

# THE SHACKELFORD REPORT JUN 2020

Residential Real Estate Market Trends – Wayne County – June 2020



Produced by:

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# Quarterly Market Report

## Wayne County Market Summary

Data from this report is taken directly from the MLS of Goldsboro and includes single-family sales throughout Wayne County.

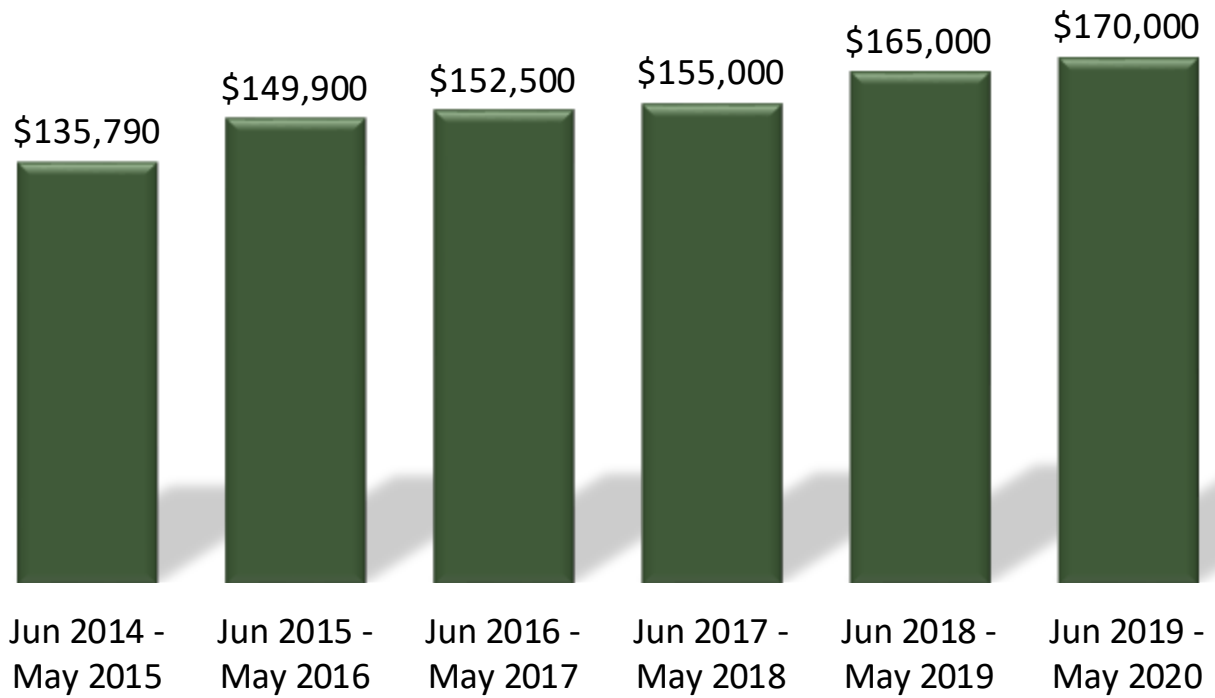
Highlights of the data include:

- 1<sup>st</sup> quarter sales volume increased 18.4% from the 1<sup>st</sup> quarter of 2019.
- May sales volume remained the same as May 2019 levels.
- Pending sales at the beginning of June increased 1.1% from June 2019.
- There are 1.6 months of inventory currently on the market.
- There are 2.6 months of new construction inventory on the market.

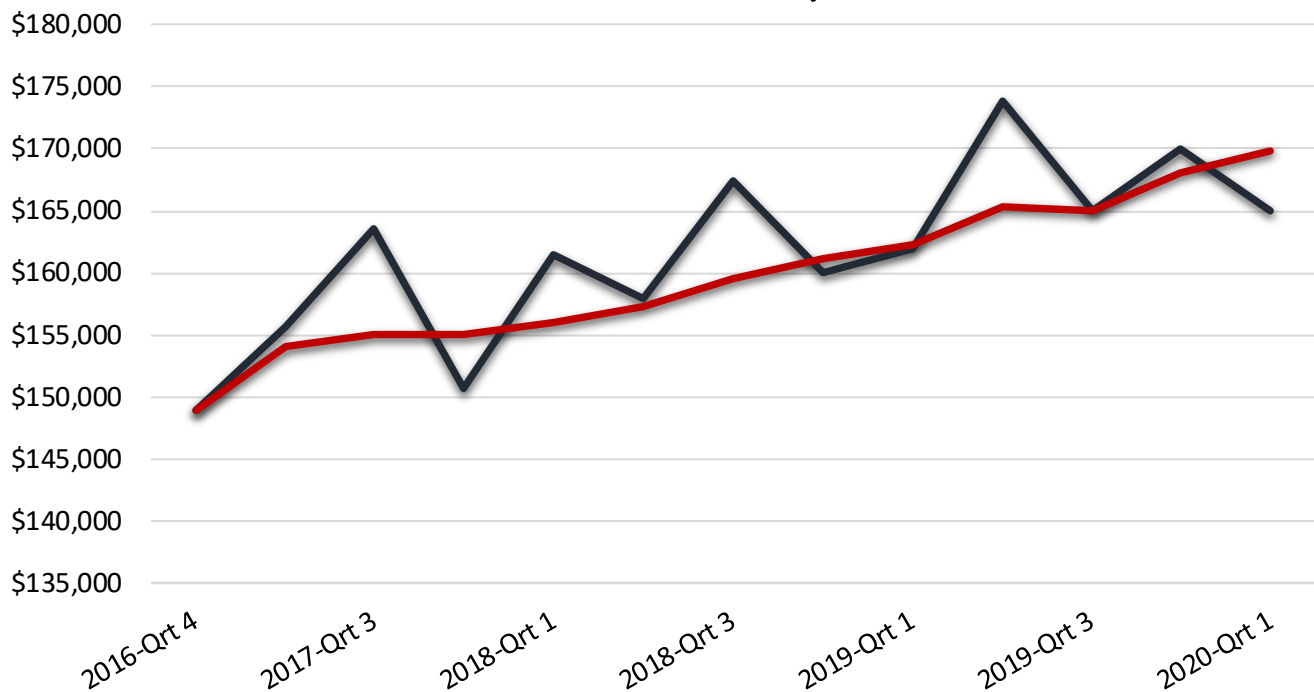
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jun 2014 - May 2015	851	-	\$135,790	-	170	-
Jun 2015 - May 2016	904	6.2%	\$149,900	10.4%	160	-5.9%
Jun 2016 - May 2017	1,031	14.0%	\$152,500	1.7%	153	-4.4%
Jun 2017 - May 2018	1,067	3.5%	\$155,000	1.6%	136	-11.1%
Jun 2018 - May 2019	1,093	2.4%	\$165,000	6.5%	121	-11.0%
Jun 2019 - May 2020	1,198	9.6%	\$170,000	3.0%	99	-18.2%
Current Active Listings: 163      Months of Inventory: 1.6						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 2	314	27.1%	\$157,950	-2.1%	\$157,250	0.8%	118	-18.1%
2018-Qrt 3	297	-5.4%	\$167,450	6.0%	\$159,575	1.5%	115	-2.5%
2018-Qrt 4	254	-14.5%	\$160,000	-4.4%	\$161,200	1.0%	127	10.4%
2019-Qrt 1	250	-1.6%	\$162,000	1.3%	\$162,250	0.7%	130	2.4%
2019-Qrt 2	293	17.2%	\$173,900	7.3%	\$165,250	1.8%	108	-16.9%
2019-Qrt 3	324	10.6%	\$165,000	-5.1%	\$165,000	-0.2%	96	-11.1%
2019-Qrt 4	289	-10.8%	\$170,000	3.0%	\$168,000	1.8%	95	-1.0%
2020-Qrt 1	296	2.4%	\$164,950	-3.0%	\$169,900	1.1%	97	2.1%

