

# THE SHACKELFORD REPORT

SEP

2019

Residential Real Estate Market Trends – Wake County – September 2019



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.

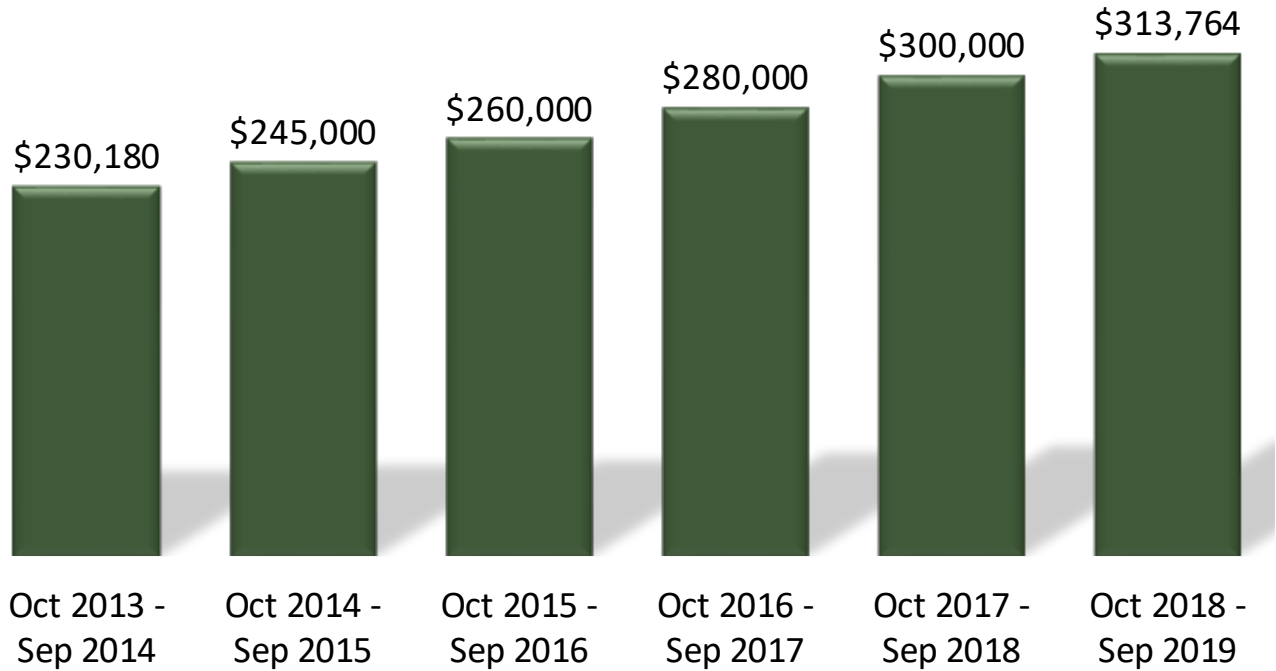
Highlights of the data include:

- 3<sup>rd</sup> quarter sales volume increased 1.7% from the 3<sup>rd</sup> quarter of 2018.
- September sales volume was 11.7% higher than September 2018 levels.
- There are 2.3 months of inventory currently on the market.
- There are 3.8 months of new construction inventory on the market.

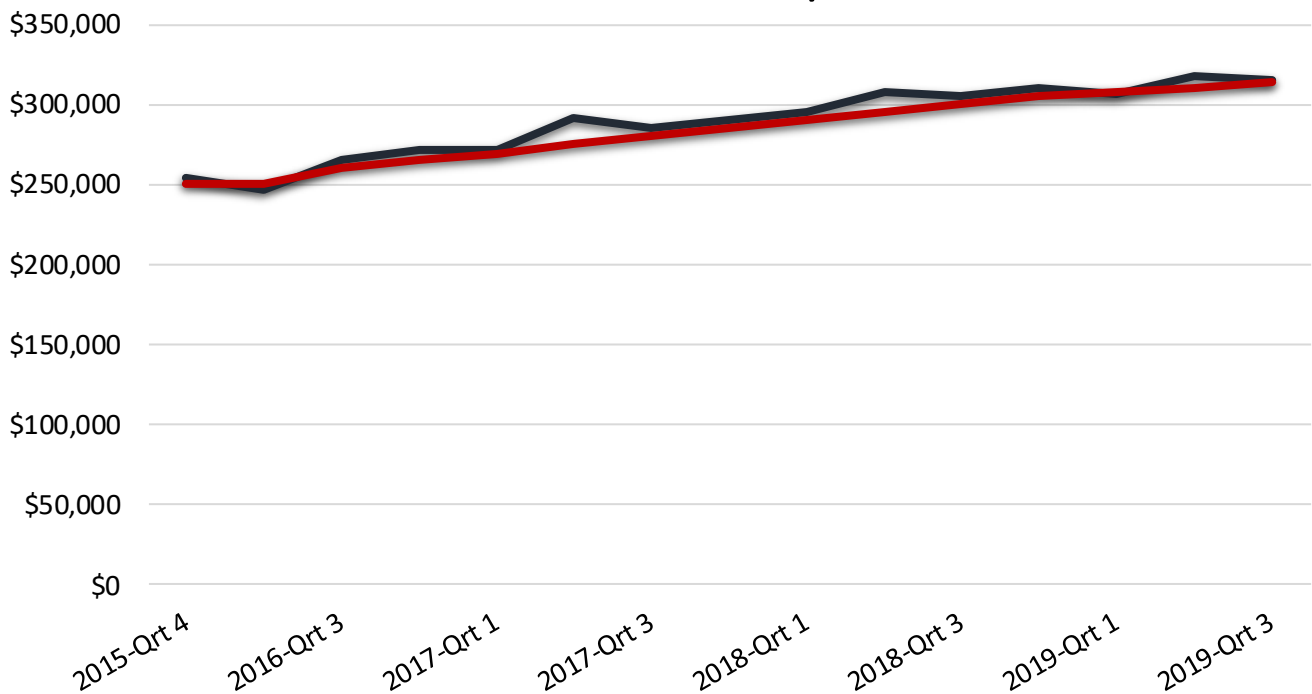
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Oct 2013 - Sep 2014	17,128	5.9%	\$230,180	4.6%	28	-20.0%
Oct 2014 - Sep 2015	18,757	9.5%	\$245,000	6.4%	20	-28.6%
Oct 2015 - Sep 2016	20,091	7.1%	\$260,000	6.1%	12	-40.0%
Oct 2016 - Sep 2017	20,771	3.4%	\$280,000	7.7%	9	-25.0%
Oct 2017 - Sep 2018	20,765	0.0%	\$300,000	7.1%	5	-44.4%
Oct 2018 - Sep 2019	20,599	-0.8%	\$313,764	4.6%	4	-20.0%
Current Active Listings:		3,998	Months of Inventory:		2.3	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2017-Qrt 4	4,995	-12.7%	\$290,000	1.8%	\$285,000	1.8%	12	33.3%
2018-Qrt 1	3,979	-20.3%	\$295,000	1.7%	\$290,000	1.8%	4	-66.7%
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	6,222	52.1%	\$317,500	3.6%	\$310,000	0.8%	4	-20.0%
2019-Qrt 3	5,722	-8.0%	\$315,000	-0.8%	\$313,764	1.2%	5	25.0%

