

# THE SHACKELFORD REPORT MAY 2021

Residential Real Estate Market Trends – Dare and Currituck Counties – May 2021



Produced by:

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# Quarterly Market Report

## Dare and Currituck Counties Market Summary

Data from this report is taken directly from the Outer Banks MLS and includes single-family sales throughout Dare and Currituck Counties.

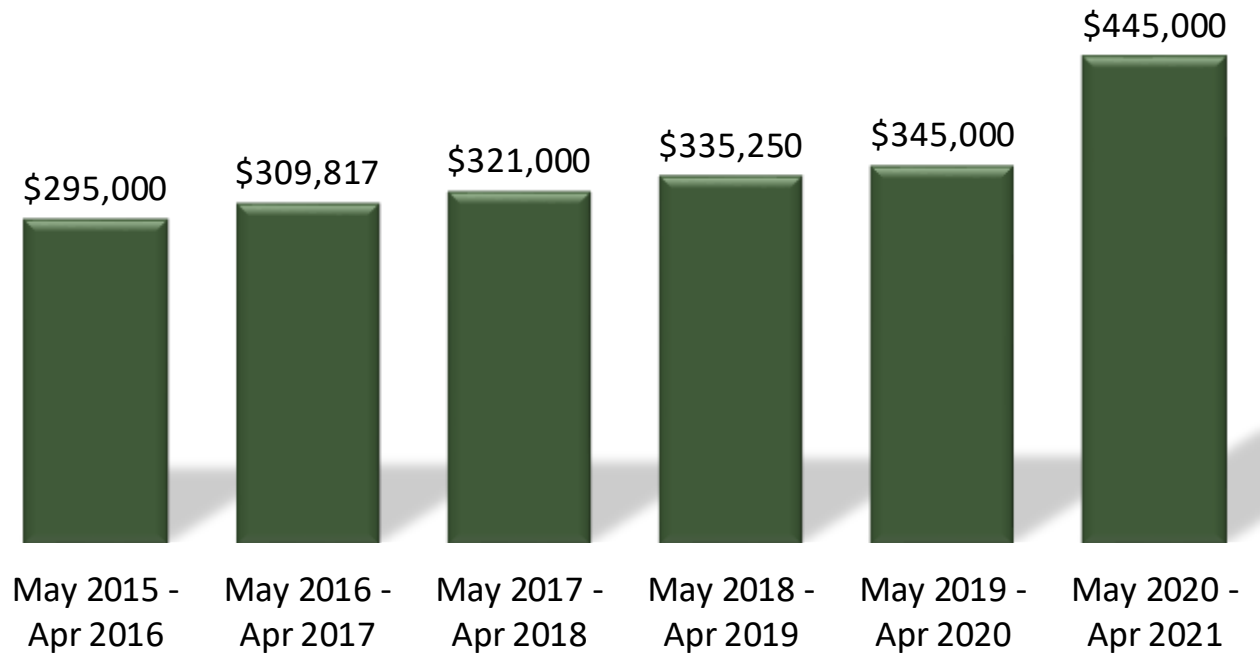
Highlights of the data include:

- 1<sup>st</sup> quarter sales volume increased 80.0% from the 1<sup>st</sup> quarter of 2020.
- April sales volume was 114.8% higher than April 2020 levels.
- Pending sales at the beginning of May increased 115.3% from May 2020.
- There are 1.1 months of inventory currently on the market.

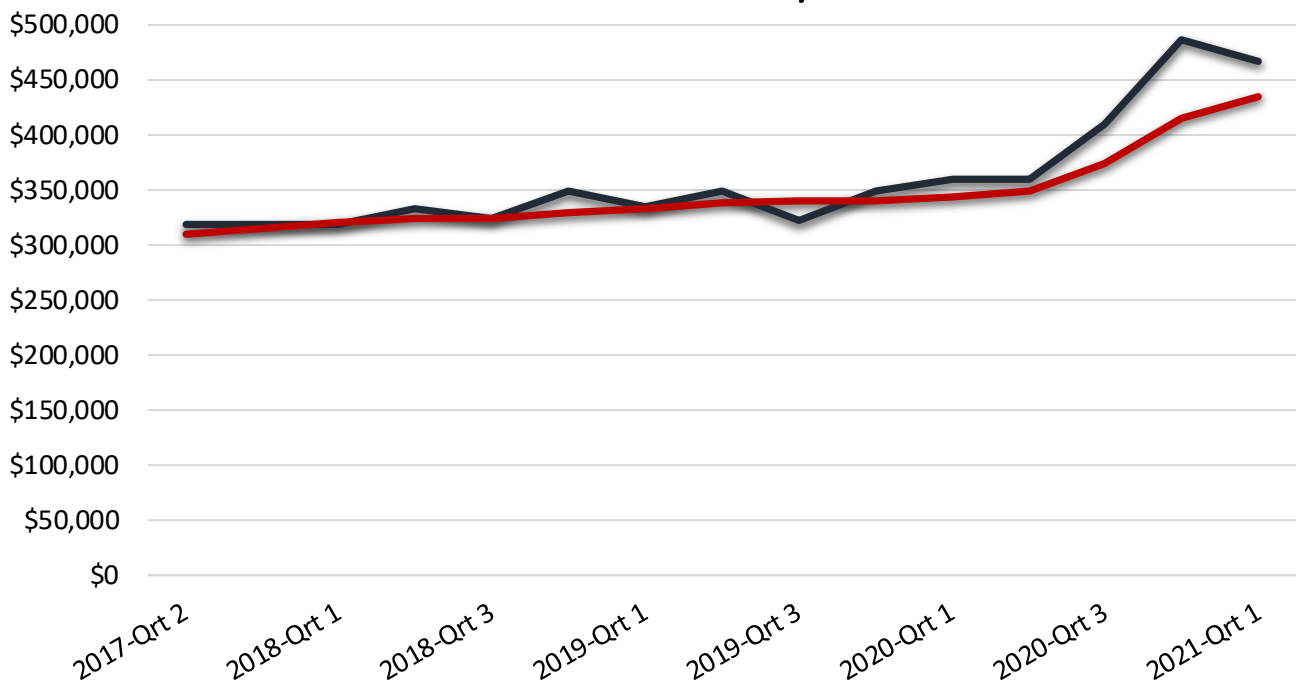
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
May 2015 - Apr 2016	1,656	10.6%	\$295,000	0.7%	144	-3.4%
May 2016 - Apr 2017	1,782	7.6%	\$309,817	5.0%	135	-6.3%
May 2017 - Apr 2018	1,803	1.2%	\$321,000	3.6%	69	-48.9%
May 2018 - Apr 2019	1,819	0.9%	\$335,250	4.4%	68	-1.4%
May 2019 - Apr 2020	1,963	7.9%	\$345,000	2.9%	64	-5.9%
May 2020 - Apr 2021	3,313	68.8%	\$445,000	29.0%	31	-51.6%
Current Active Listings:		291	Months of Inventory:		1.1	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 2	526	38.8%	\$348,750	4.1%	\$339,650	2.0%	61	-16.4%
2019-Qrt 3	496	-5.7%	\$322,450	-7.5%	\$340,000	0.1%	70	14.8%
2019-Qrt 4	529	6.7%	\$350,000	8.5%	\$340,000	0.0%	72	2.9%
2020-Qrt 1	441	-16.6%	\$359,900	2.8%	\$345,000	1.5%	65	-9.7%
2020-Qrt 2	453	2.7%	\$360,000	0.0%	\$348,750	1.1%	53	-18.5%
2020-Qrt 3	975	115.2%	\$410,000	13.9%	\$375,000	7.5%	53	0.0%
2020-Qrt 4	928	-4.8%	\$486,275	18.6%	\$415,000	10.7%	24	-54.7%
2021-Qrt 1	794	-14.4%	\$467,500	-3.9%	\$435,000	4.8%	21	-12.5%

