

THE SHACKELFORD REPORT DEC 2019

Residential Real Estate Market Trends – Johnston County – December 2019



Produced by:

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Quarterly Market Report

Johnston County Market Summary

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

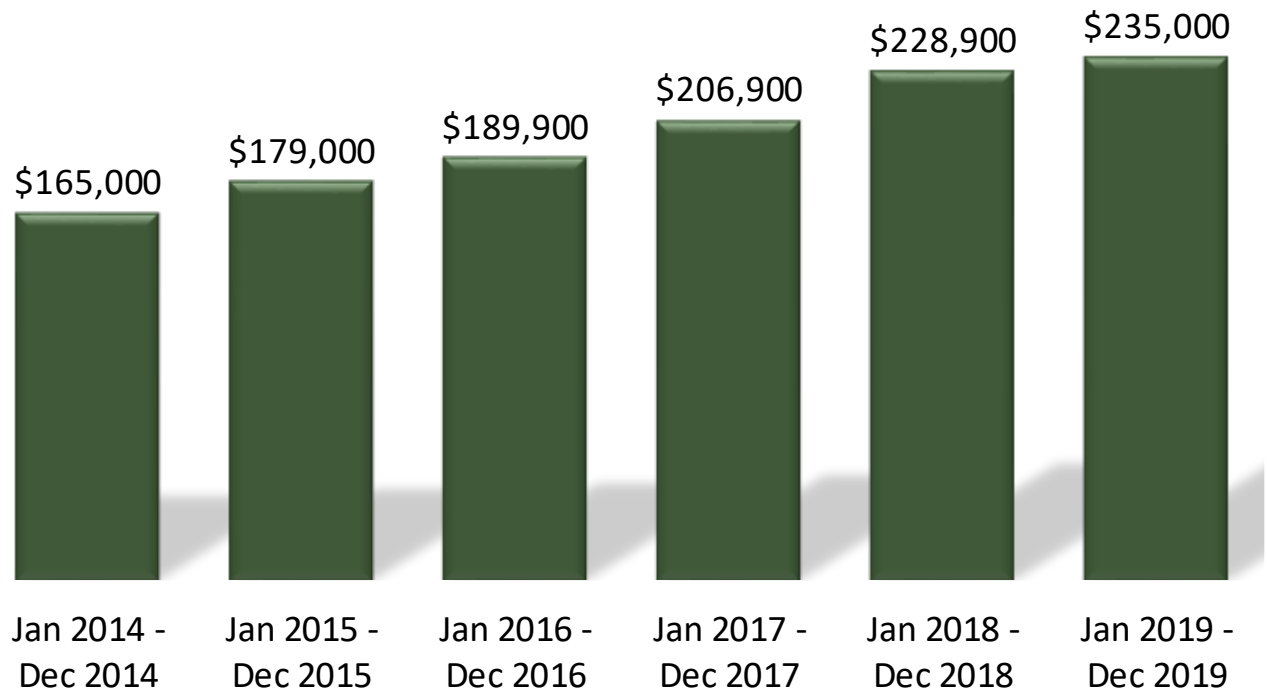
Highlights of the data include:

- 4th quarter sales volume decreased 3.4% from the 4th quarter of 2018.
- December sales volume was 9.9% lower than December 2018 levels.
- Pending sales at the beginning of January increased 4.6% over January 2019.
- There are 2.1 months of inventory currently on the market.
- There are 3.2 months of new construction inventory on the market.

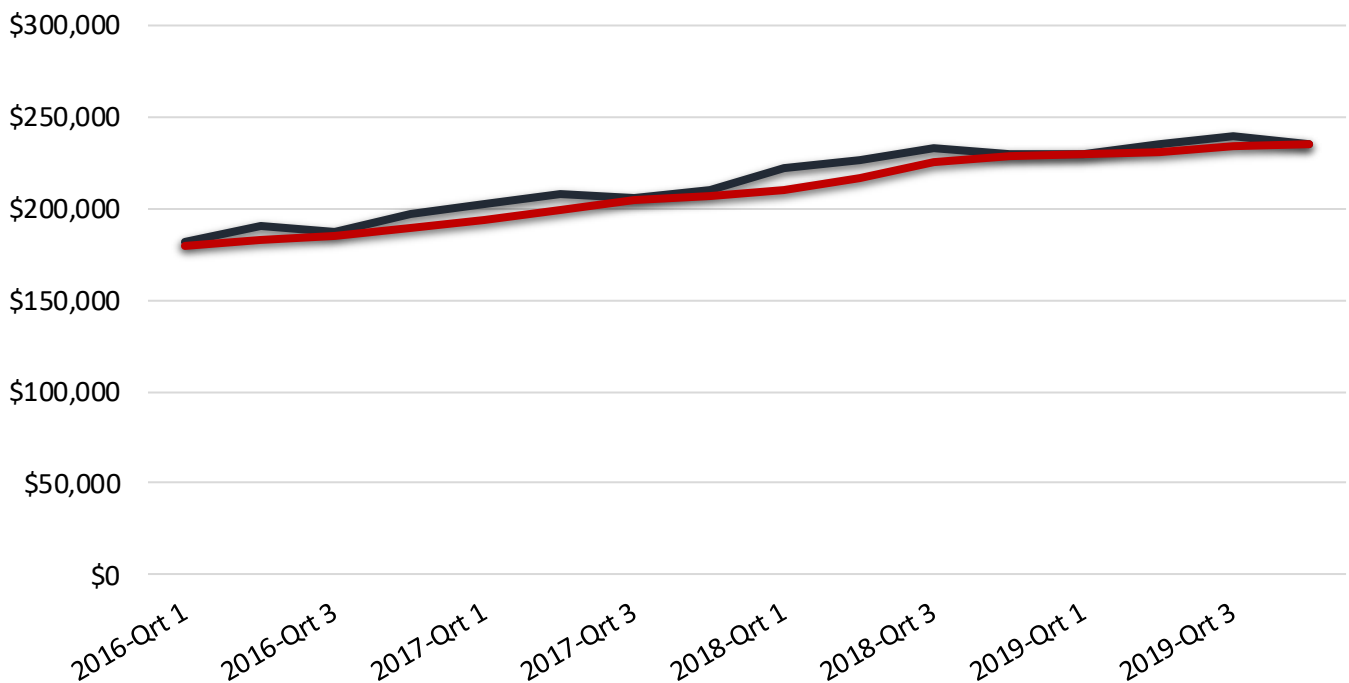
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jan 2014 - Dec 2014	2,762	10.6%	\$165,000	5.3%	55	1.9%
Jan 2015 - Dec 2015	3,132	13.4%	\$179,000	8.5%	42	-23.6%
Jan 2016 - Dec 2016	3,743	19.5%	\$189,900	6.1%	26	-38.1%
Jan 2017 - Dec 2017	4,195	12.1%	\$206,900	9.0%	17	-34.6%
Jan 2018 - Dec 2018	4,599	9.6%	\$228,900	10.6%	2	-88.2%
Jan 2019 - Dec 2019	5,023	9.2%	\$235,000	2.7%	2	0.0%
Current Active Listings:		892	Months of Inventory:		2.1	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 1	857	-17.2%	\$222,500	6.0%	\$210,000	1.5%	2	-87.5%
2018-Qrt 2	1,256	46.6%	\$226,850	2.0%	\$216,800	3.2%	2	0.0%
2018-Qrt 3	1,235	-1.7%	\$233,000	2.7%	\$224,900	3.7%	2	0.0%
2018-Qrt 4	1,251	1.3%	\$229,757	-1.4%	\$228,900	1.8%	2	0.0%
2019-Qrt 1	989	-20.9%	\$229,900	0.1%	\$229,900	0.4%	2	0.0%
2019-Qrt 2	1,437	45.3%	\$234,800	2.1%	\$231,362	0.6%	2	0.0%
2019-Qrt 3	1,388	-3.4%	\$240,000	2.2%	\$234,000	1.1%	3	50.0%
2019-Qrt 4	1,209	-12.9%	\$235,000	-2.1%	\$235,000	0.4%	2	-33.3%