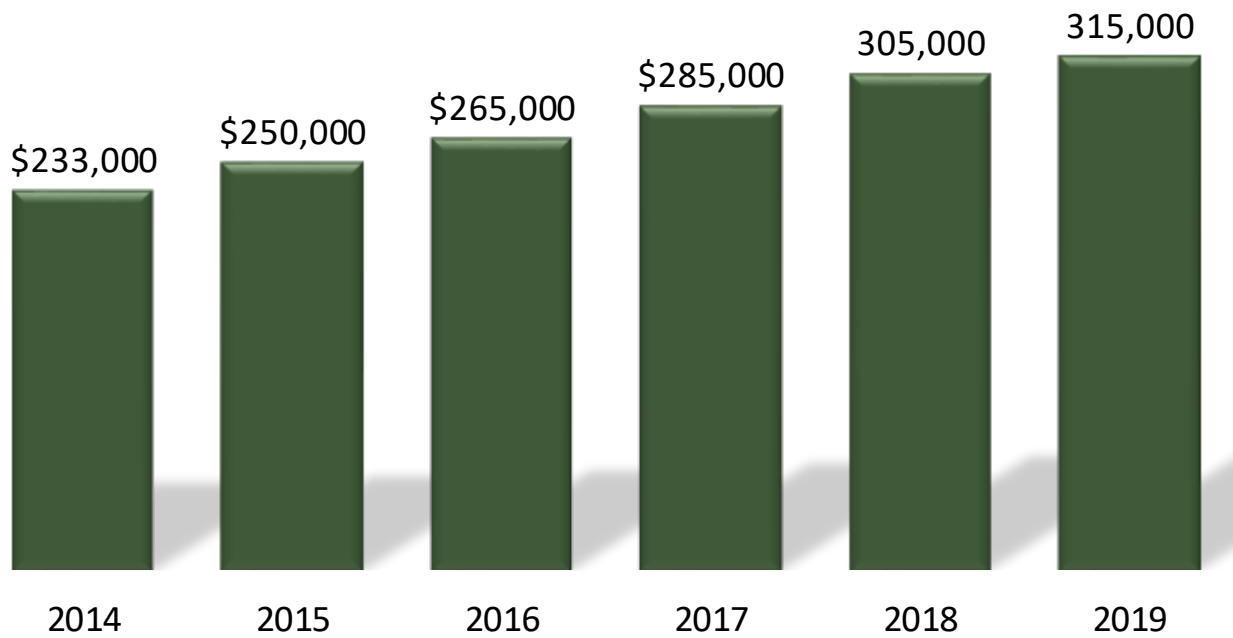
## Annual Median Sales Price



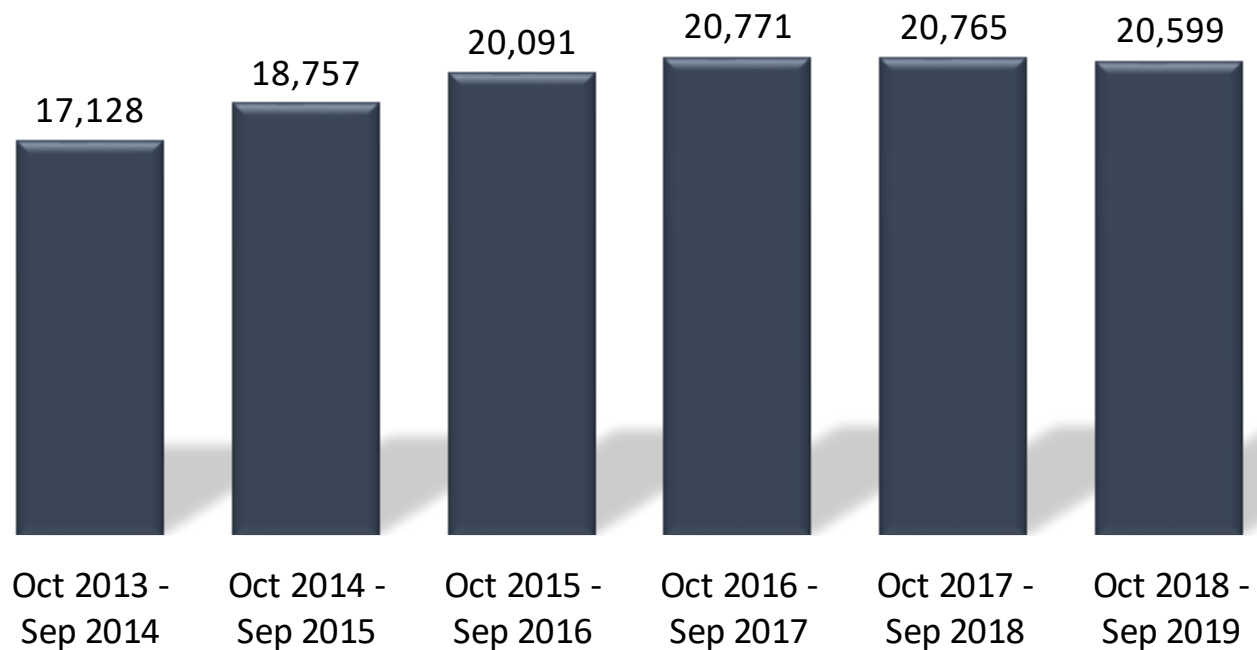