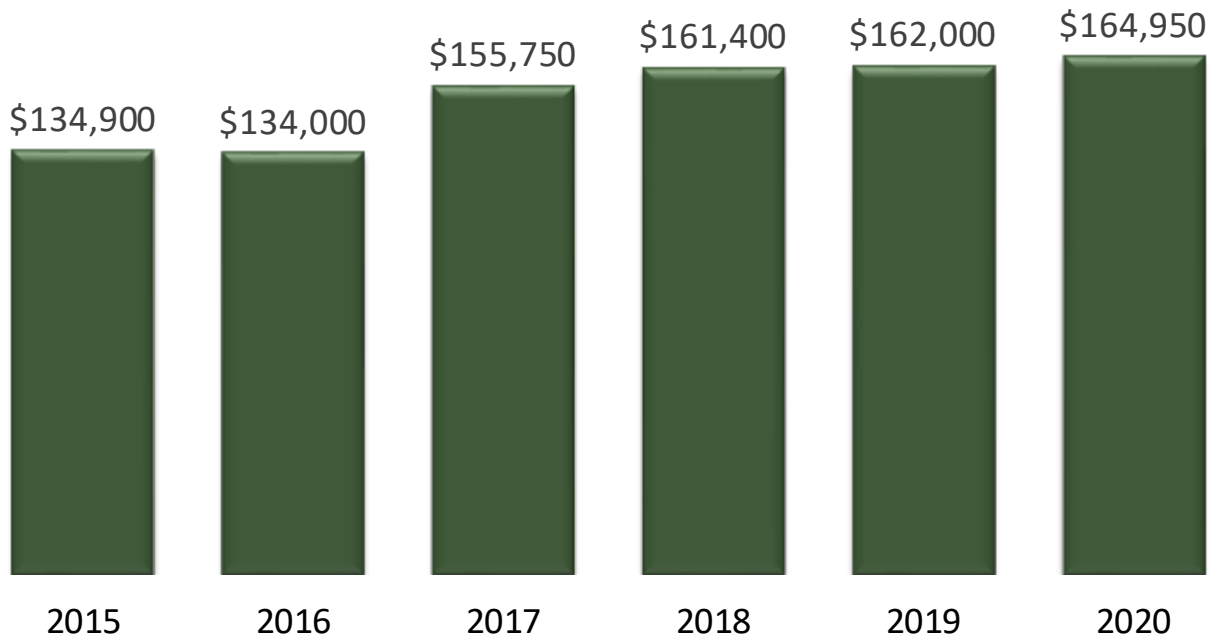
## Annual Median Sales Price



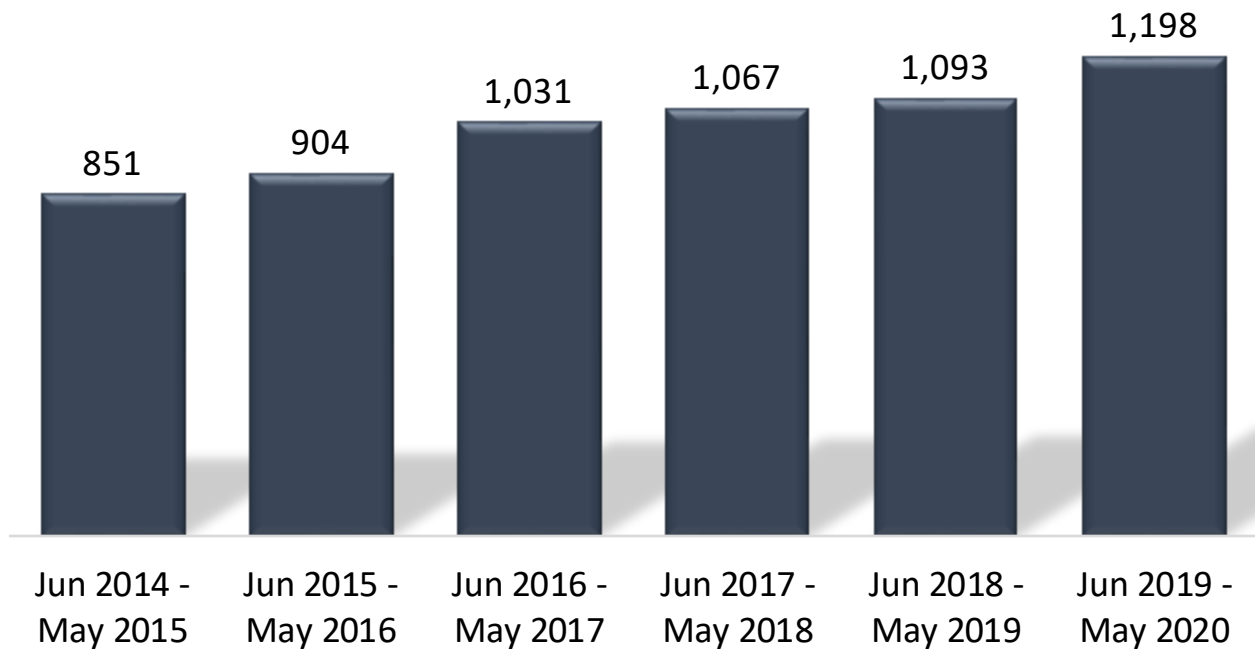
## Median Sales Price by Quarter



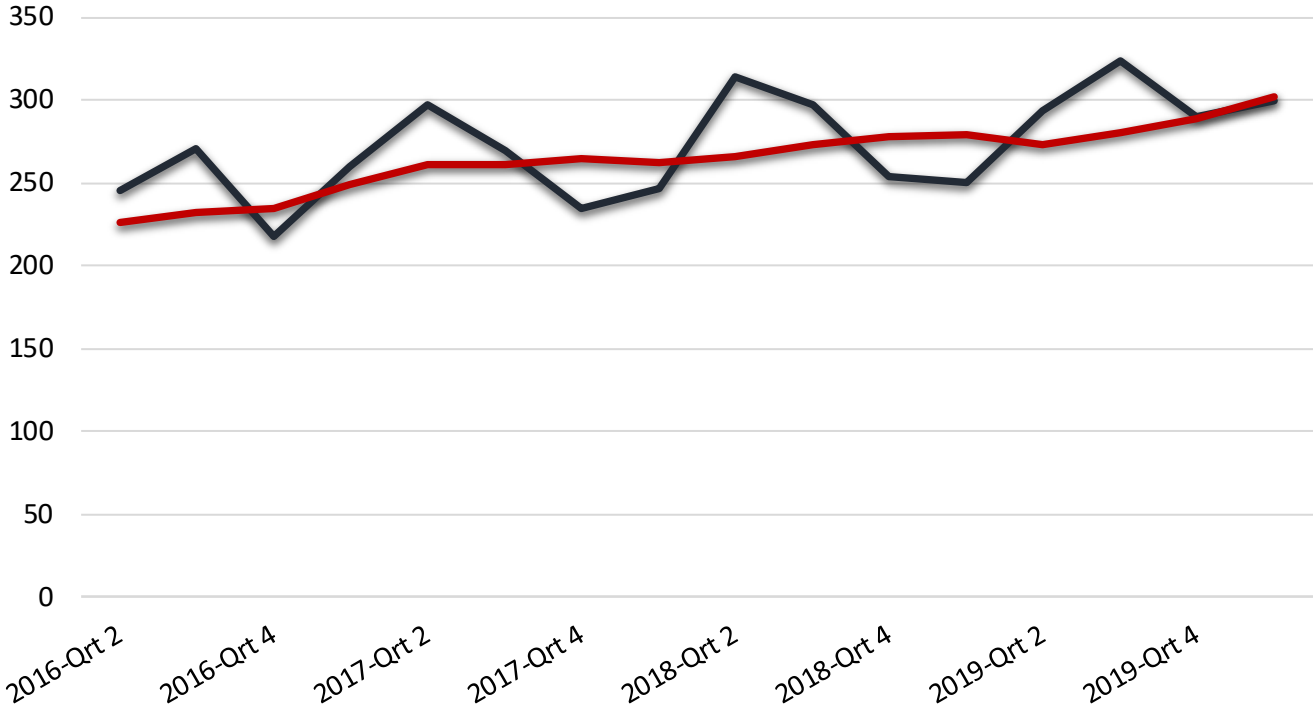
## 1st Qtr Year over Year Median Sales Price