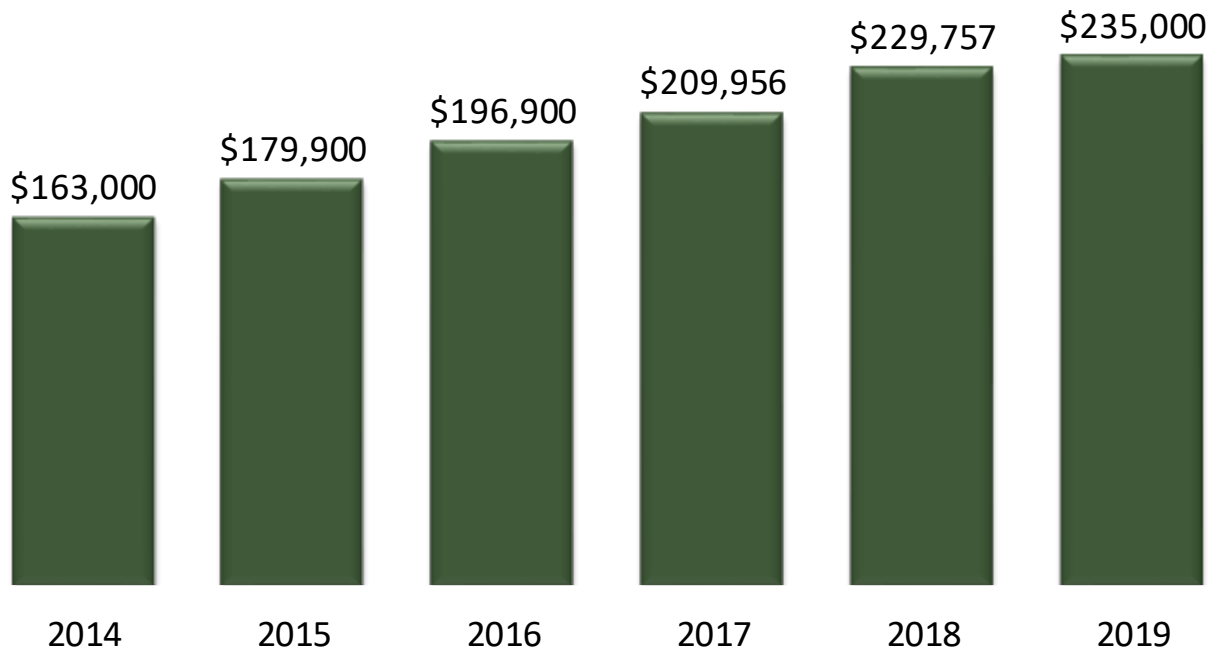
Annual Median Sales Price



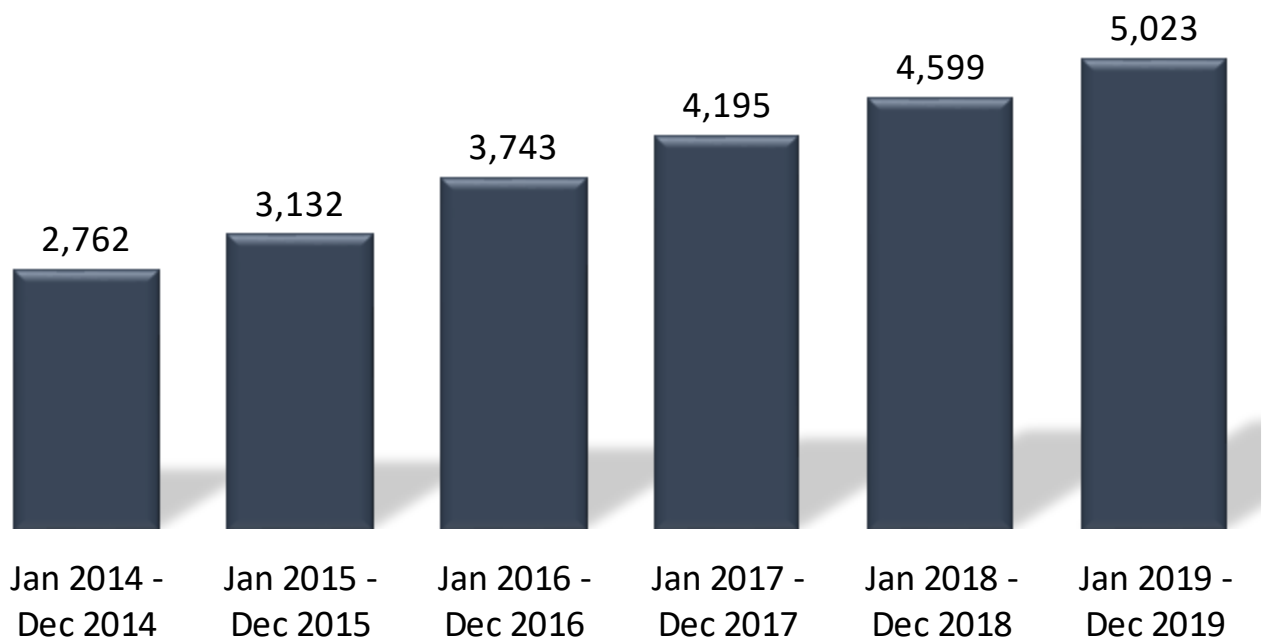