## Median Sales Price by Quarter



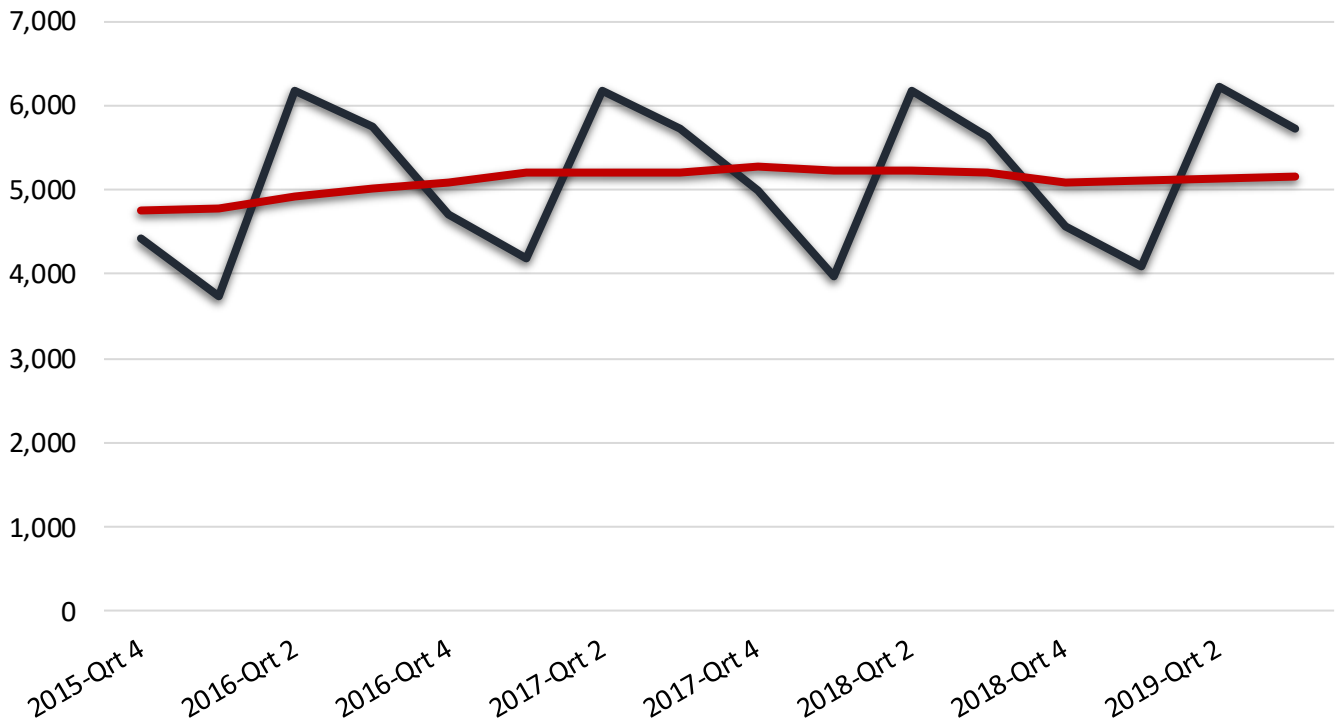
## 3rd Qtr Year over Year Median Sales Price