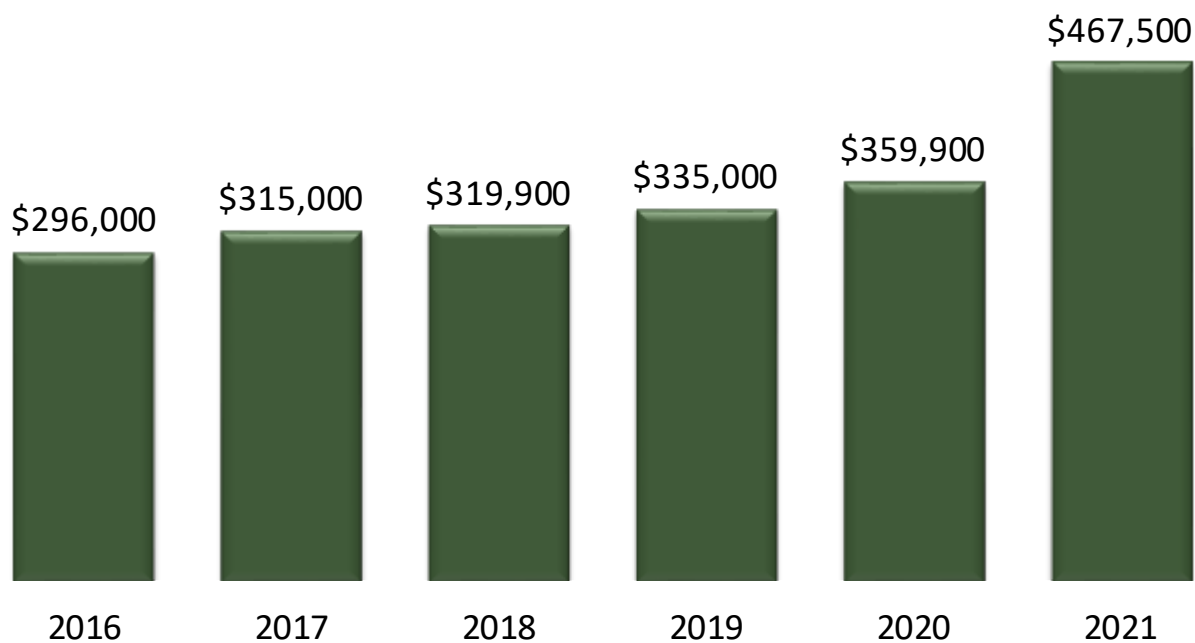
## Annual Median Sales Price



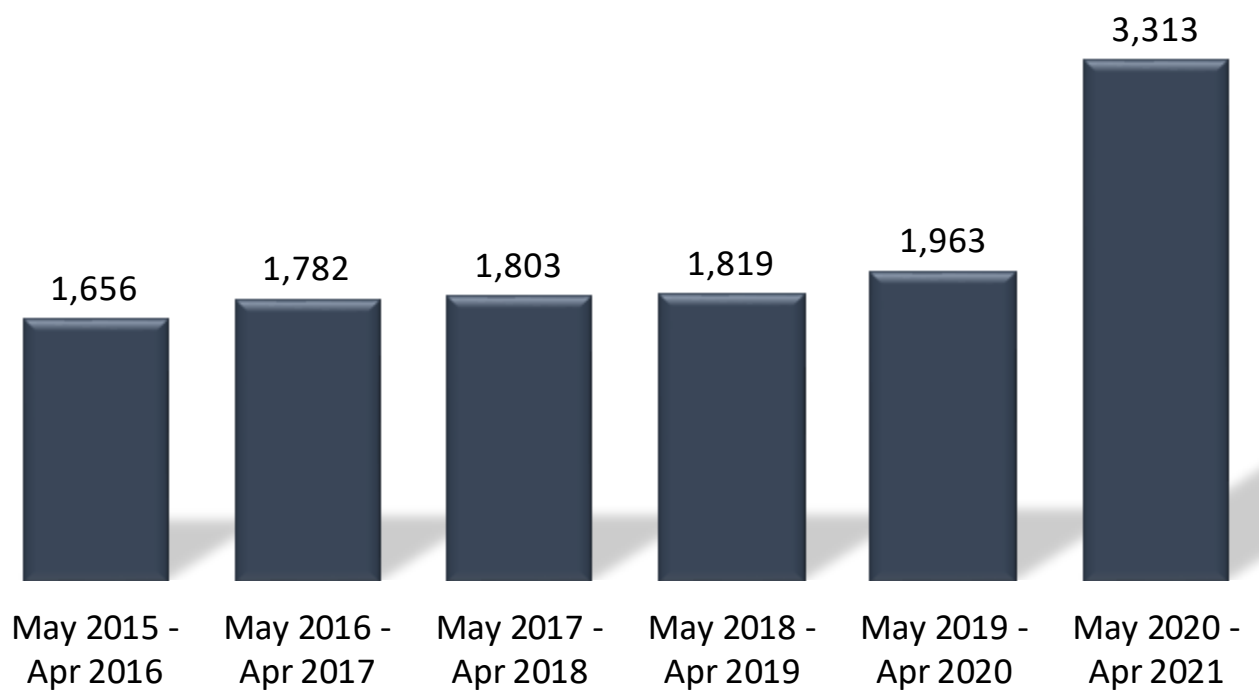
