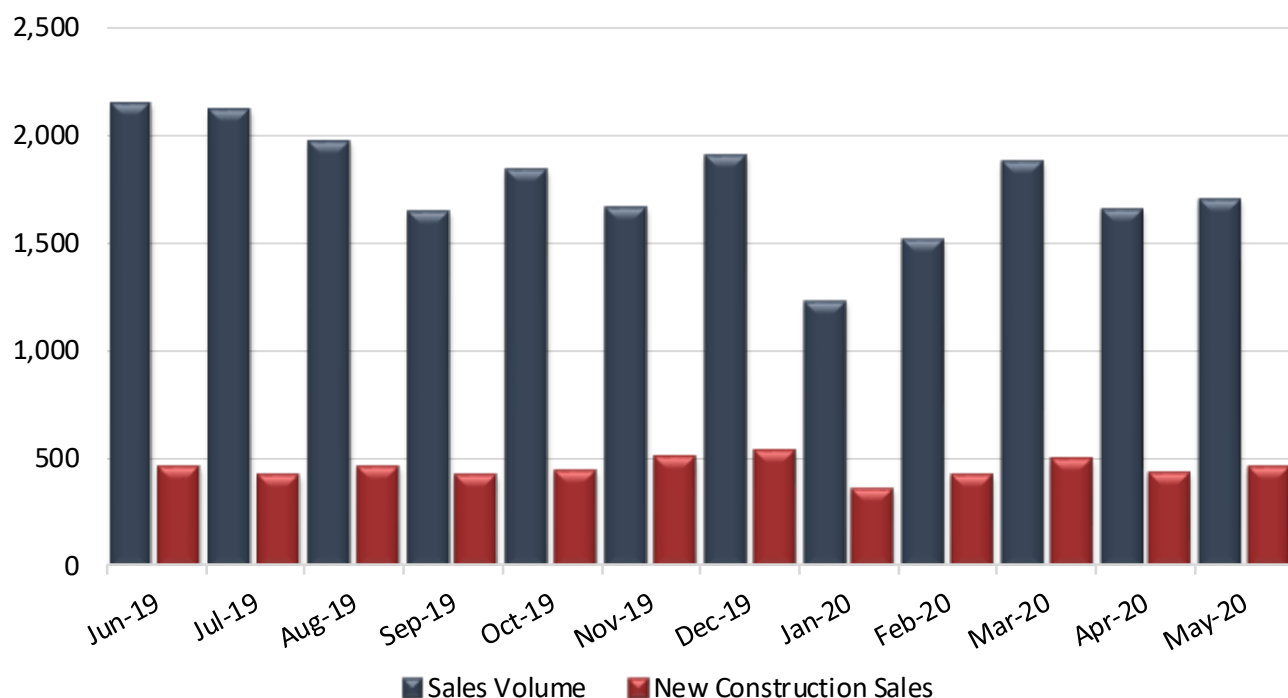
## Monthly Inventory Levels



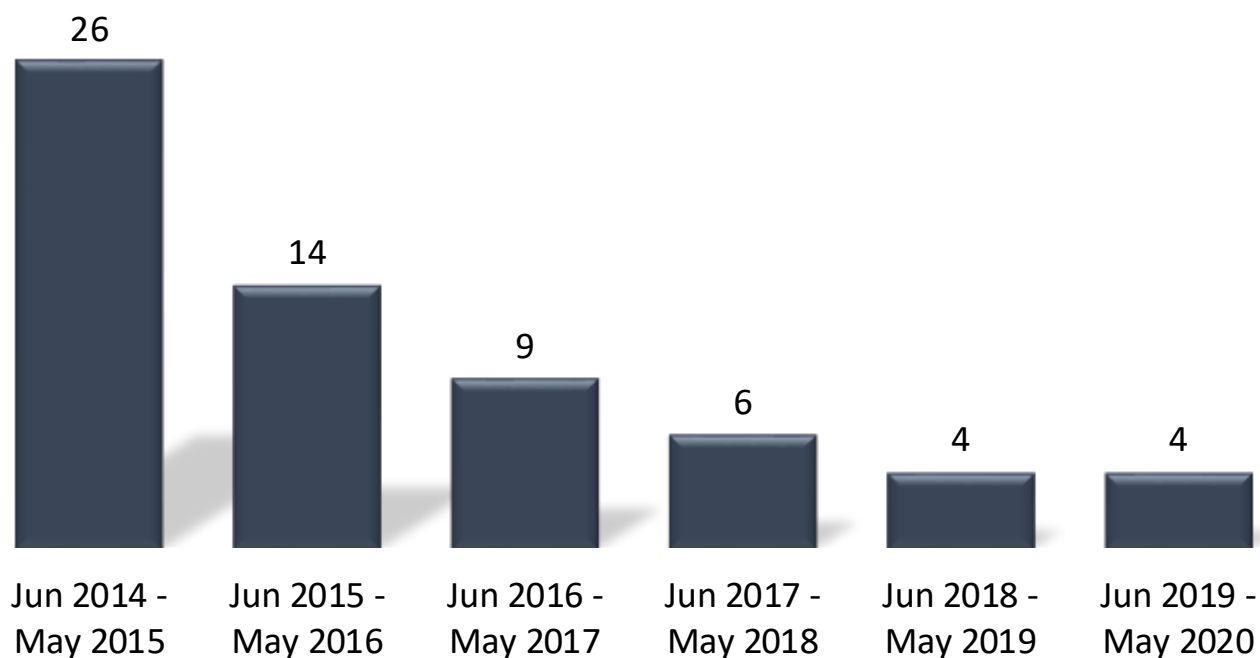
## June Year over Year