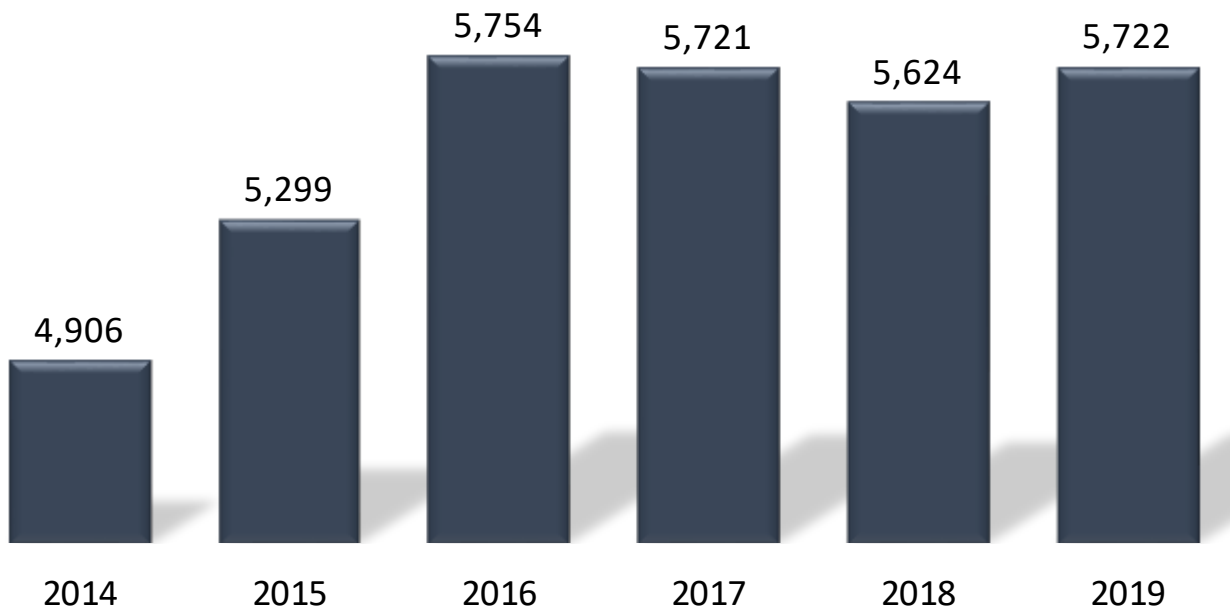
## Annual Sales Volume



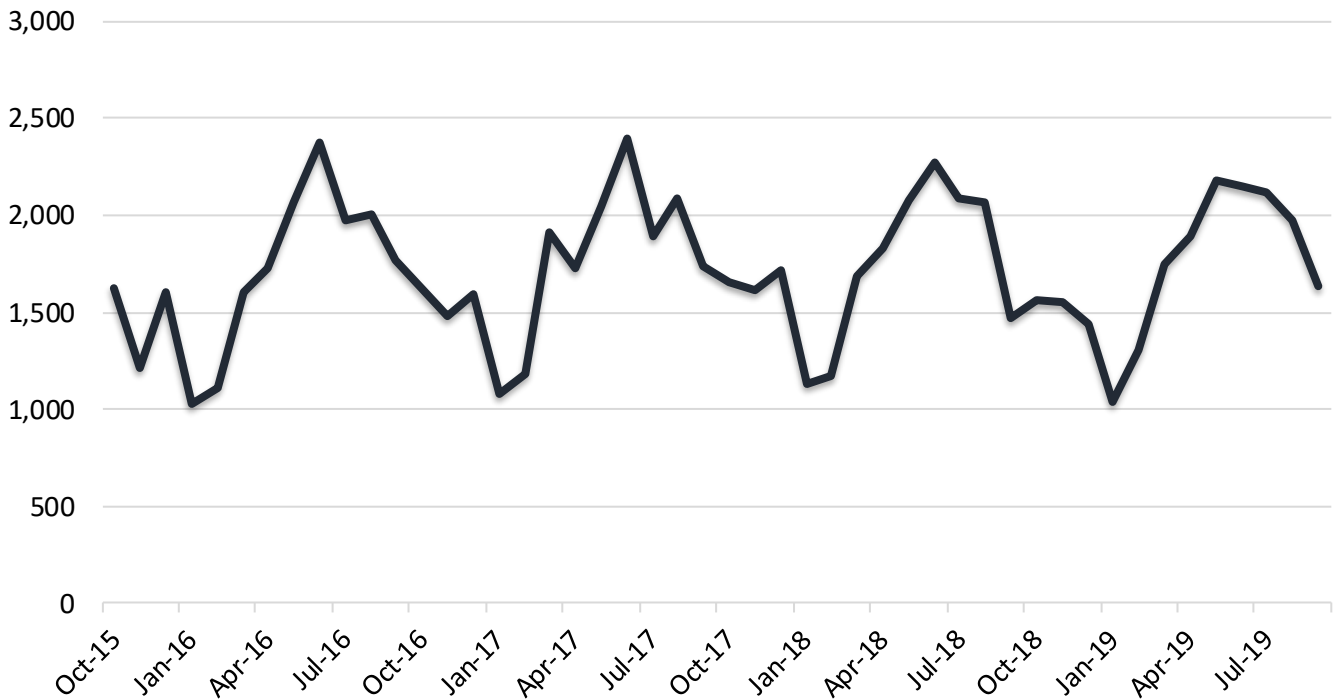
## Sales Volume by Quarter



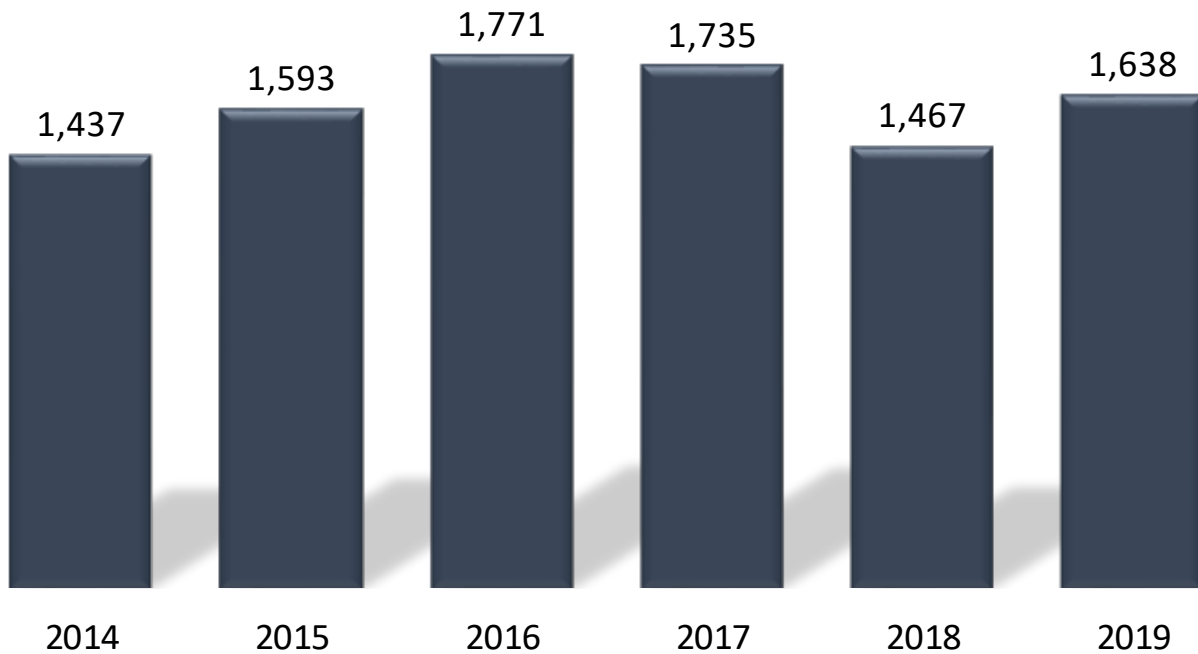