## Median Sales Price by Quarter



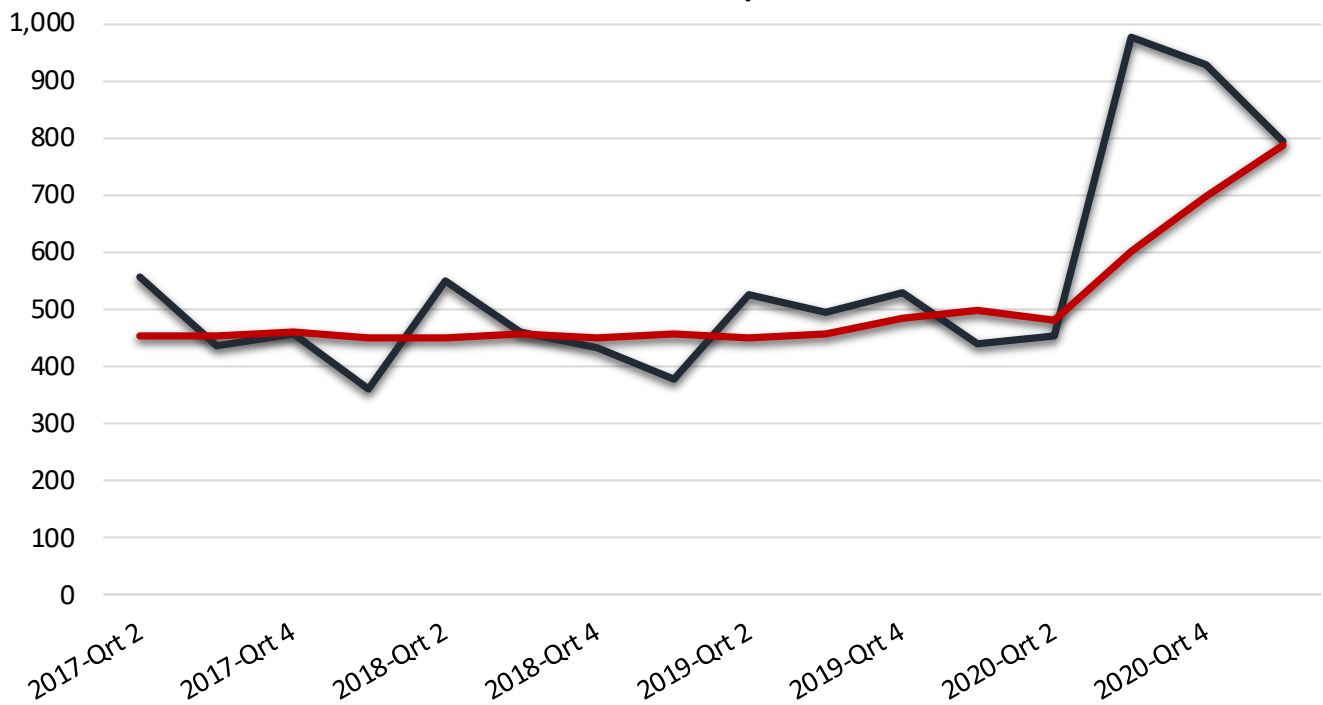
## 1st Qtr Year over Year Median Sales Price