Inventory



## Monthly Sales Volume Past 12 Months

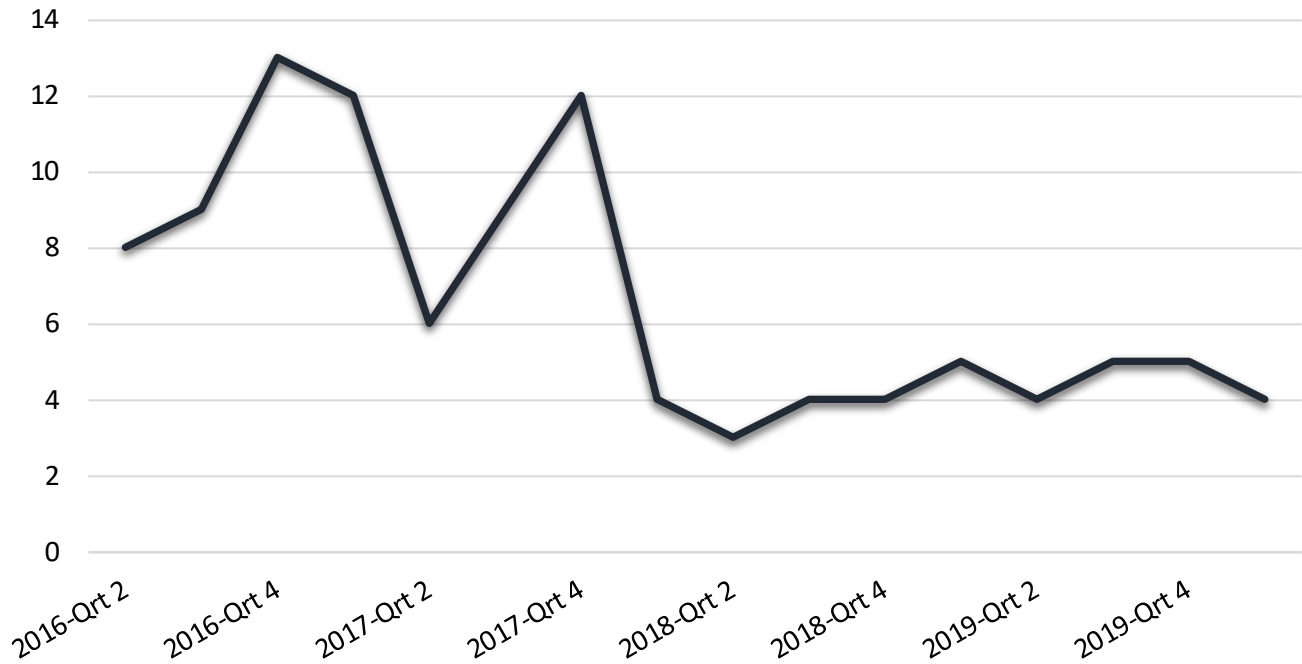


## Annual Median Days on the Market