## 3rd Qtr Year over Year Sales Volume



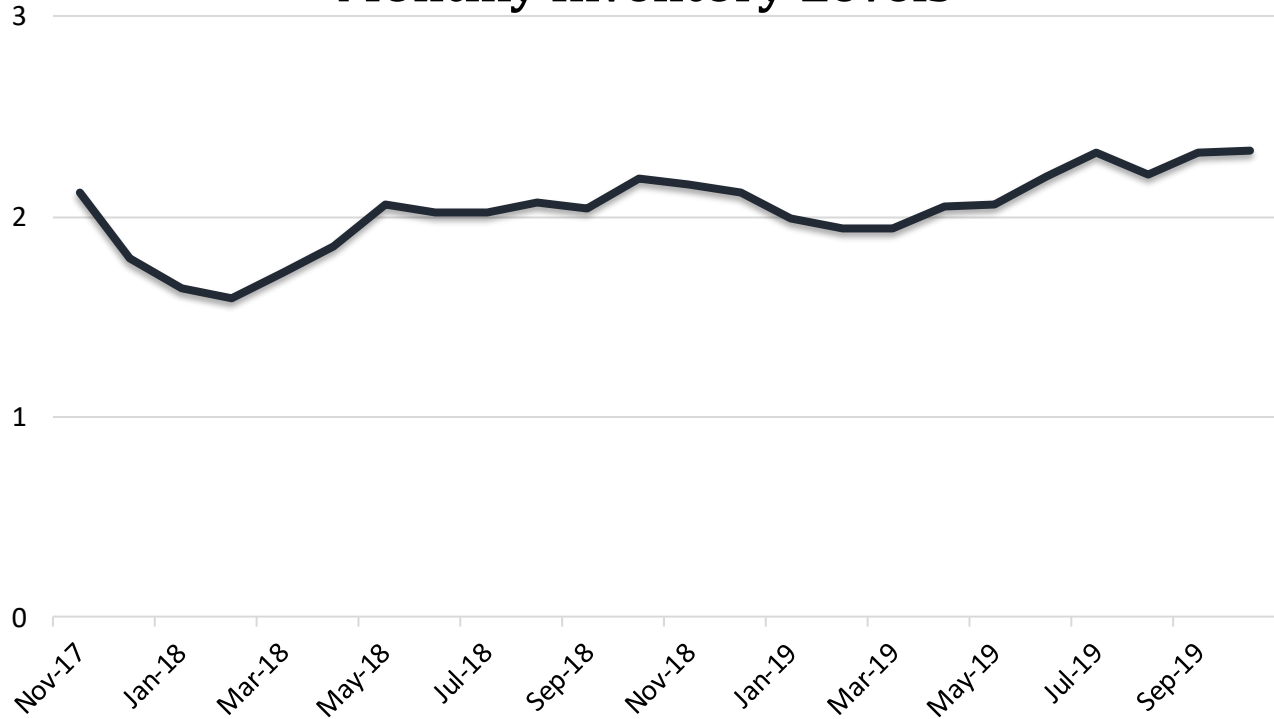
## Monthly Sales Volume



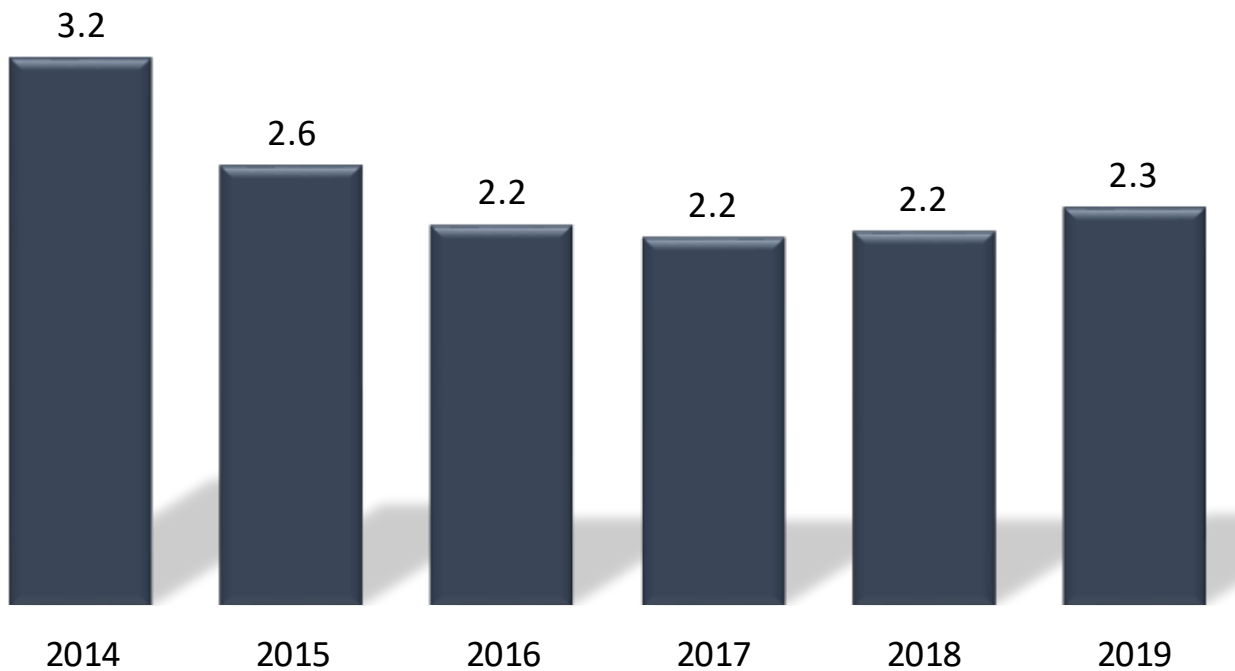
## September Year over Year Sales Volume