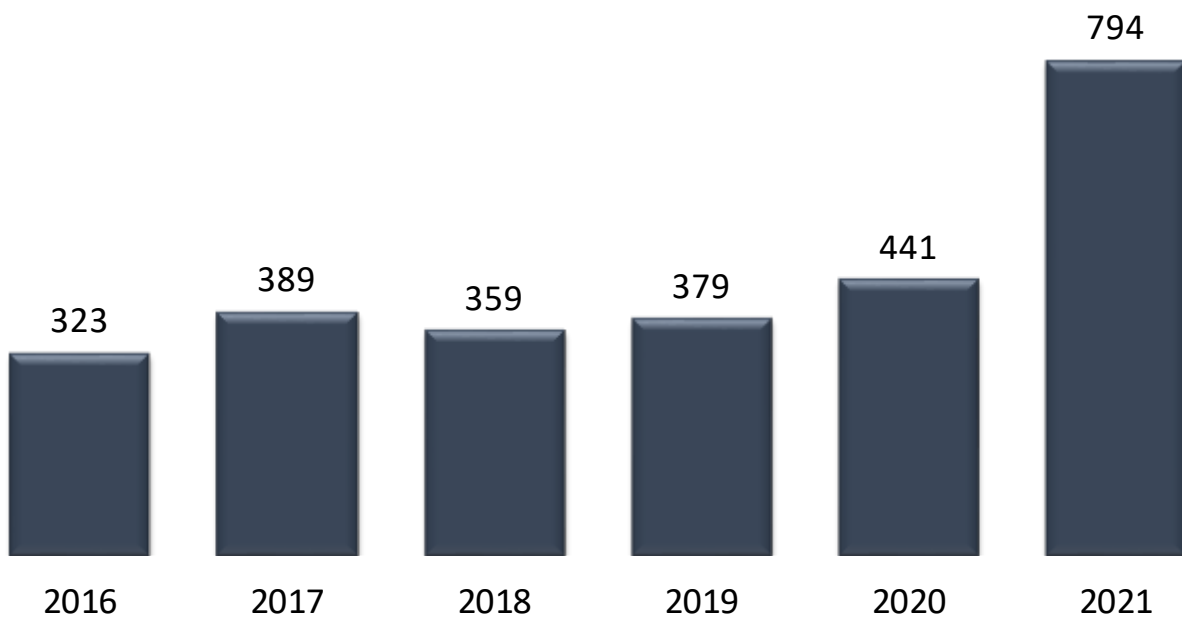
## Annual Sales Volume



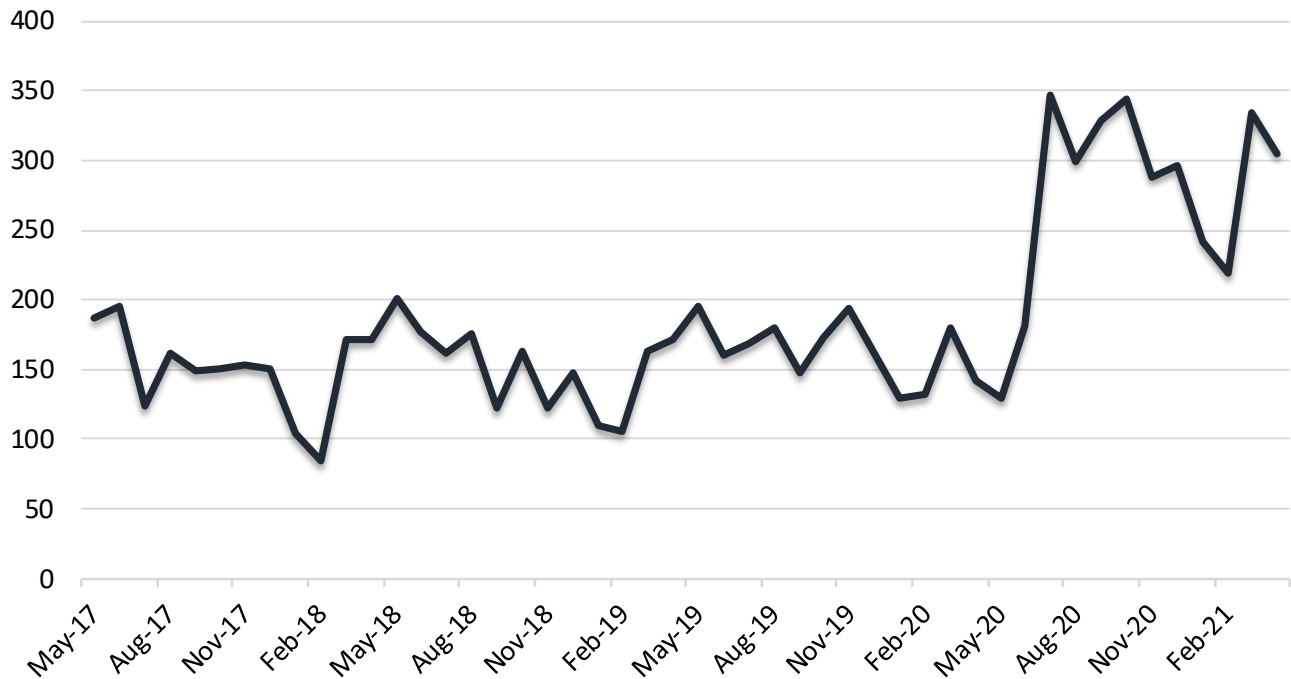
## Sales Volume by Quarter



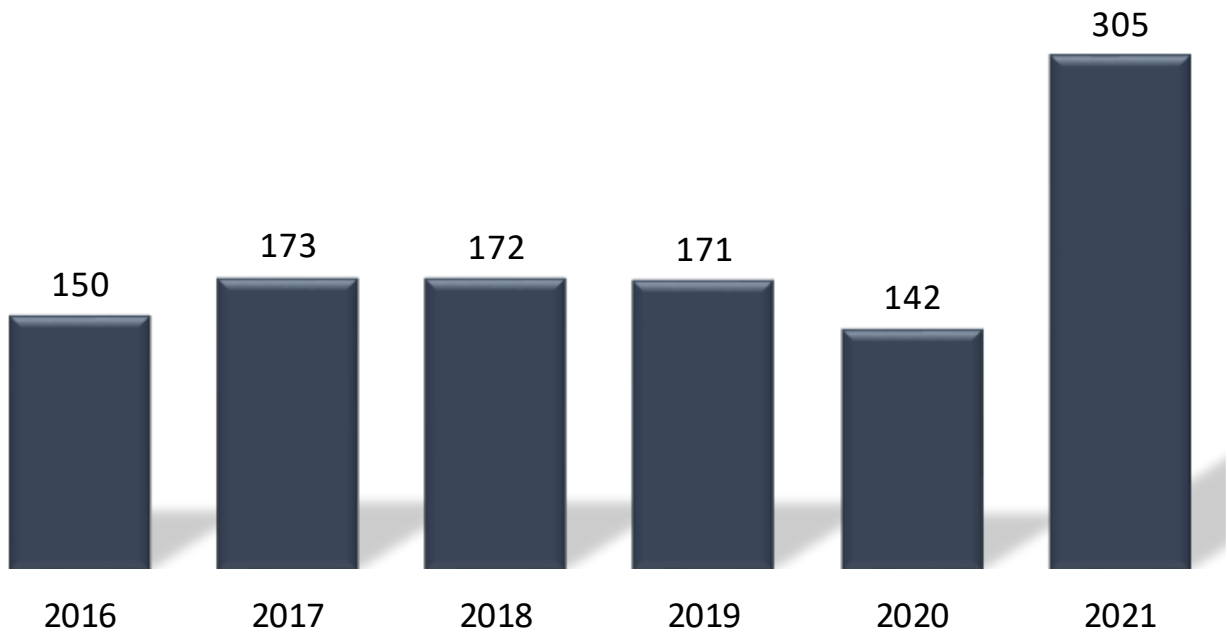
## 1st Qtr Year over Year Sales