Median Sales Price by Quarter



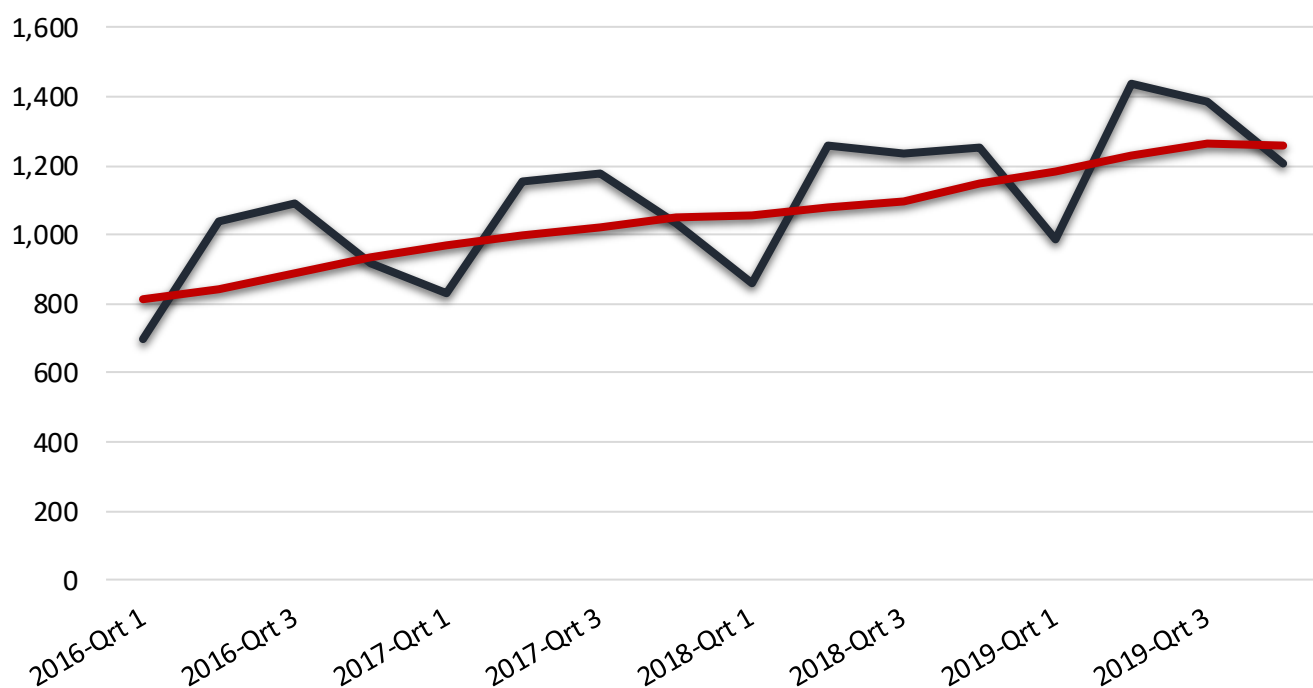
4th Qtr Year over Year Median Sales Price