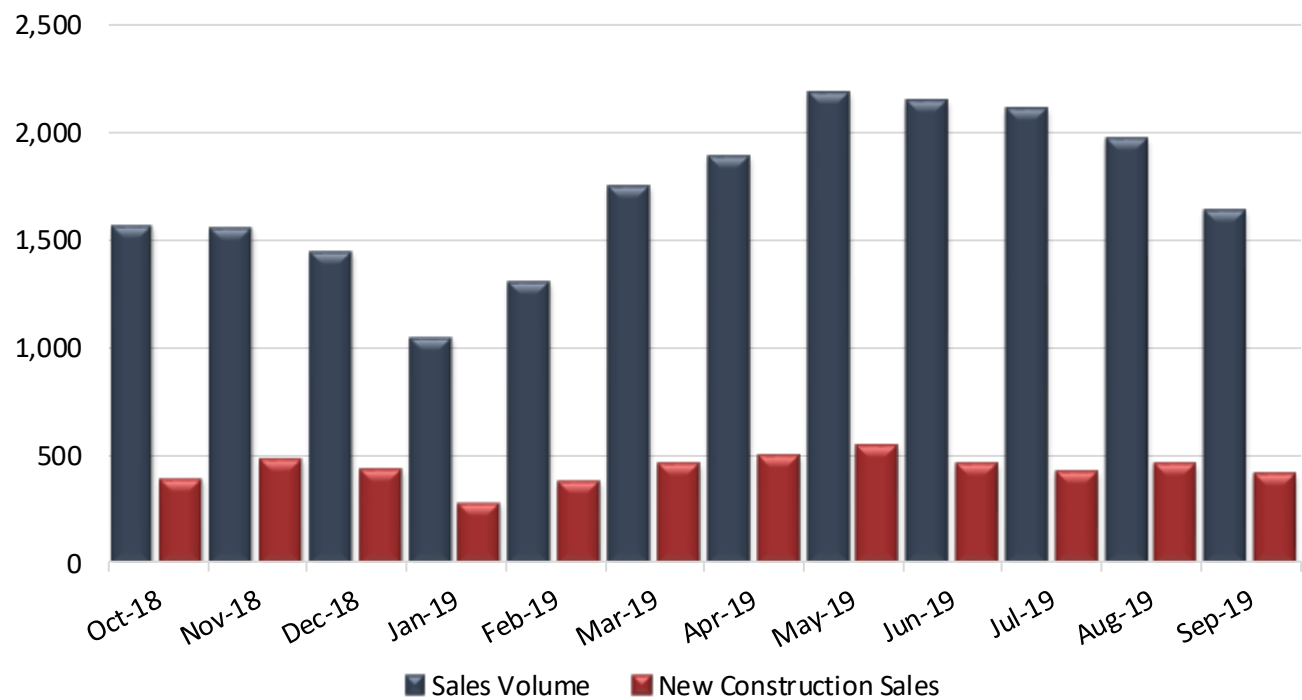
## Monthly Inventory Levels



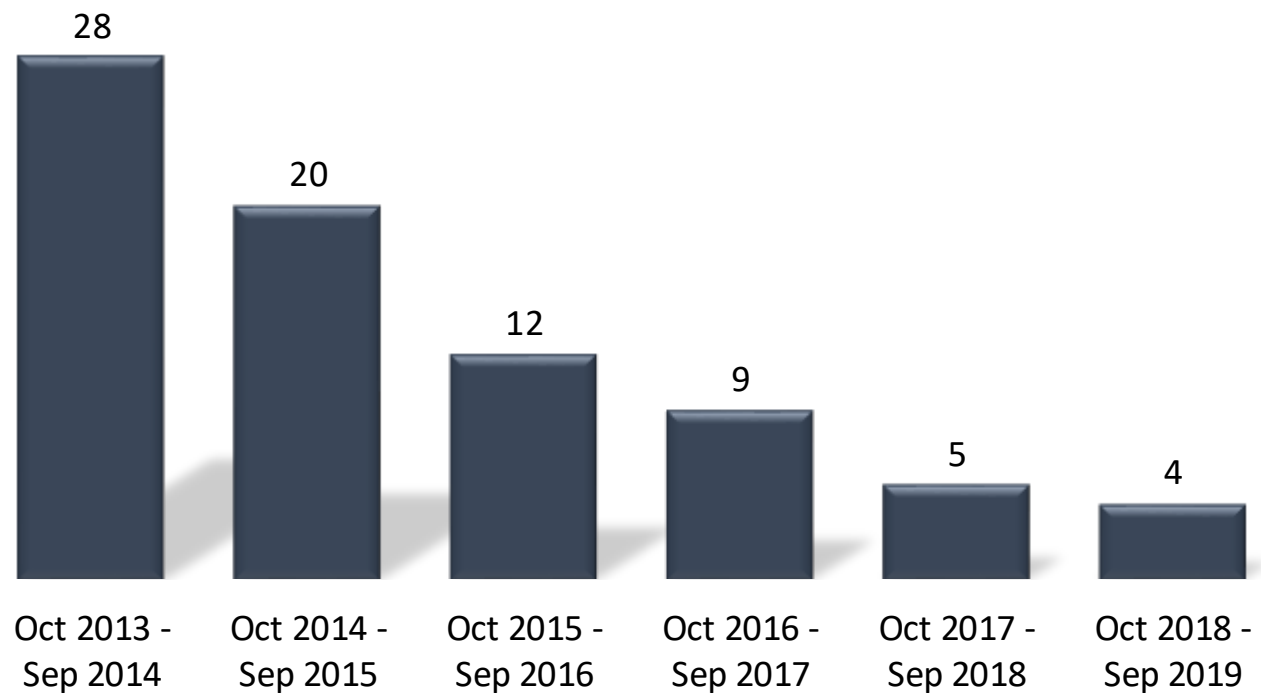
## October Year over Year Inventory



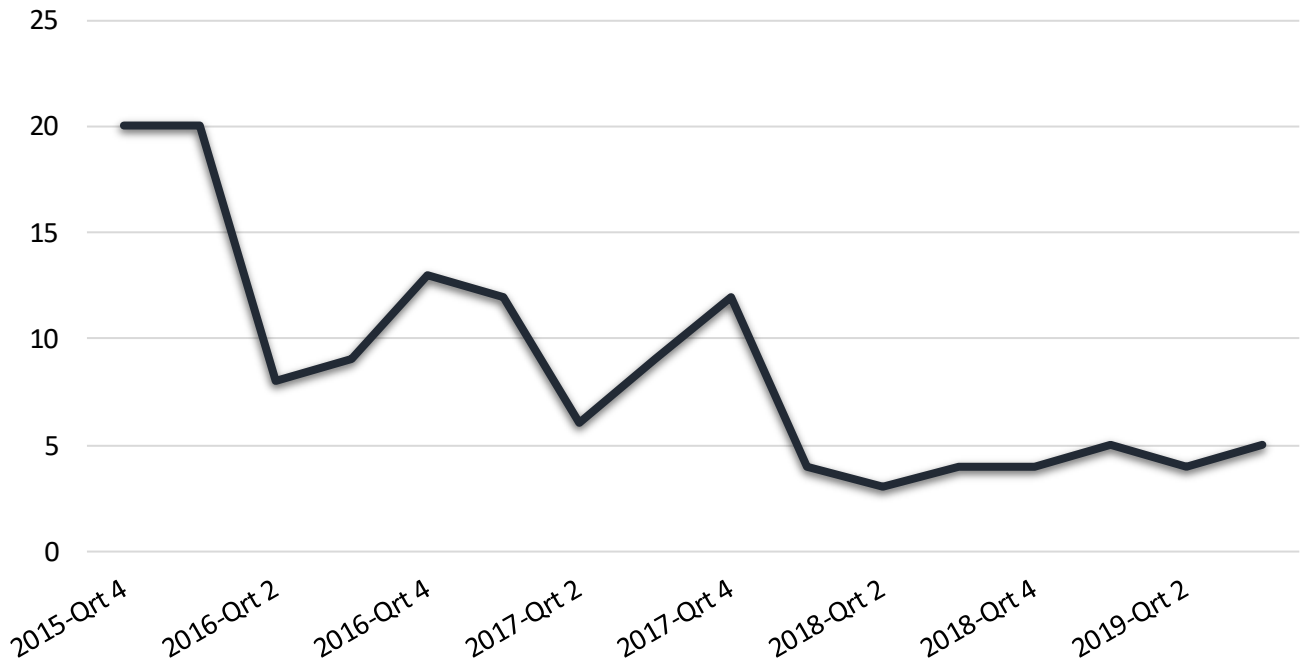