Volume



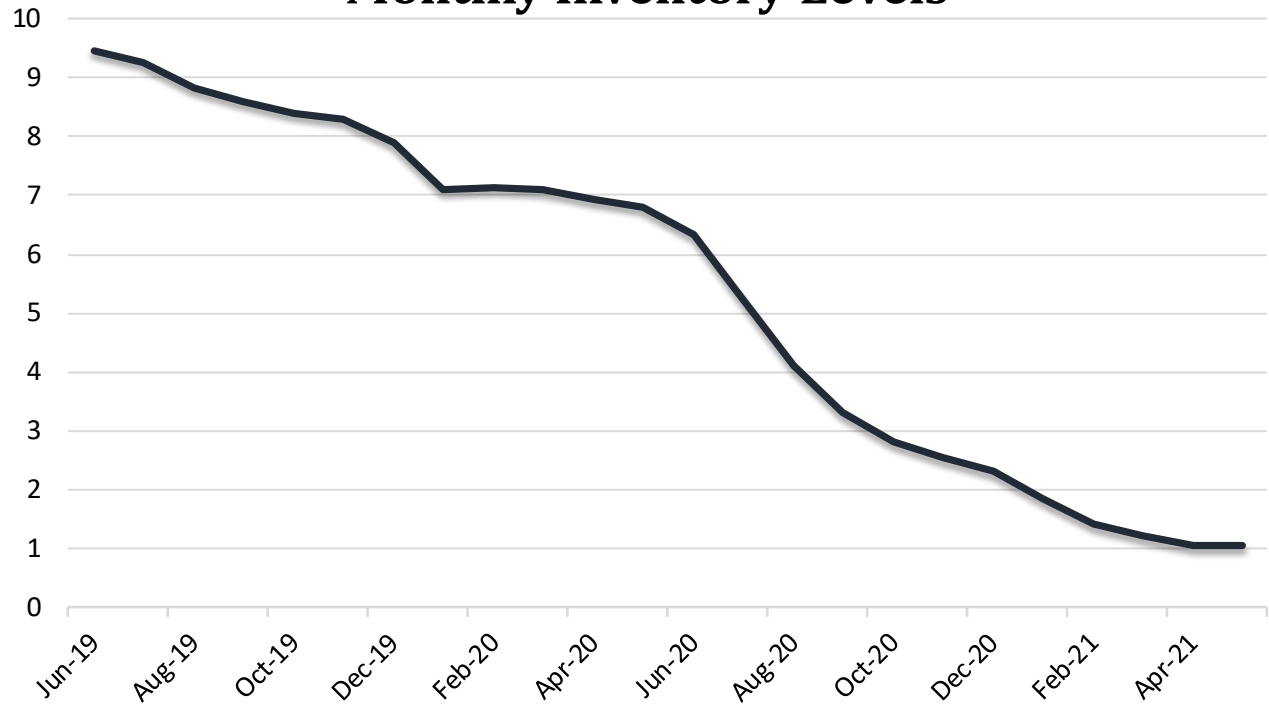
## Monthly Sales Volume



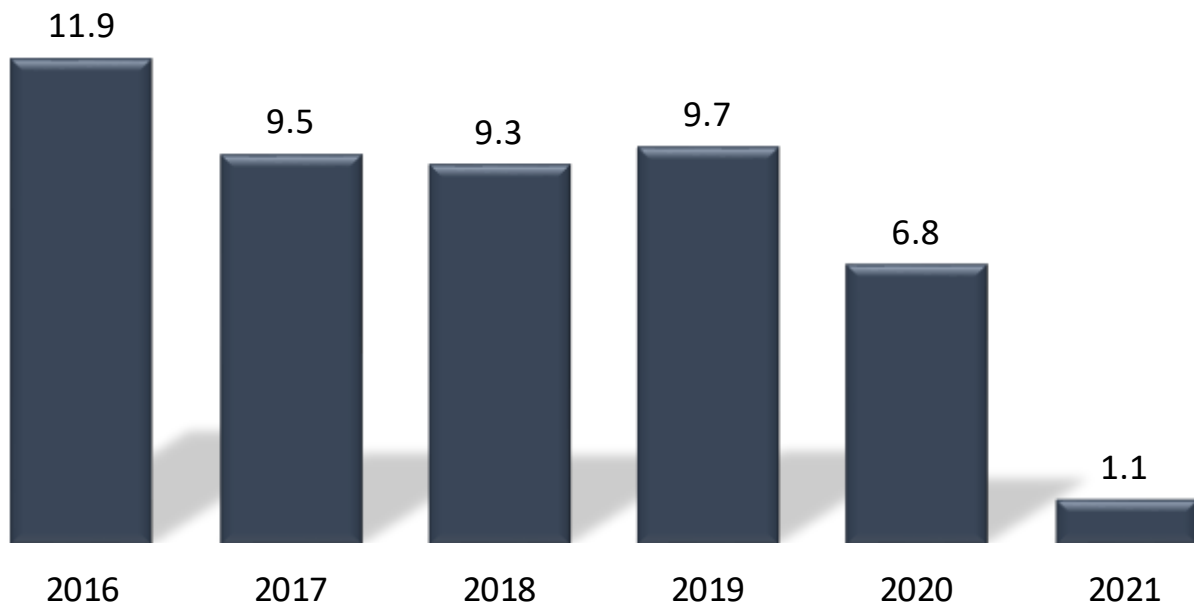
## April Year over Year Sales Volume



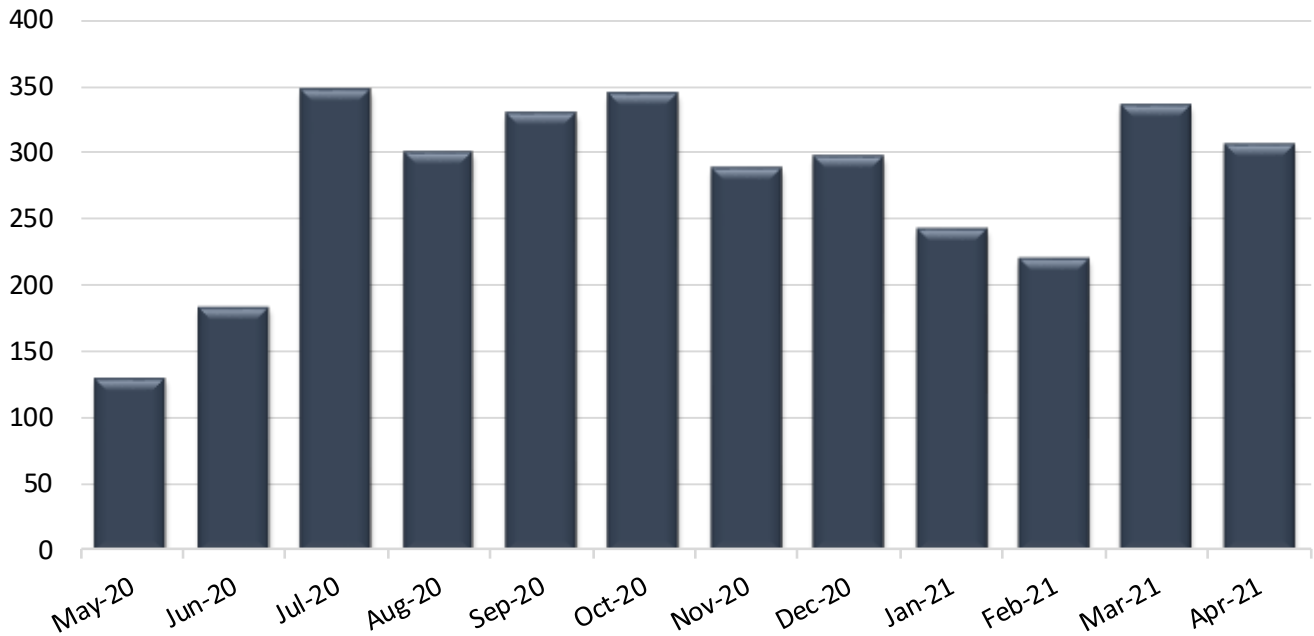