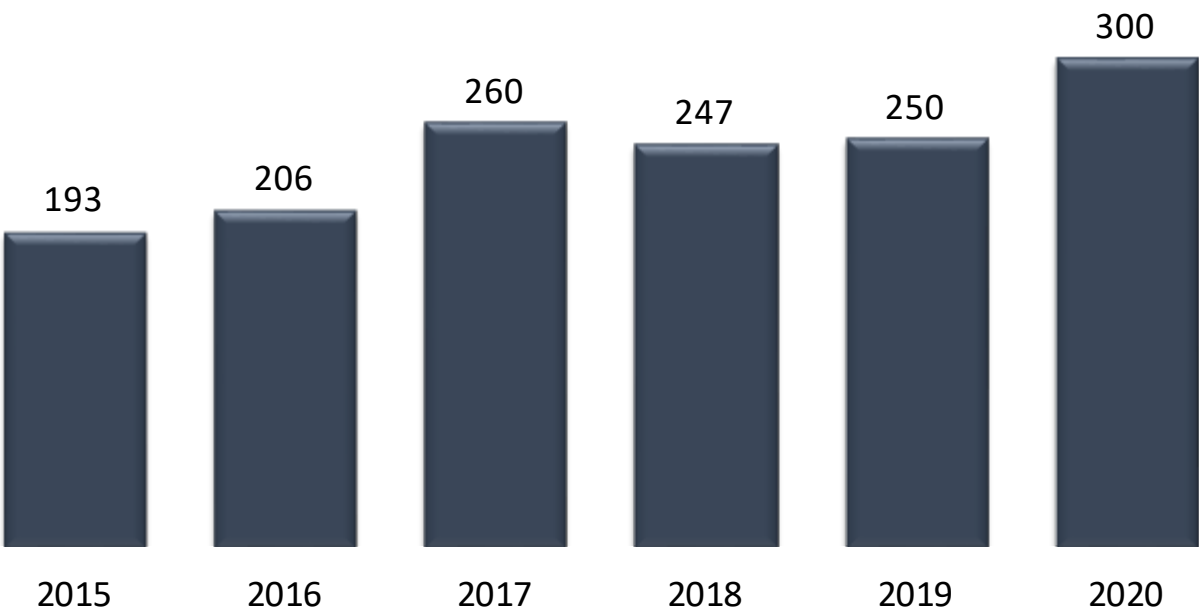
## Annual Sales Volume



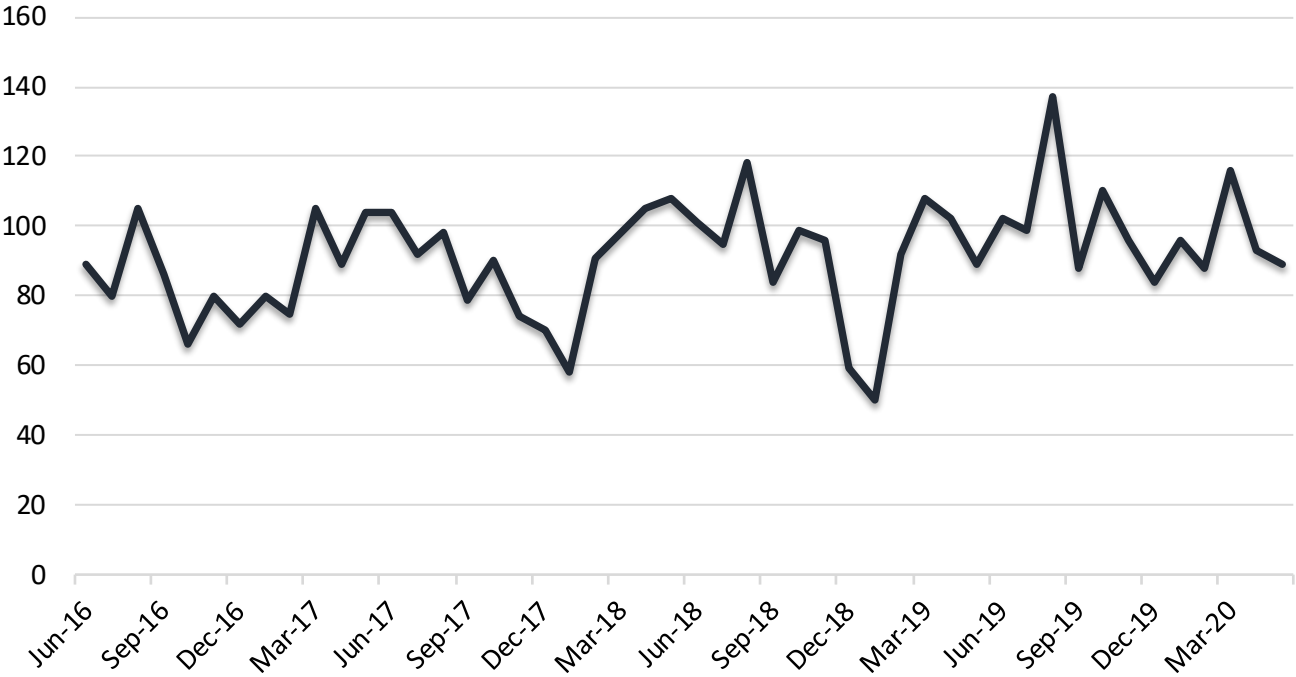
# Sales Volume by Quarter



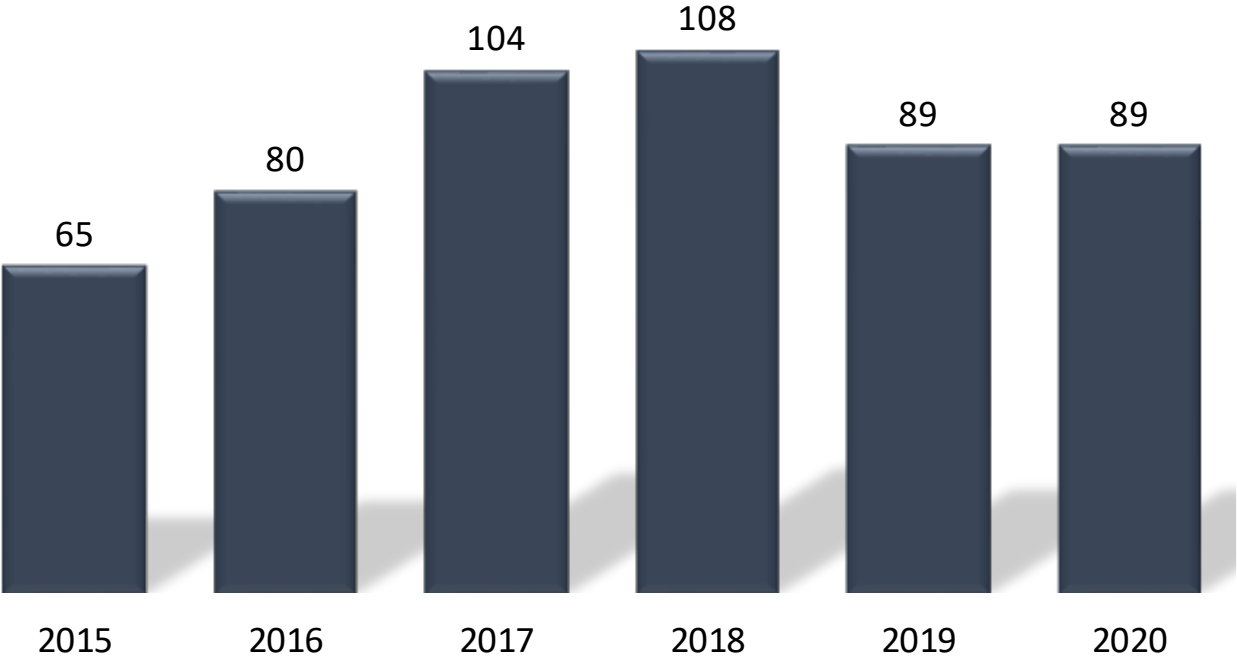