# Monthly Sales Volume Past 12 Months



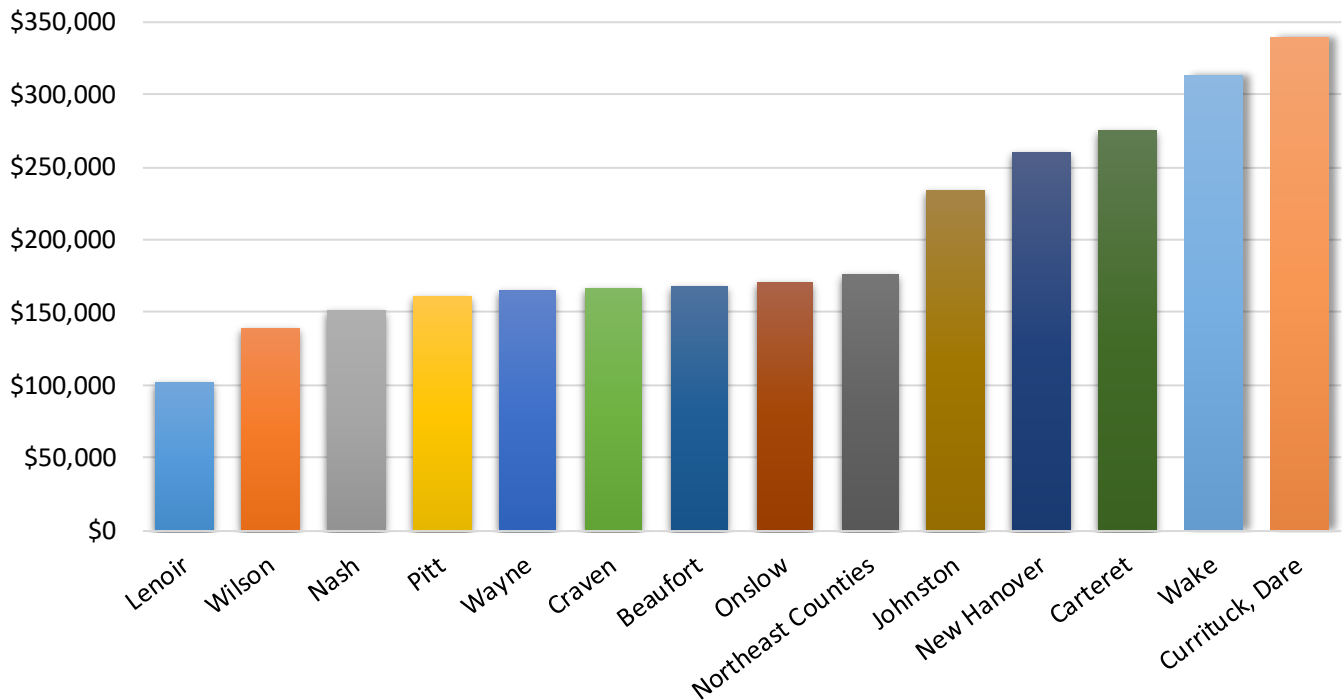
# Annual Median Days on the Market



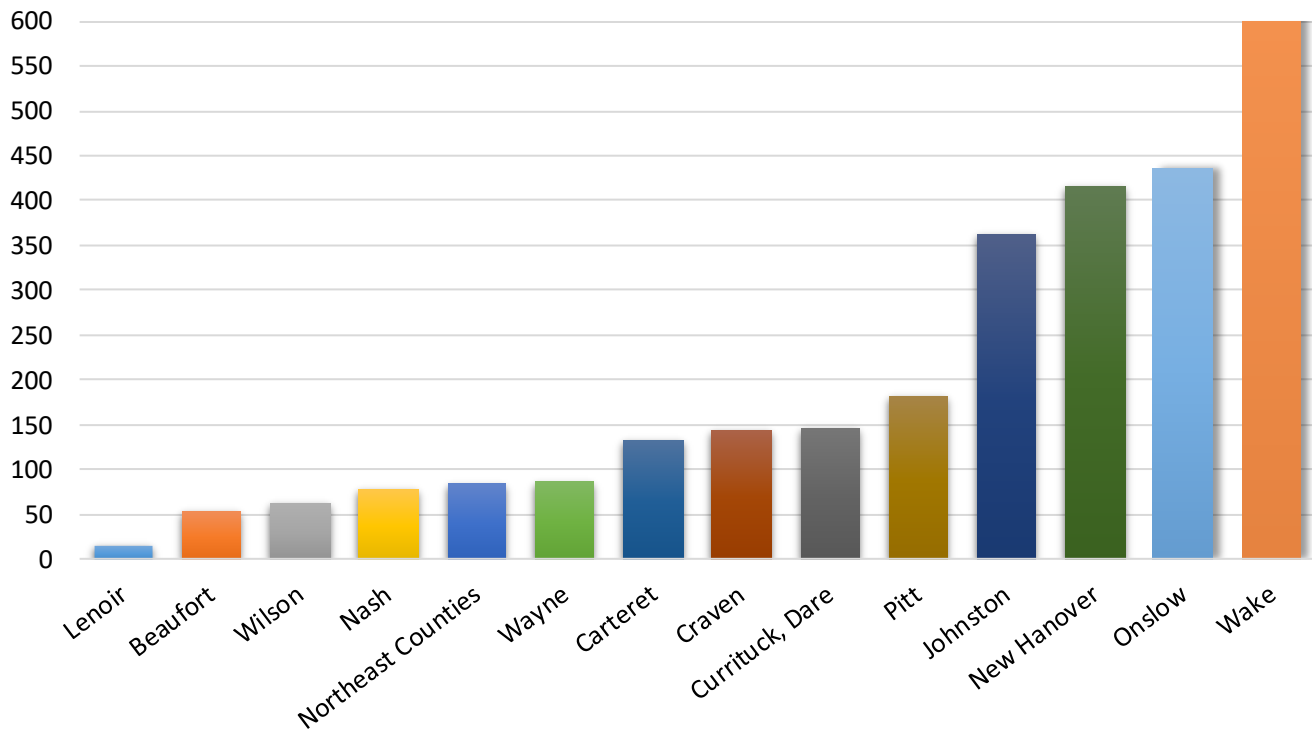
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