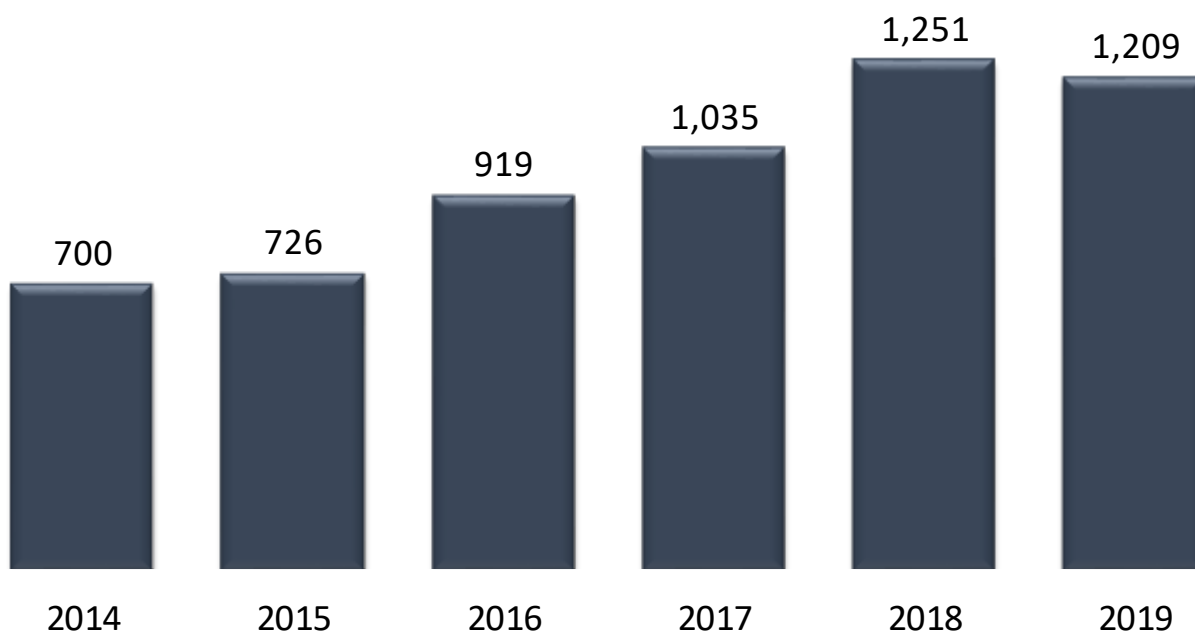
Annual Sales Volume



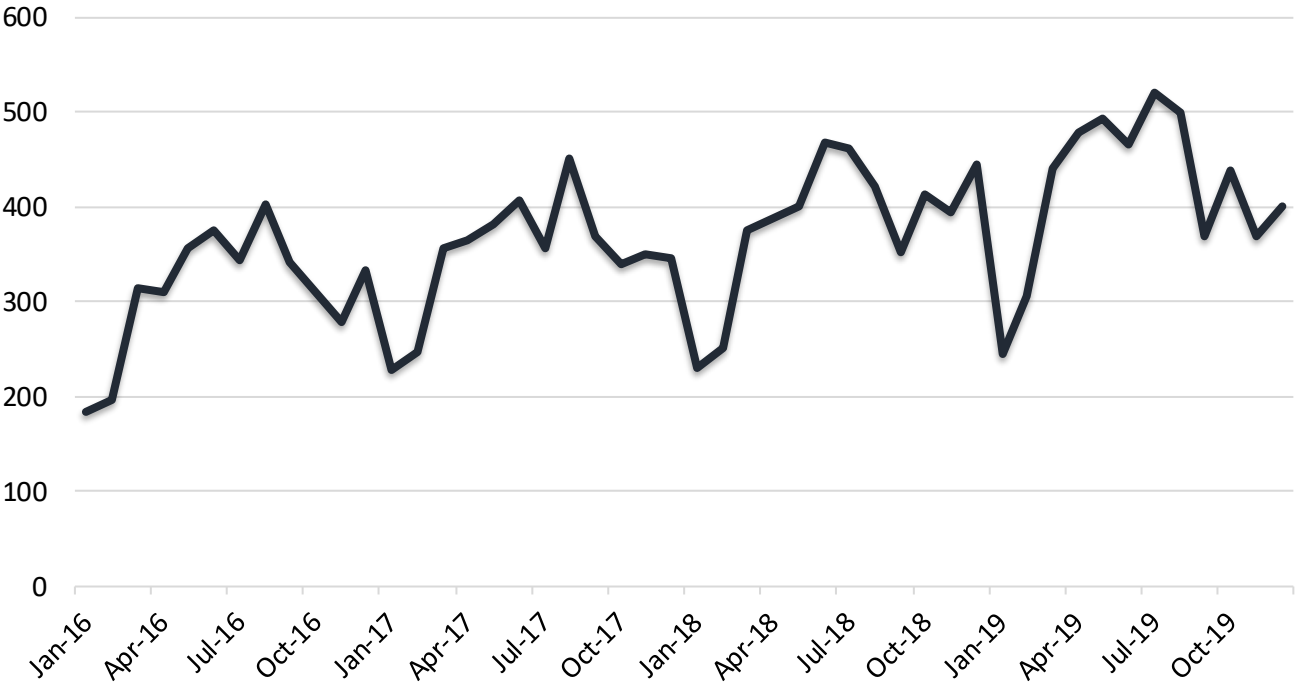
Sales Volume by Quarter



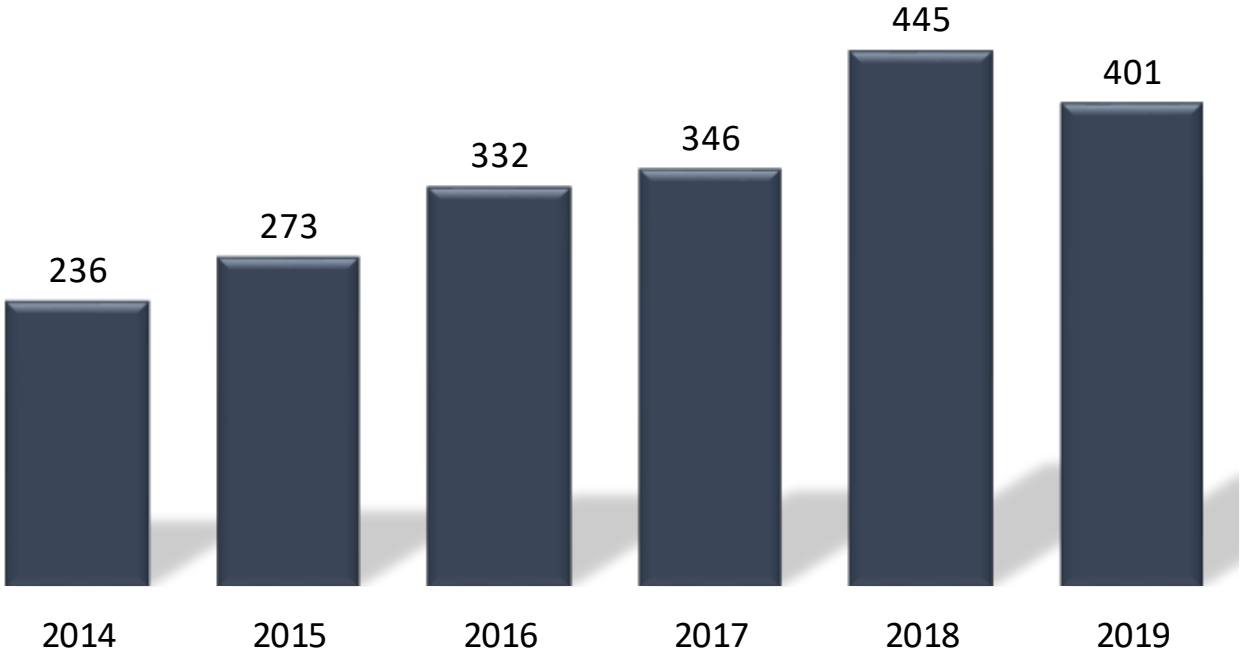
4th Qtr Year over Year Sales Volume