# 1st Qtr Year over Year Sales Volume



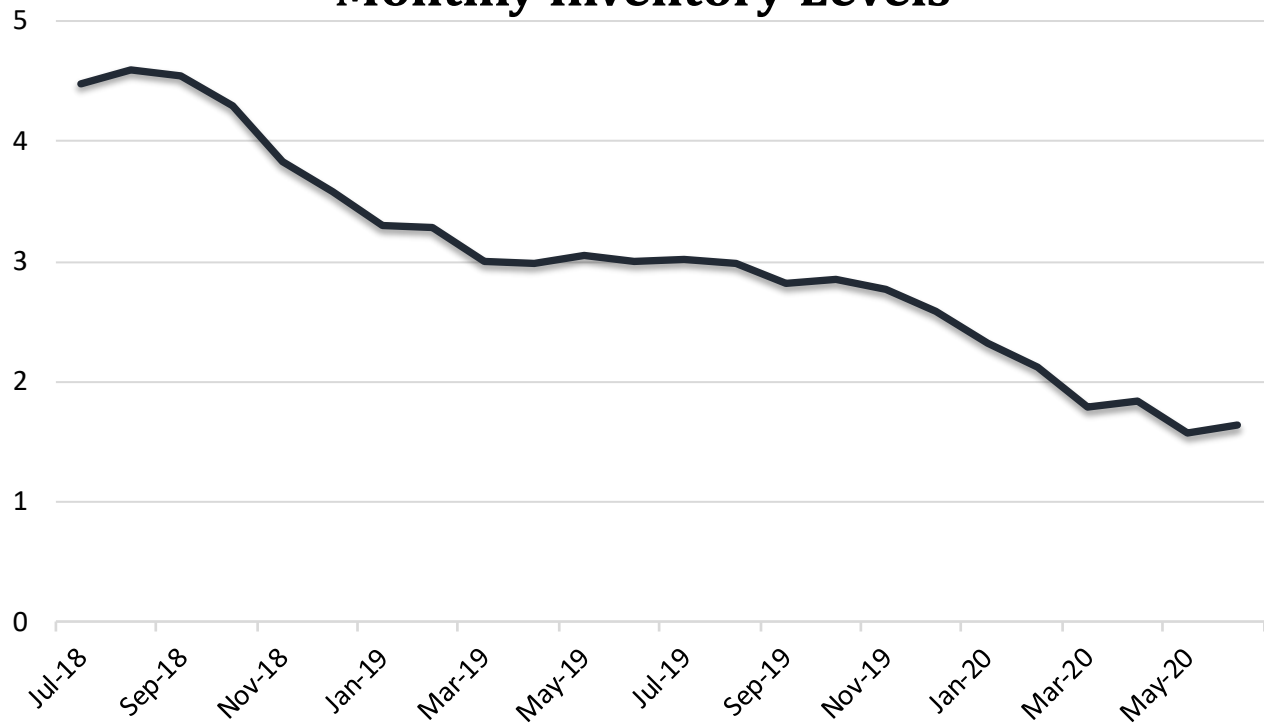
# Monthly Sales Volume



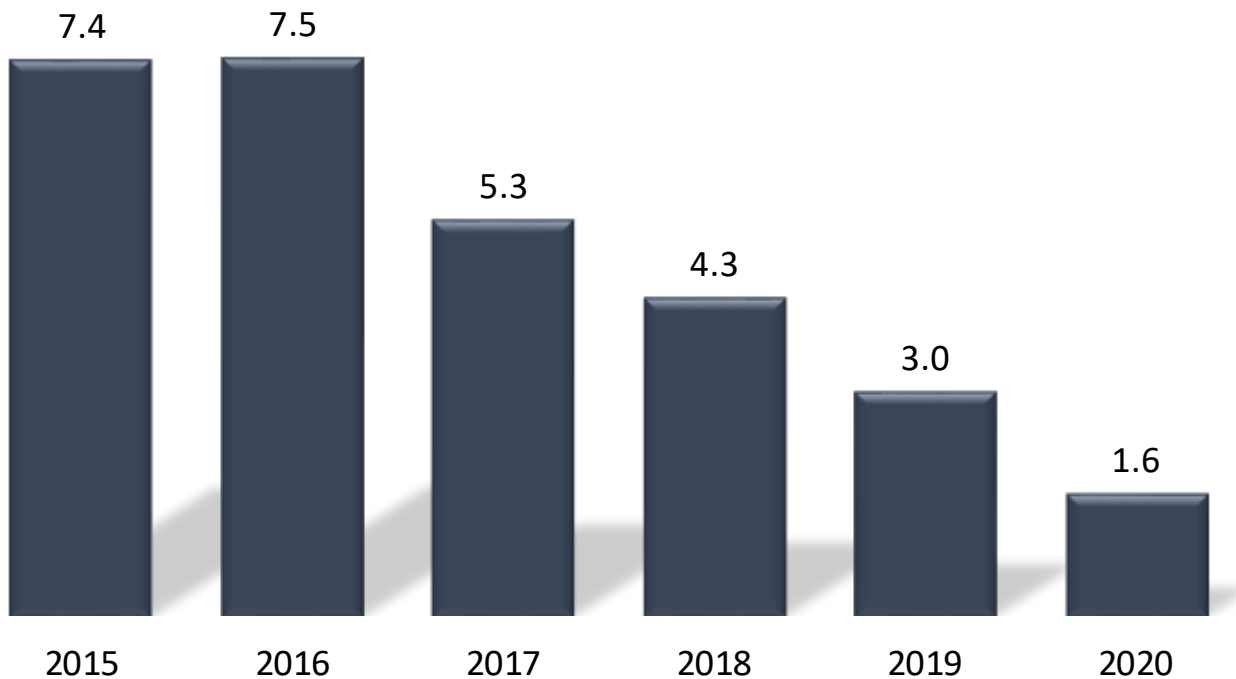
# May Year over Year Sales Volume



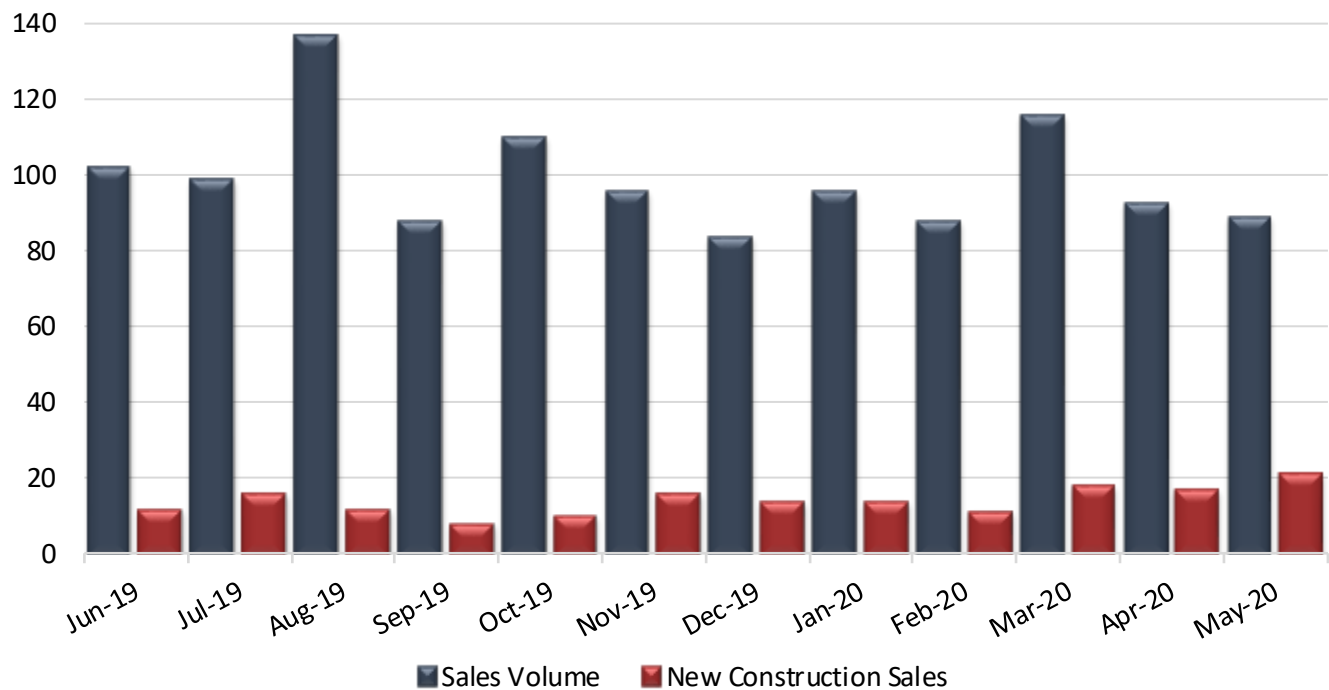