## Monthly Inventory Levels



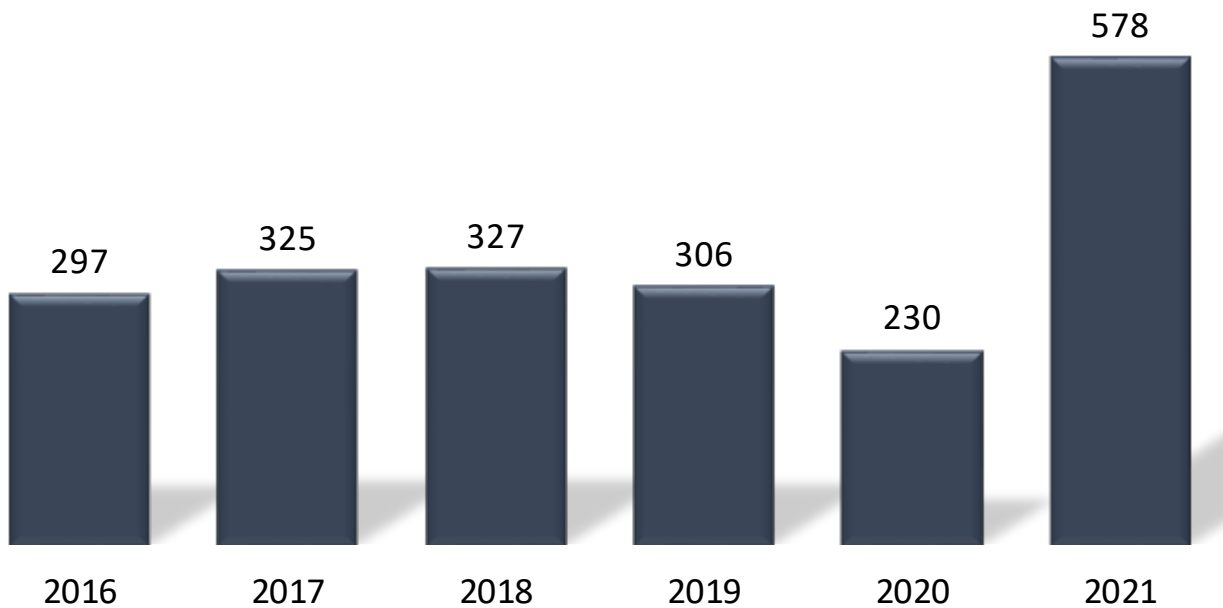
## May Year over Year Inventory



## Monthly Sales Volume Past 12 Months

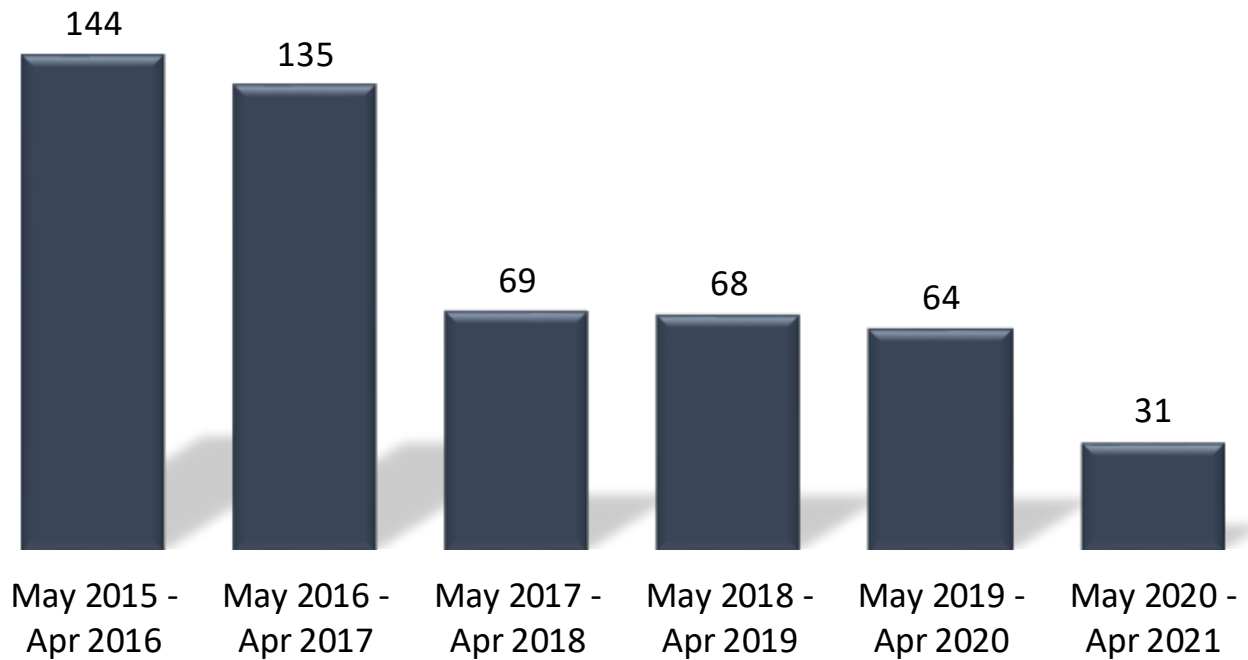


## May Year over Year Pending