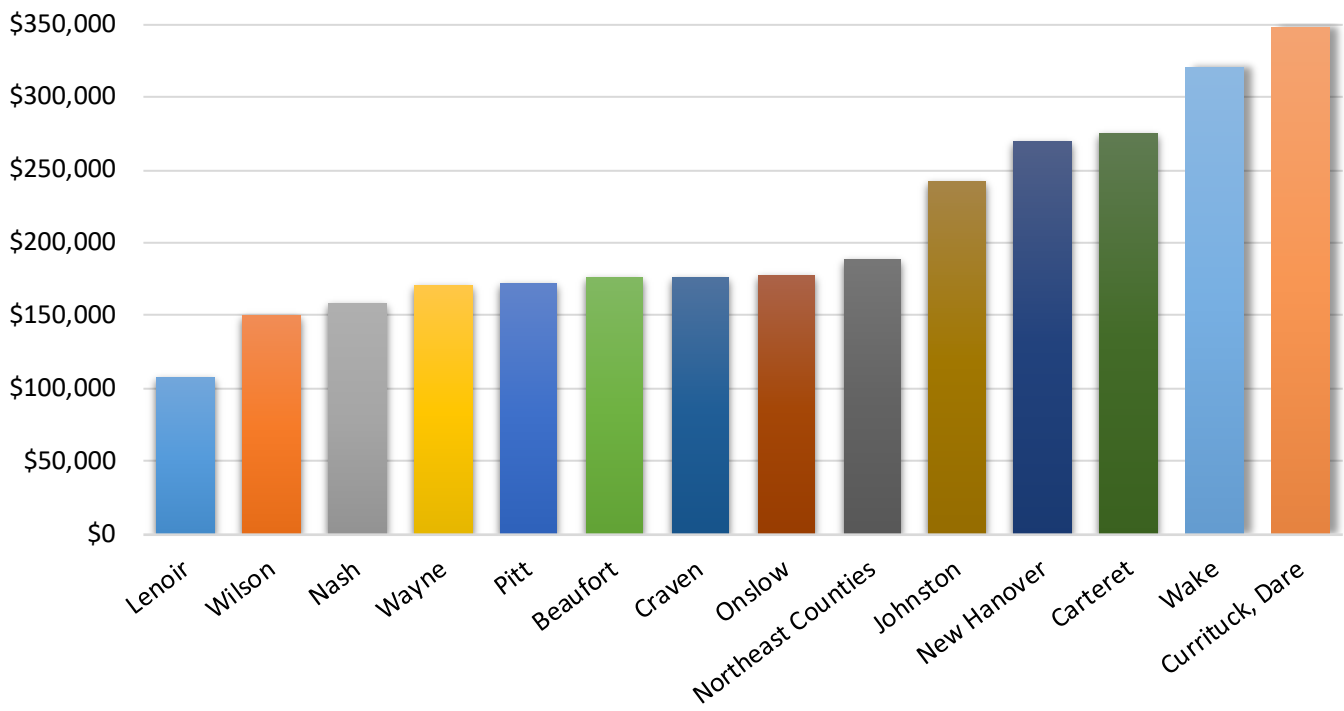




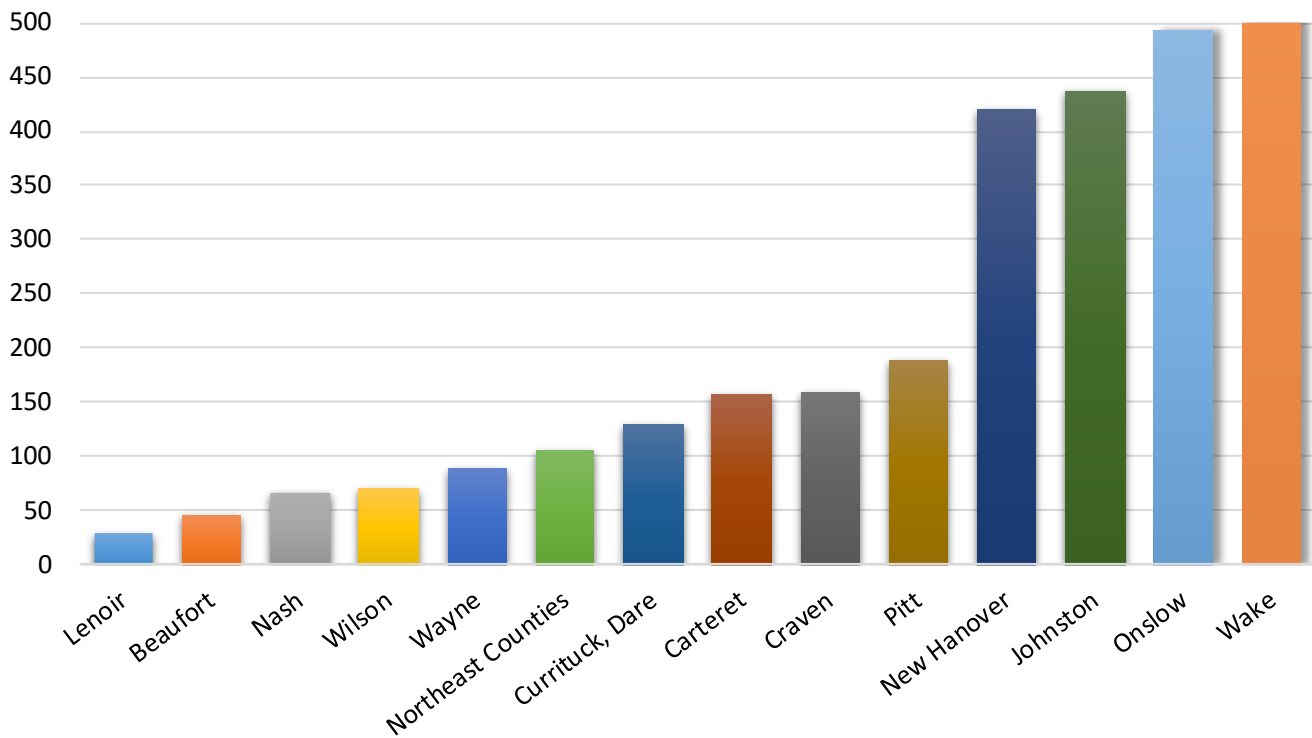
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