## Monthly Inventory Levels



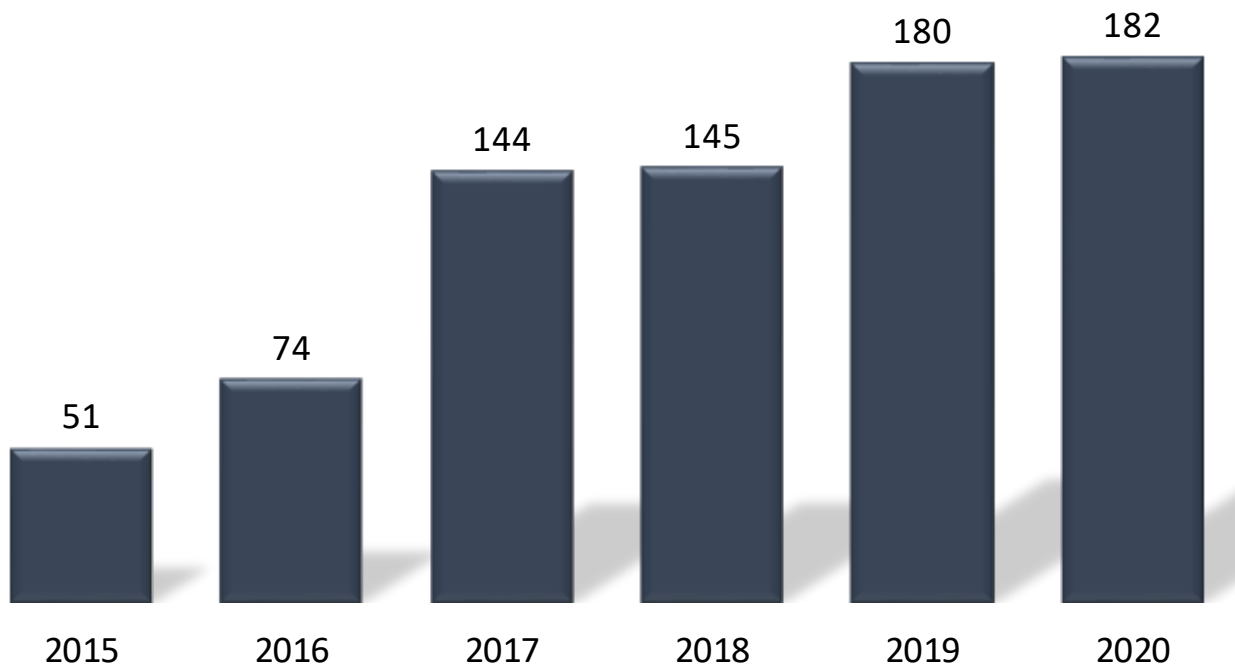
## June Year over Year Inventory



## Monthly Sales Volume Past 12 Months

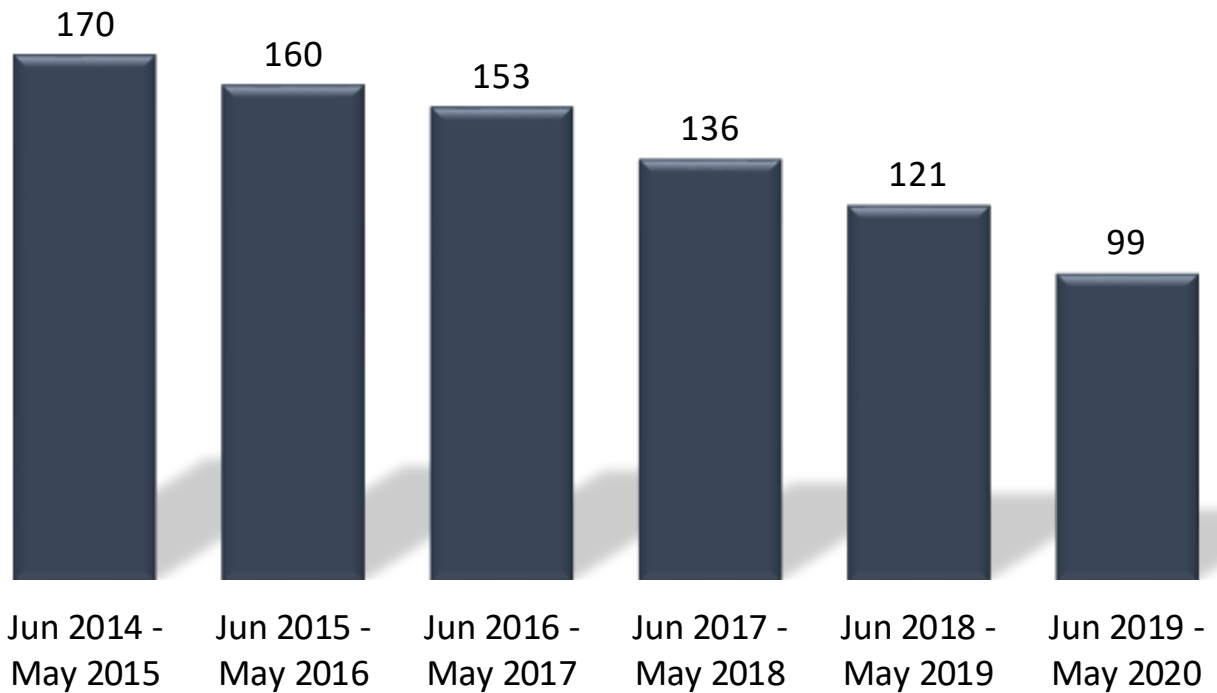