Sales

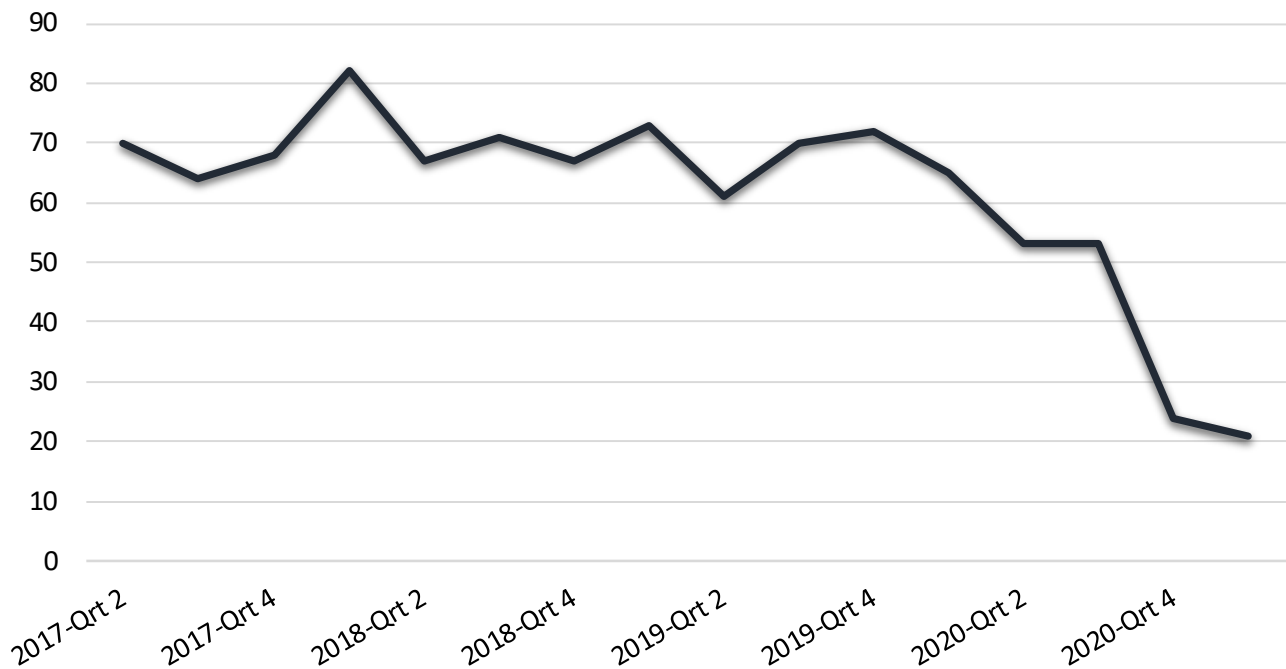




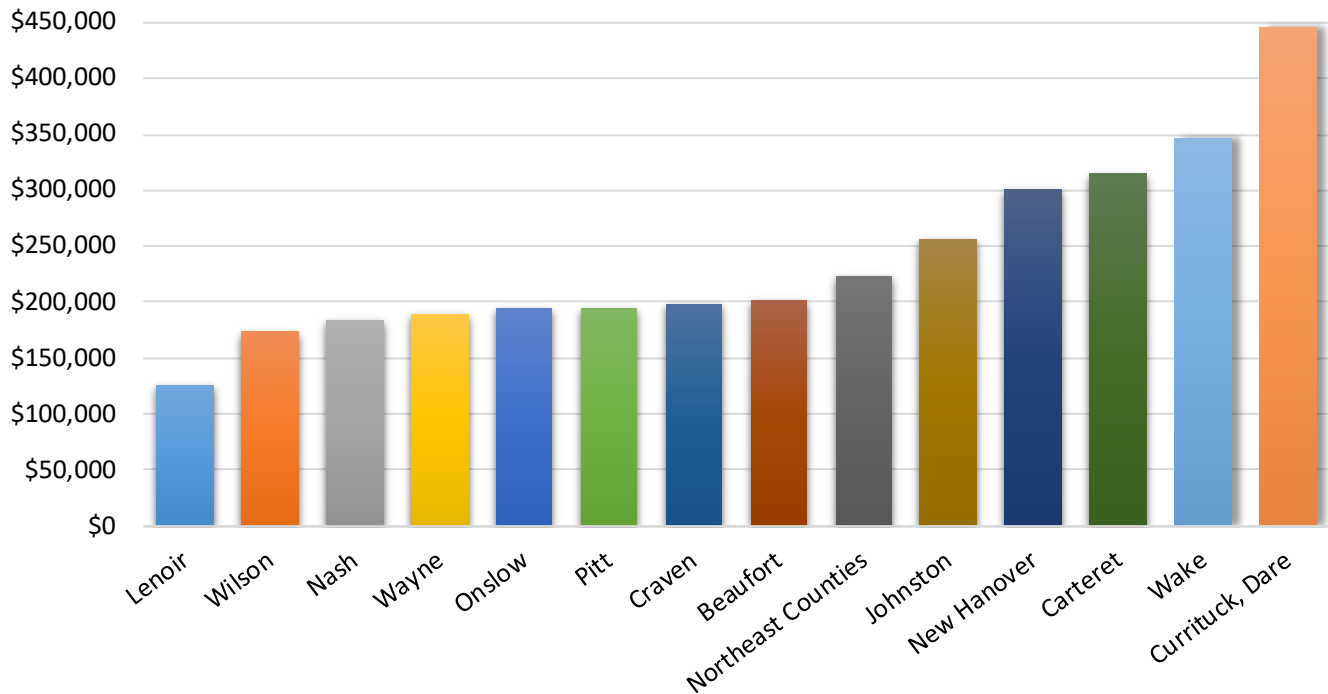
## Annual Median Days on the Market



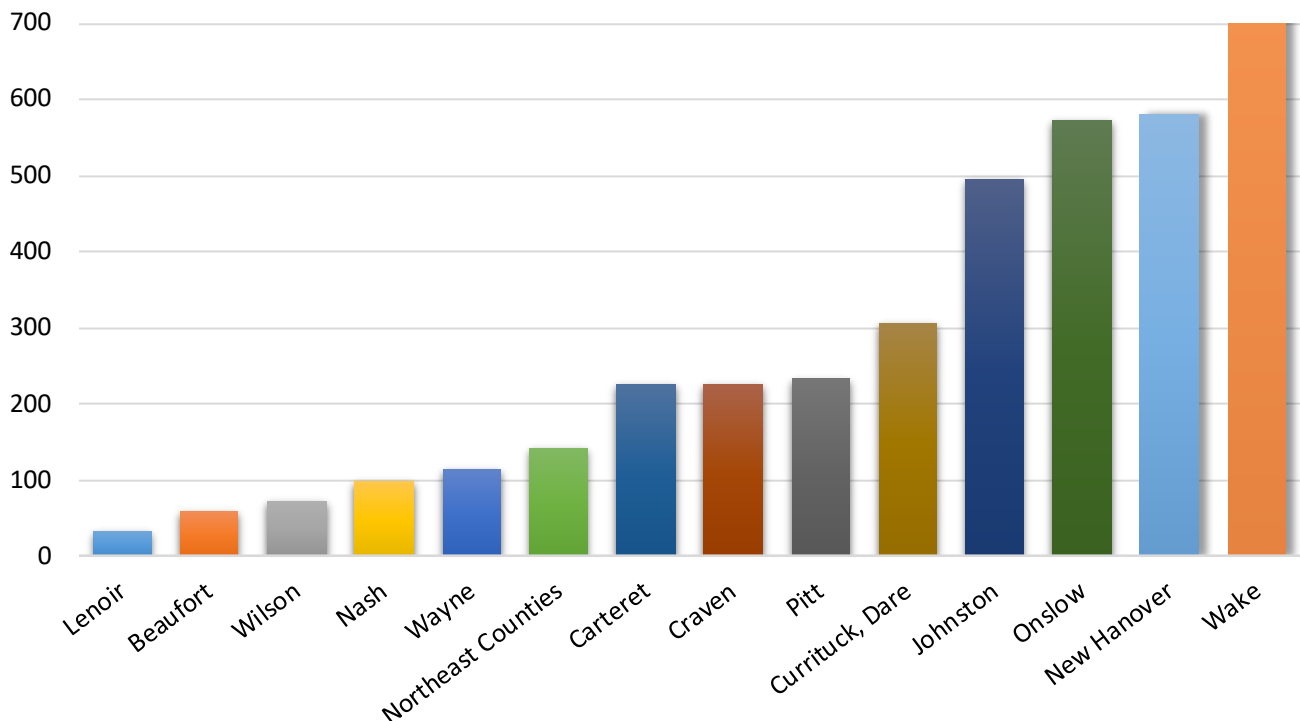
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