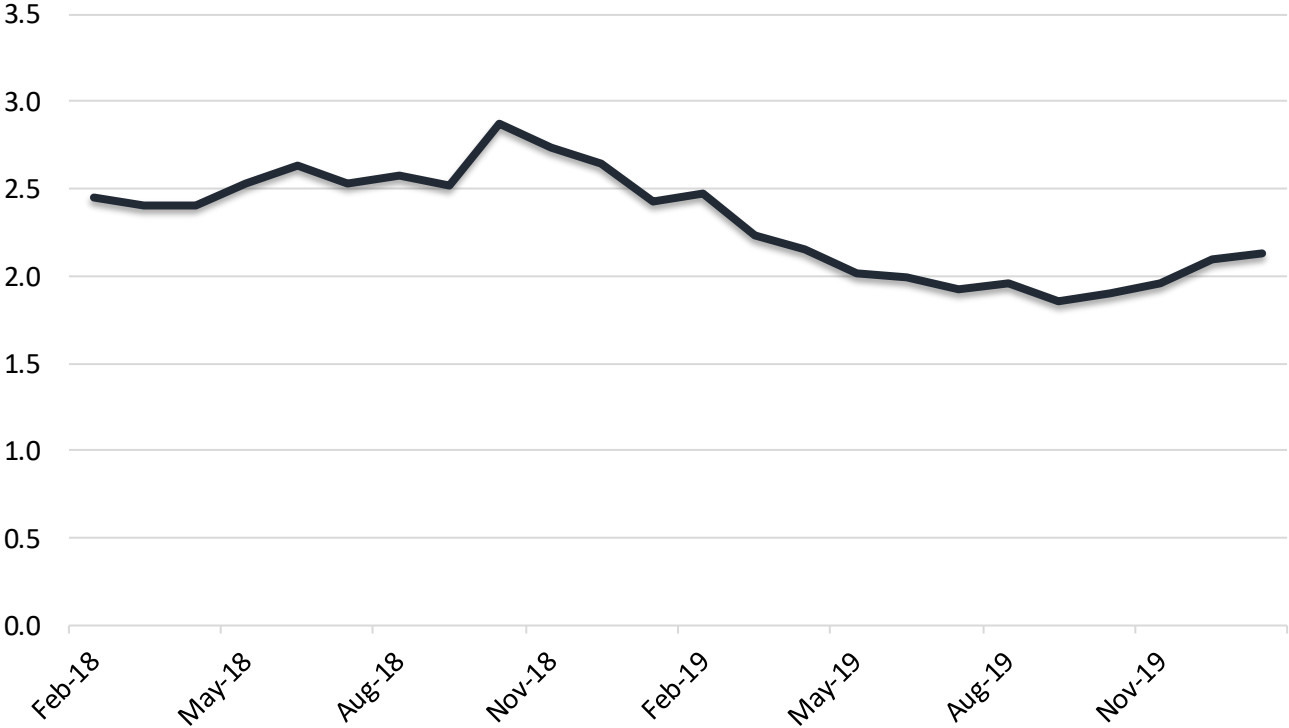
Monthly Sales Volume



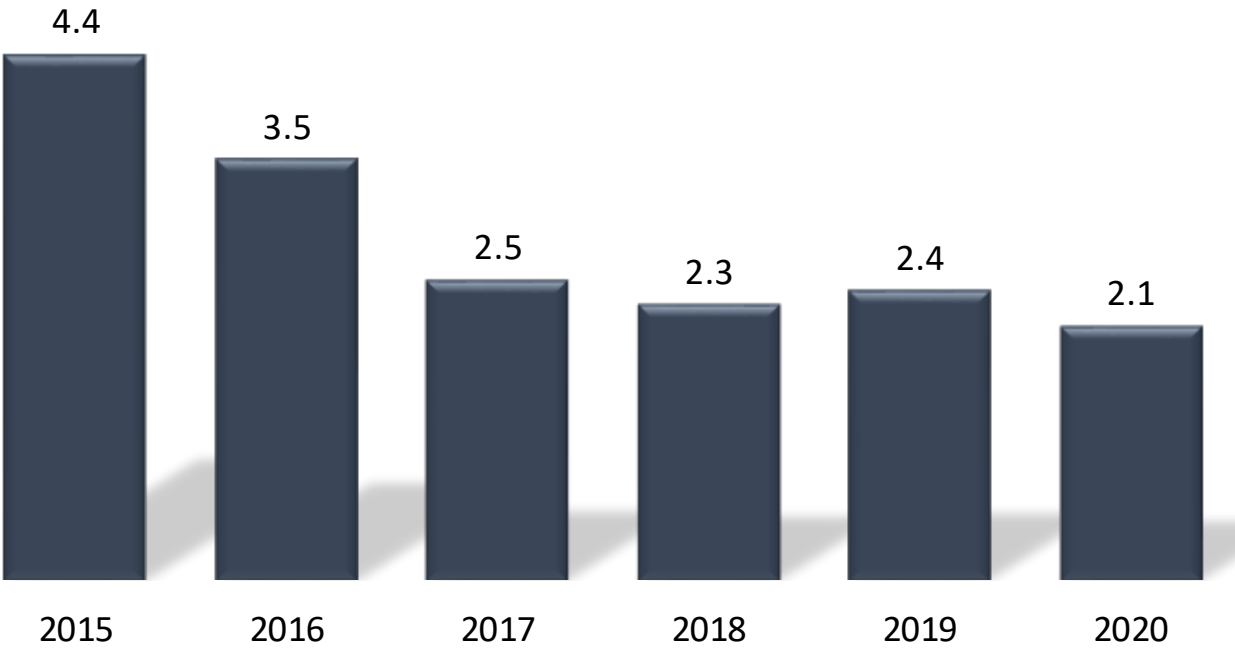
December Year over Year Sales Volume



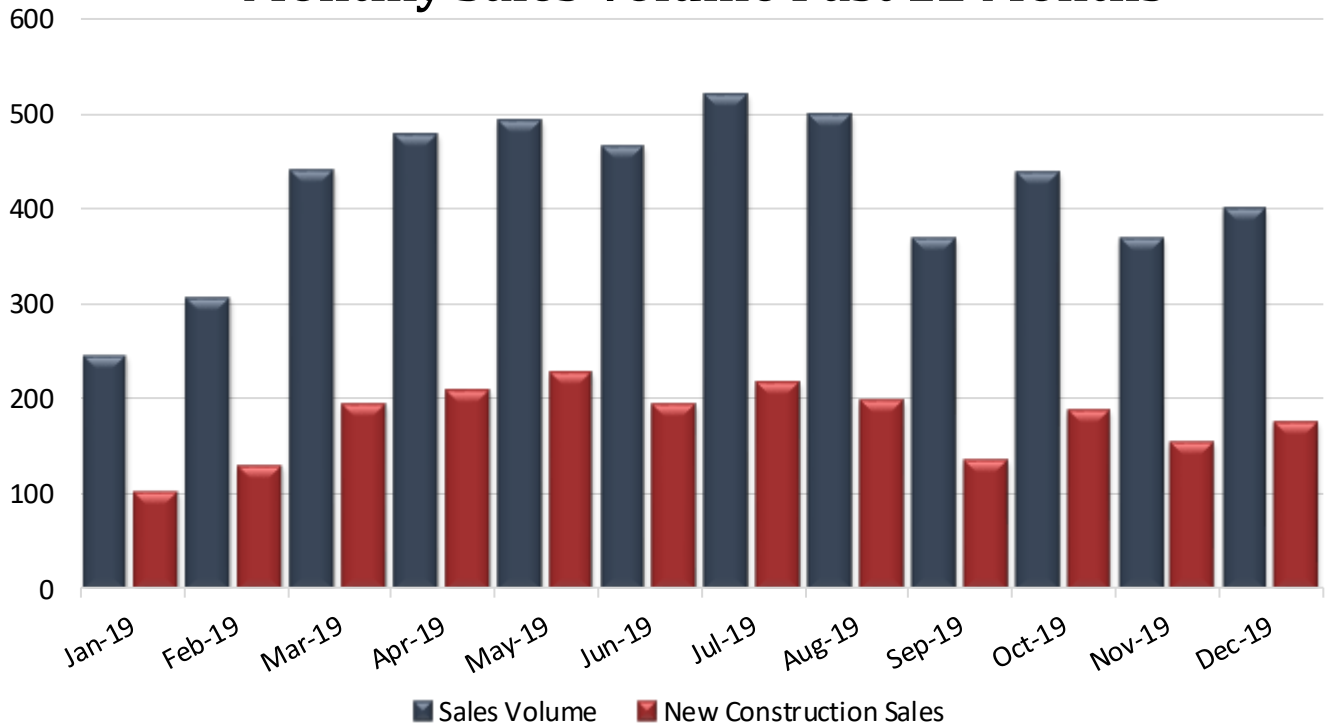