## June Year over Year Pending Sales

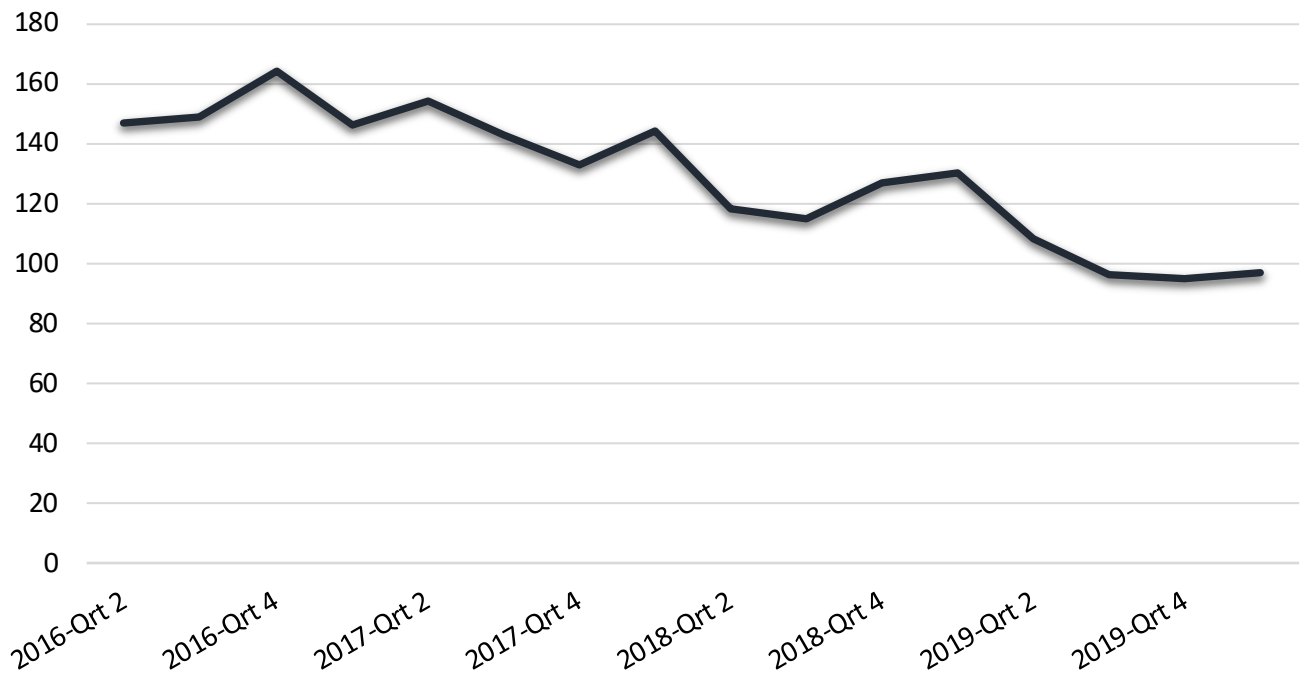




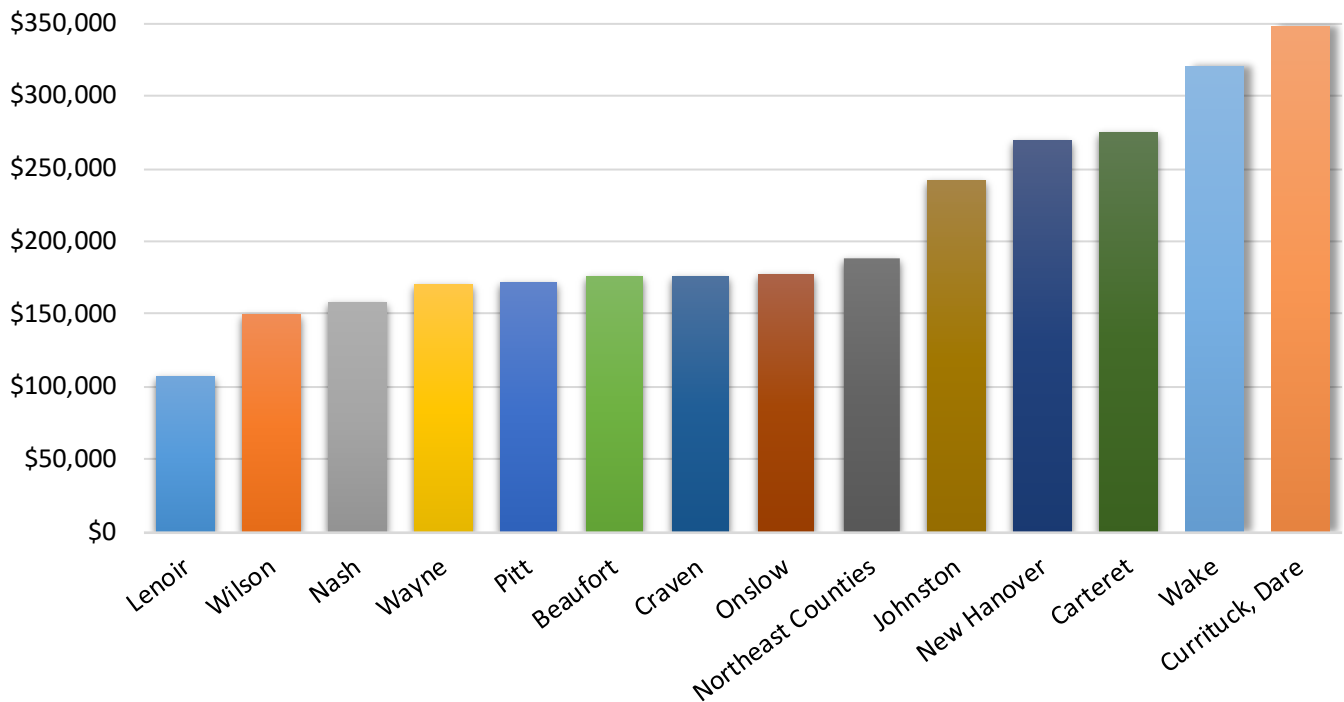
## Annual Average Days on the Market



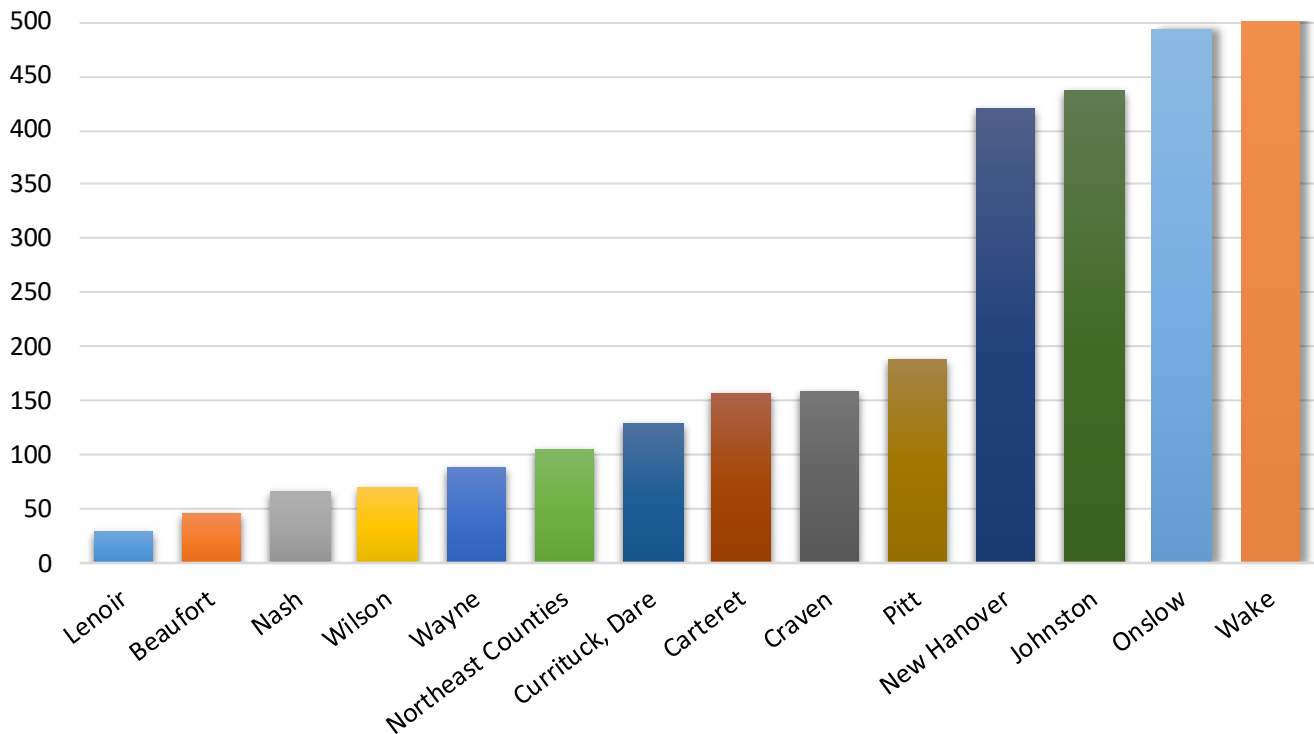