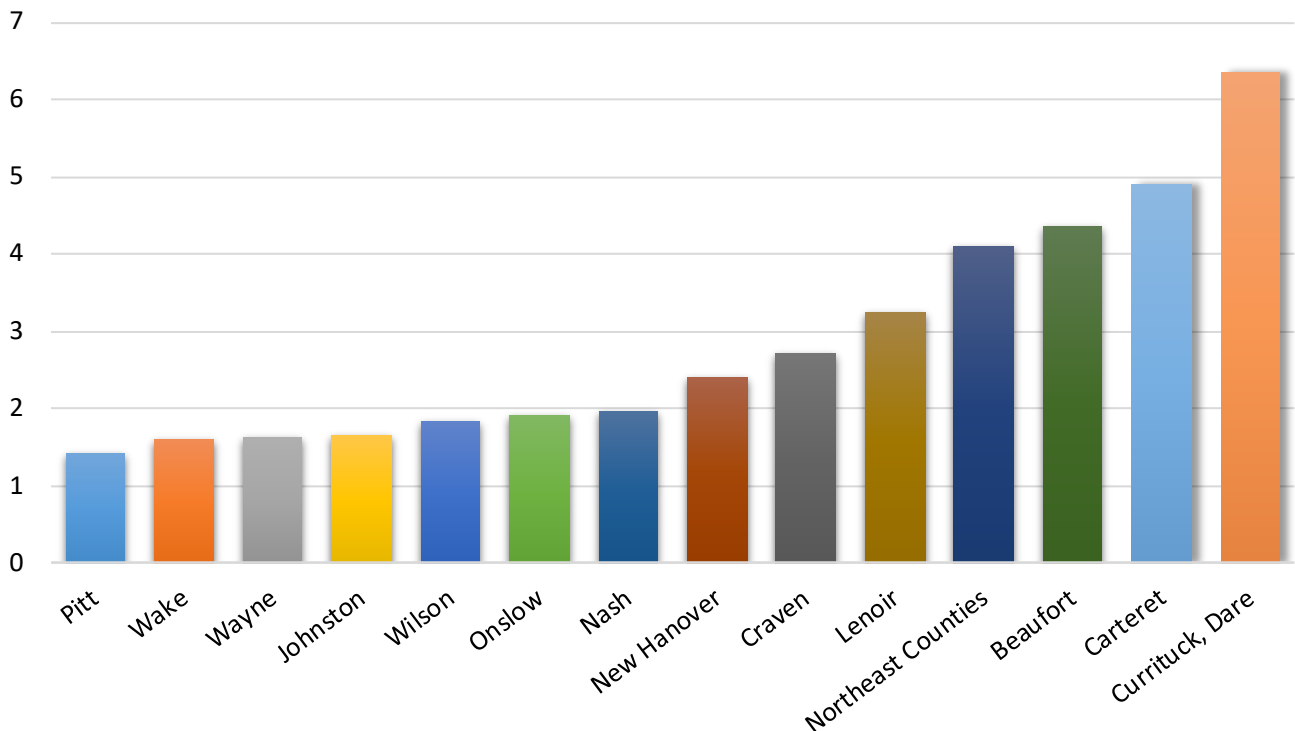


## Current Month Sales Volume by County

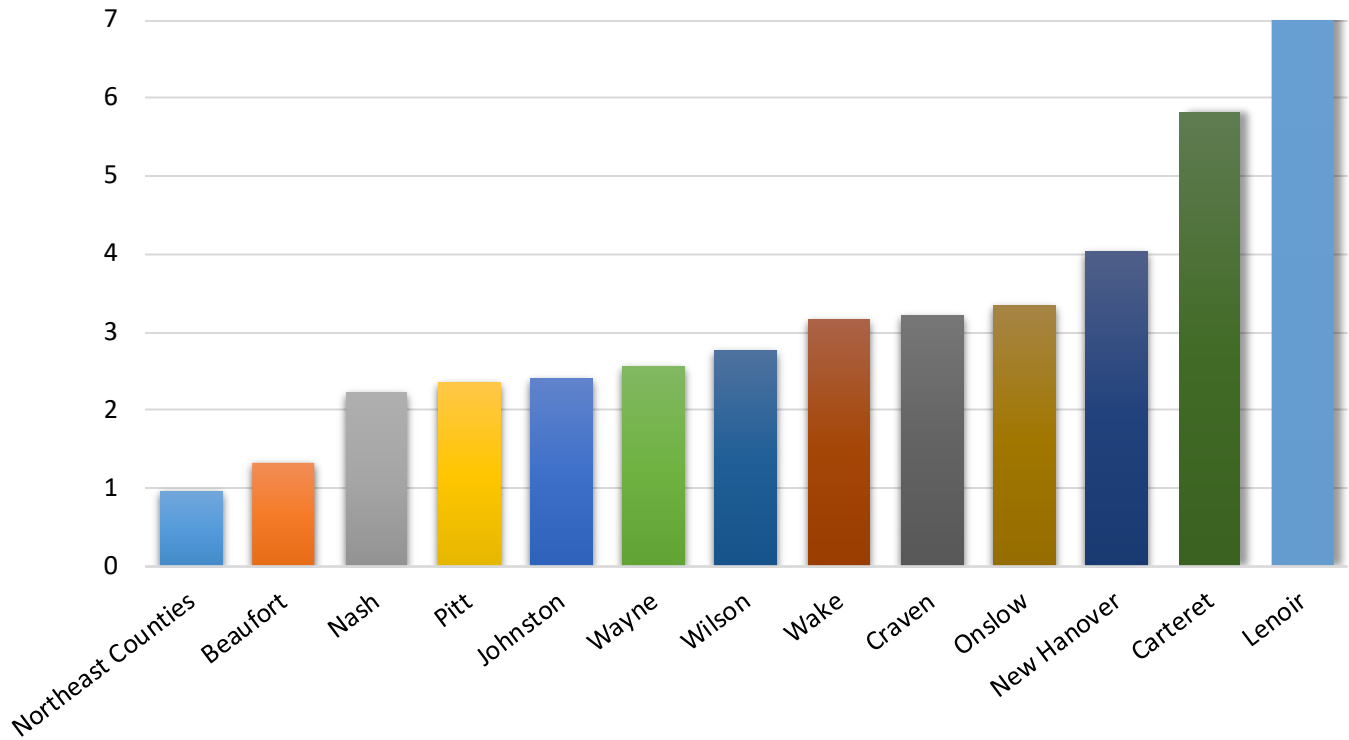


\*Wake County is off the chart at 1,701 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)



\*Lenoir County is off the chart at 72.0 months