Monthly Inventory Levels



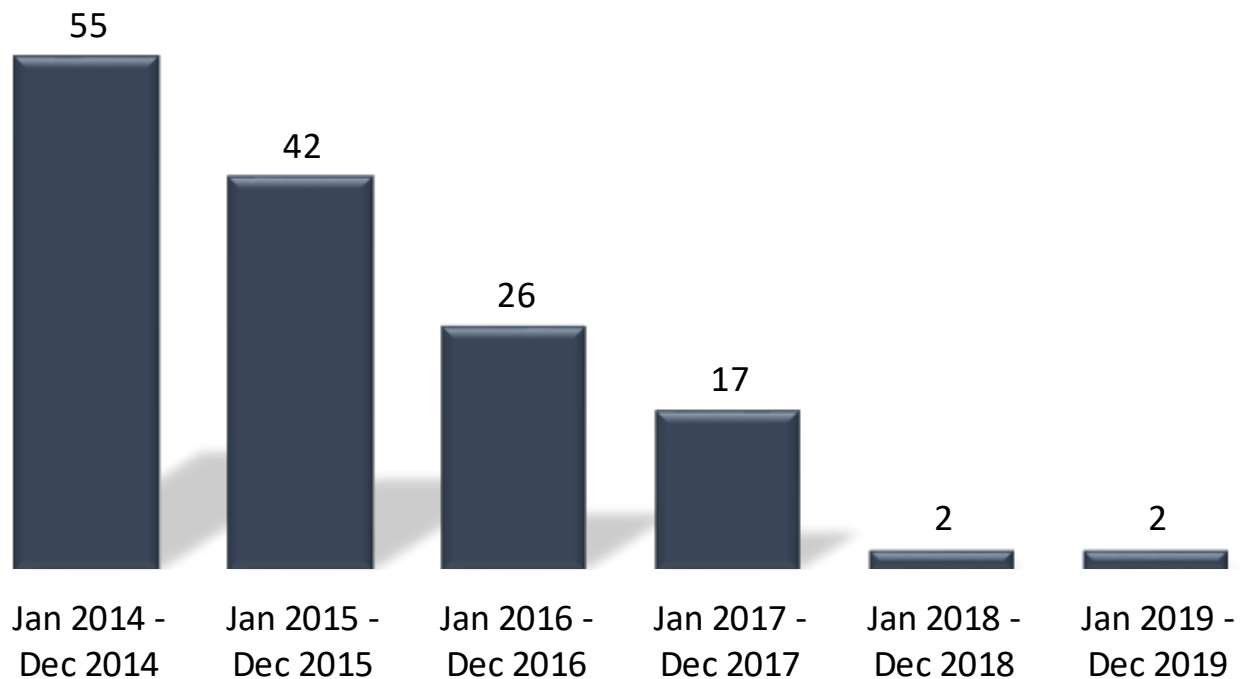
January Year over Year Inventory



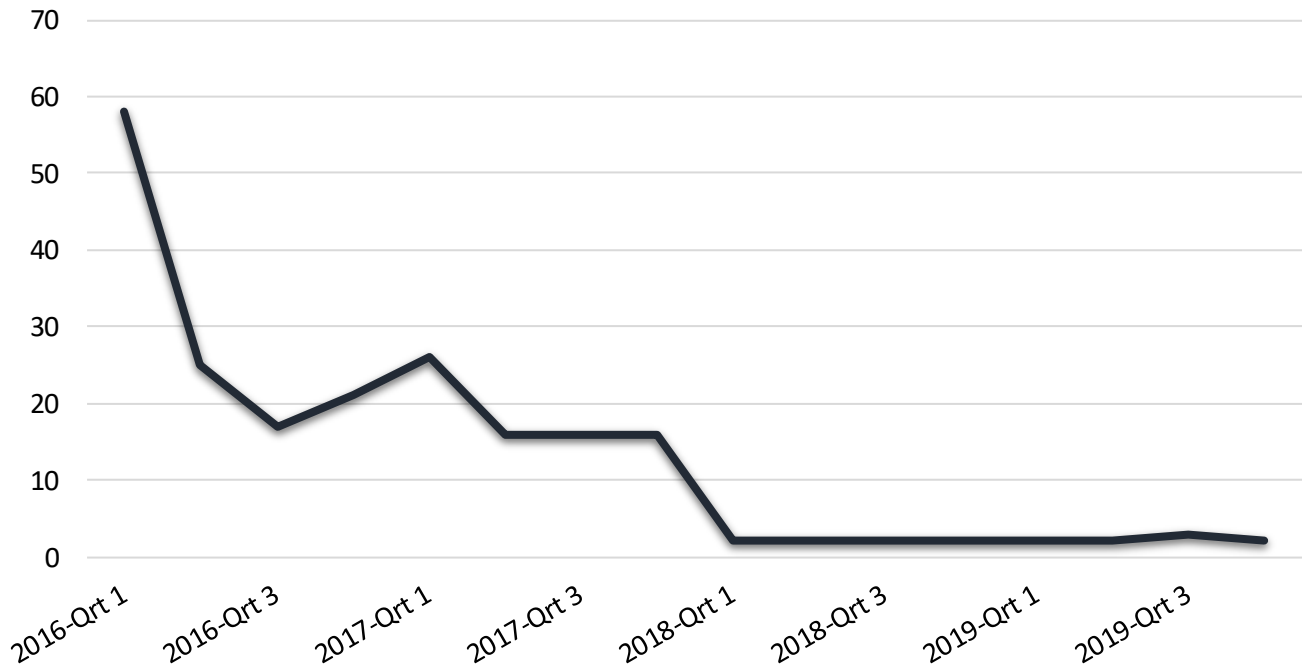
Monthly Sales Volume Past 12 Months