## Average Days on Market by Quarter



## Current Year Median Sales Price by County

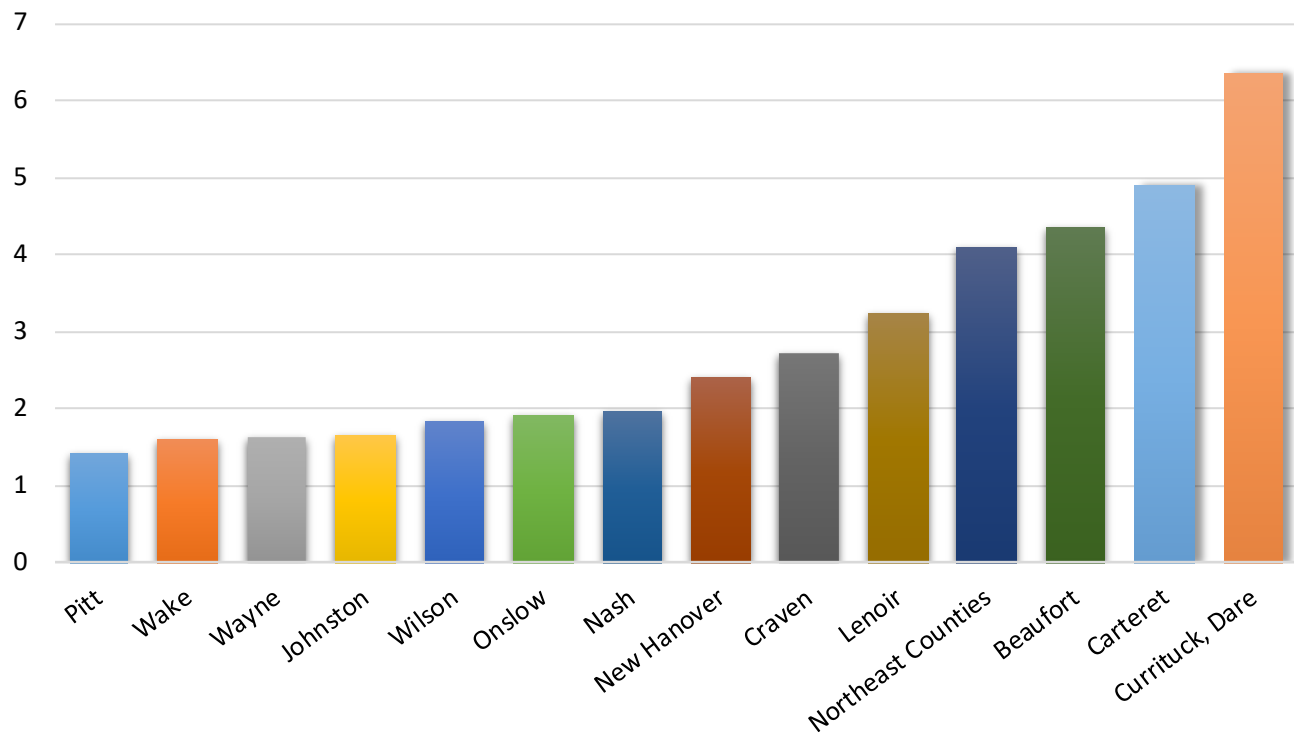


## Current Month Sales Volume by