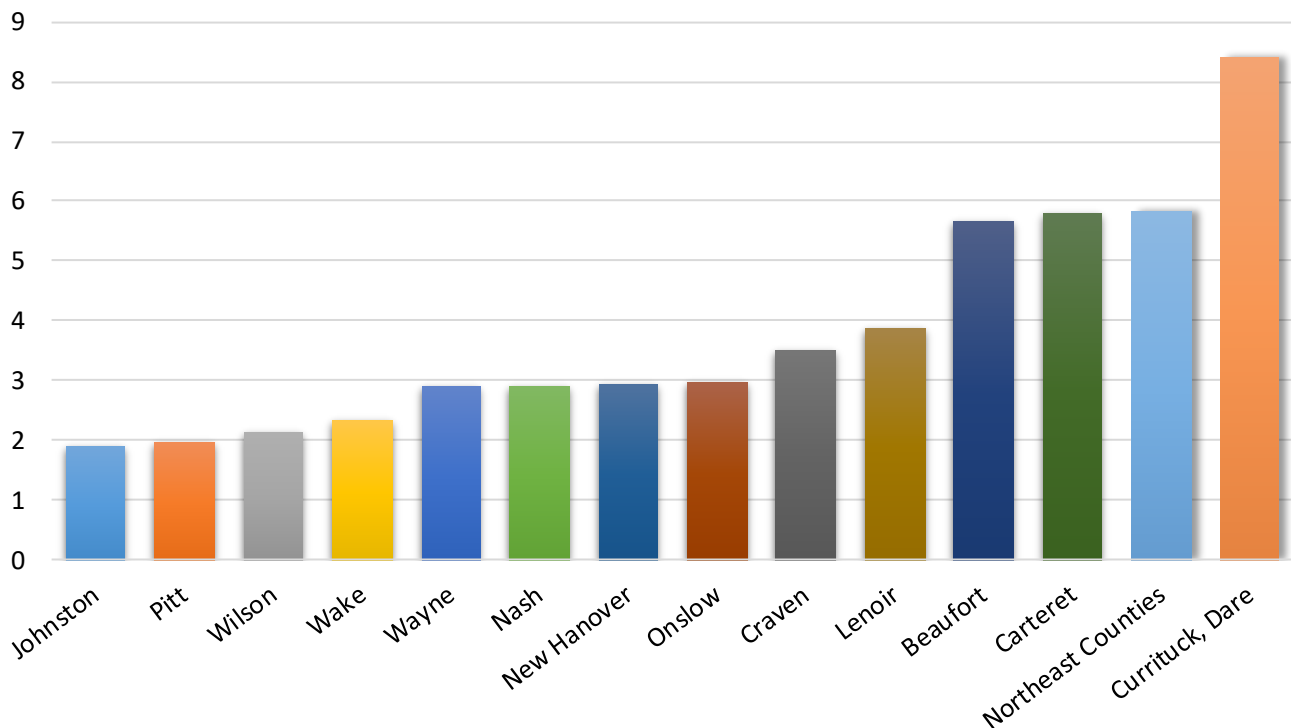


## Current Month Sales Volume by County



\*Wake County is off the chart at 1,638 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)