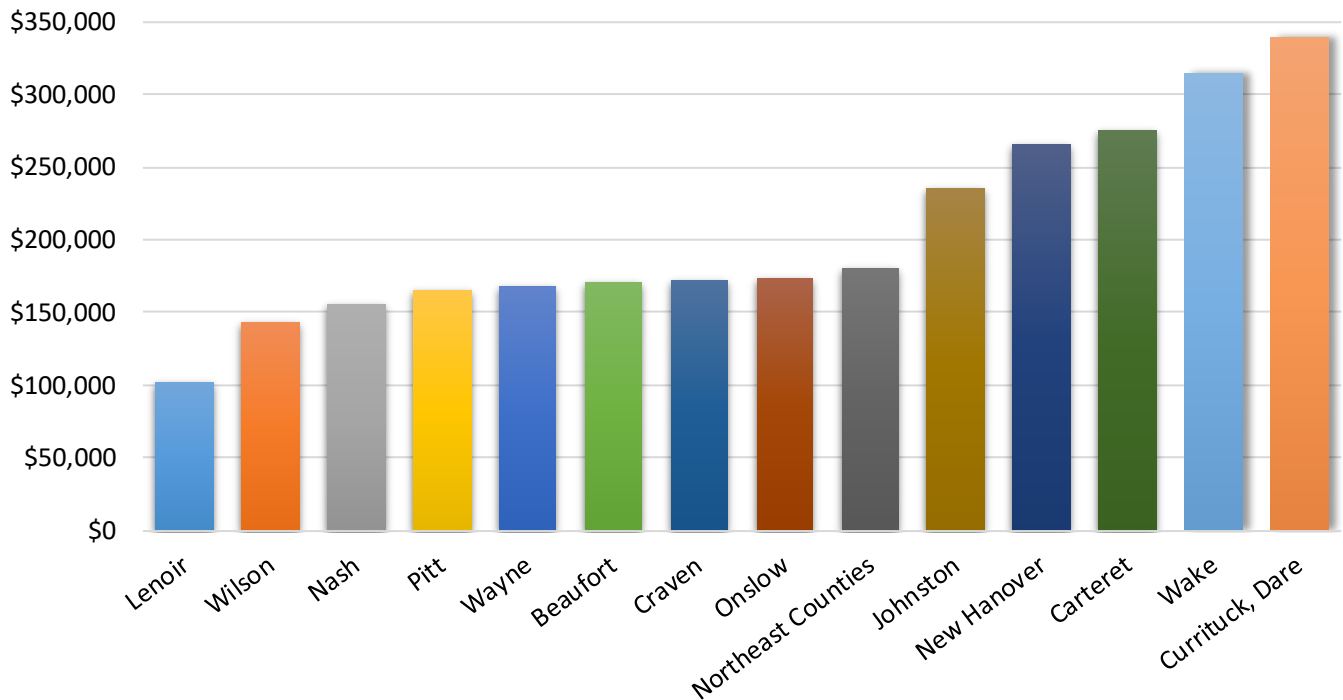
Annual Median Days on the Market



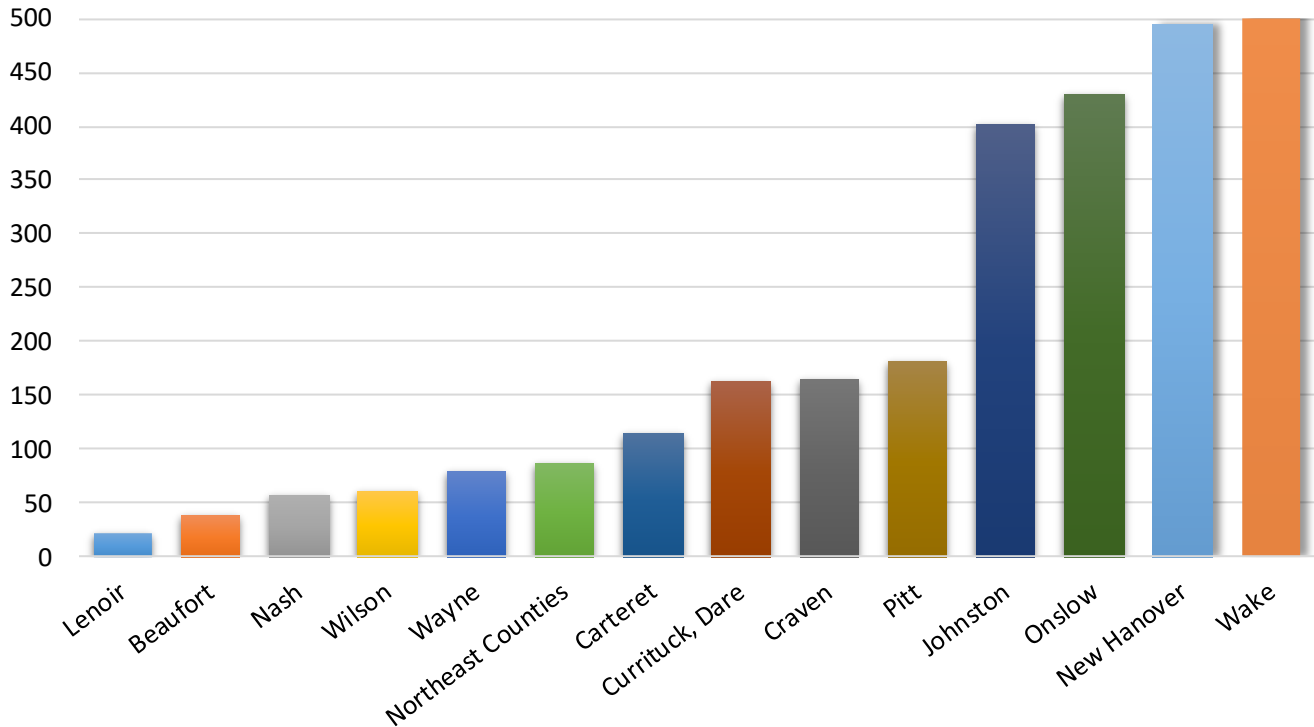
Median Days on Market by Quarter



Current Year Median Sales Price by County