County

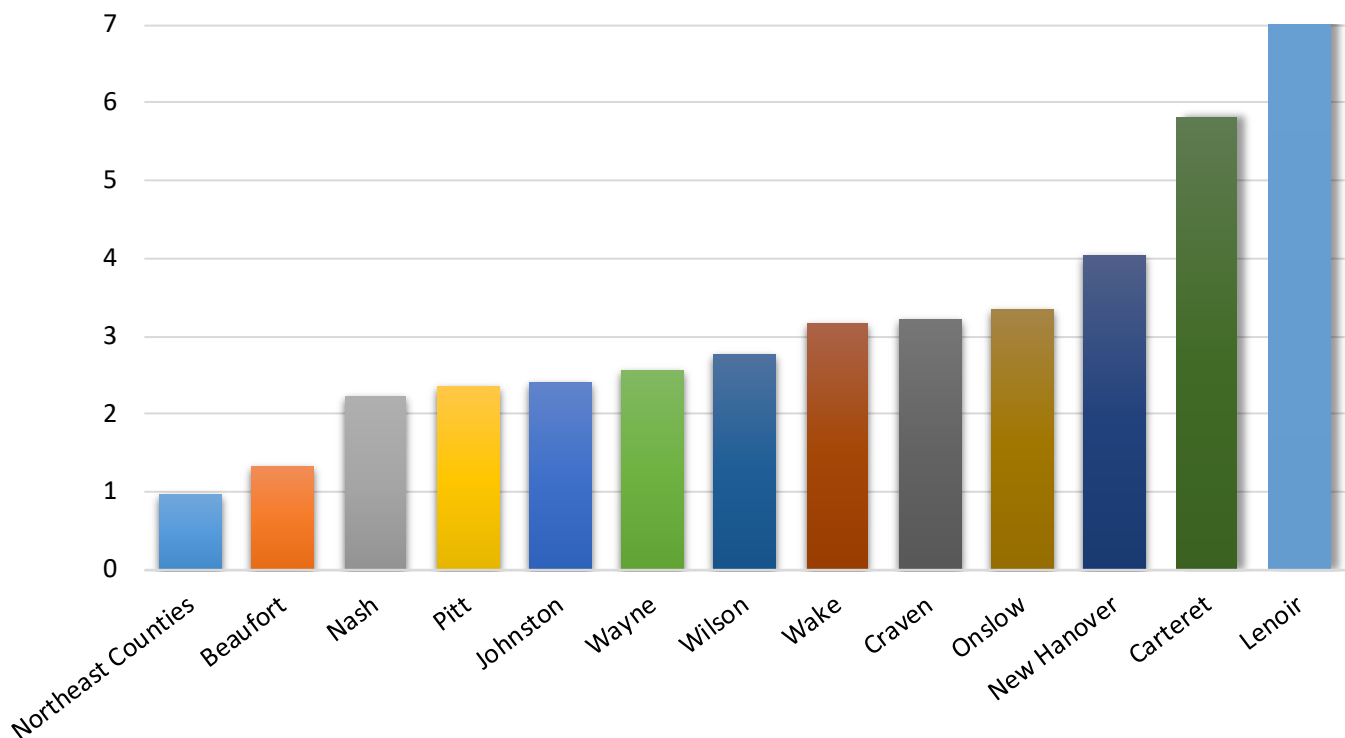


\*Wake County is off the chart at 1,701 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)



\*Lenoir County is off the chart at 72.0 months