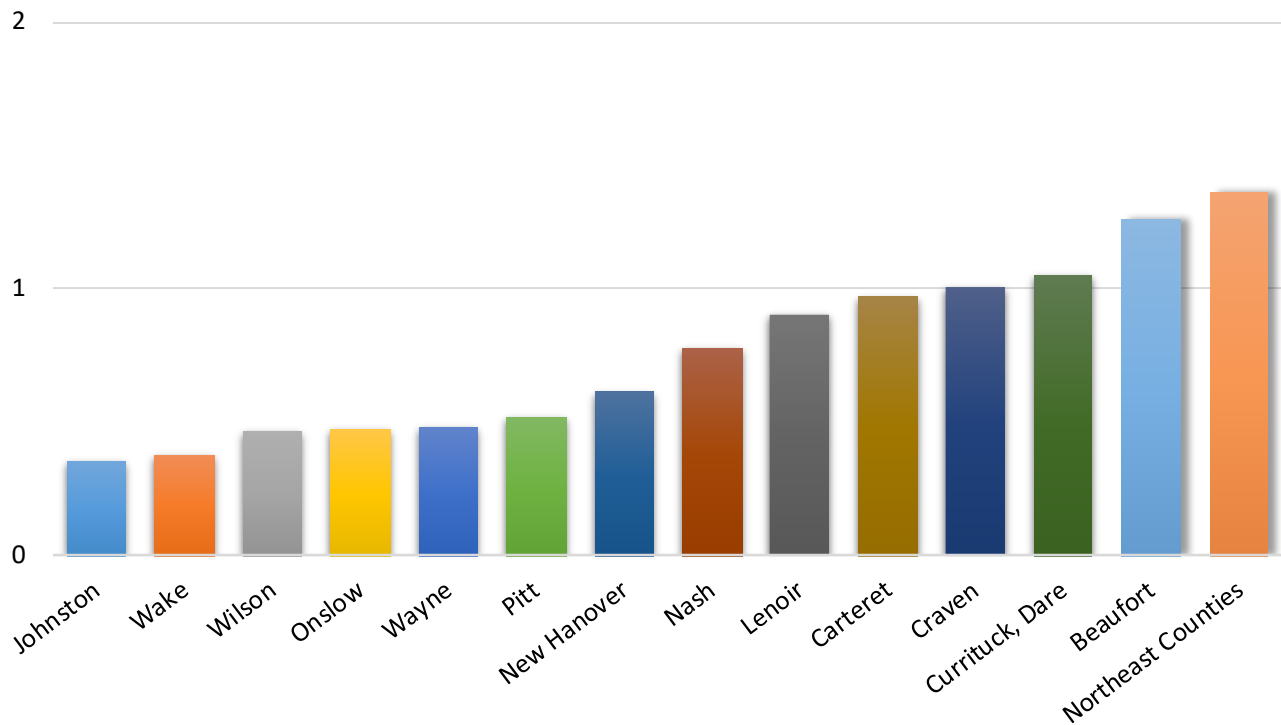


## Current Month Sales Volume by County



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

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)