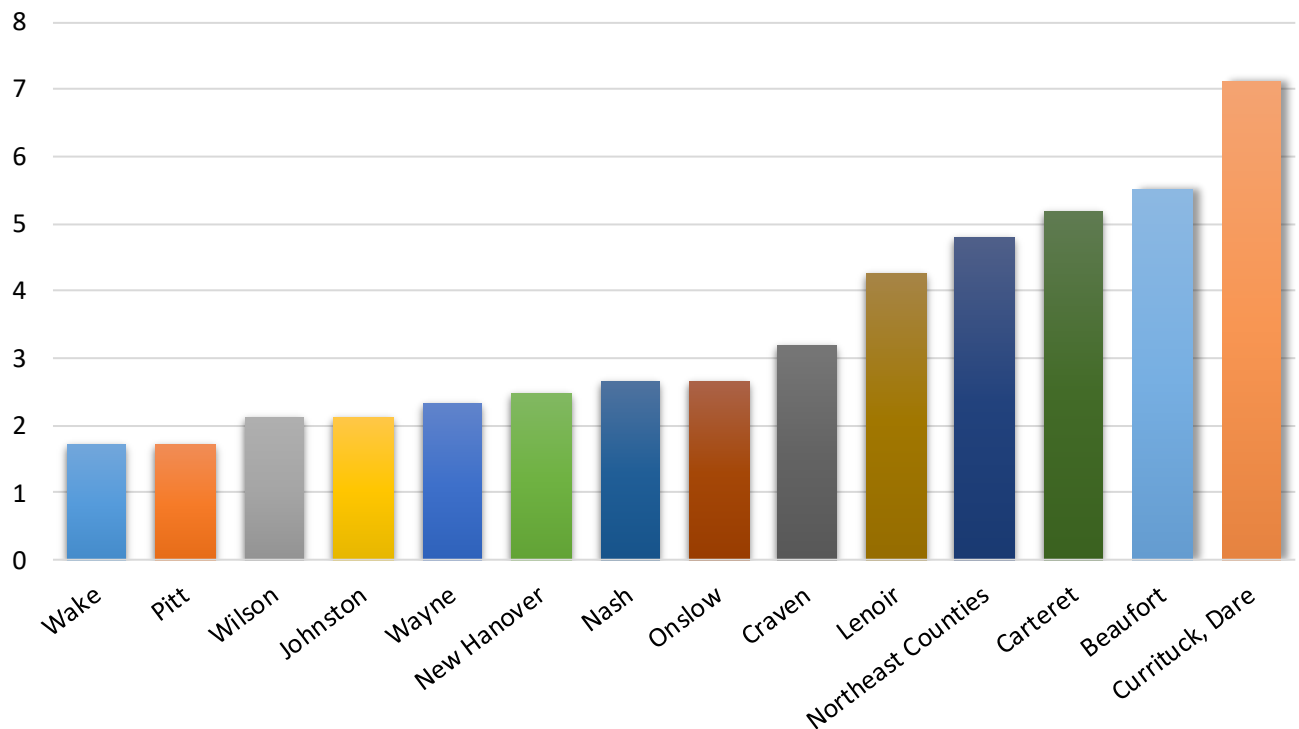


Current Month Sales Volume by County



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

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

