

# THE SHACKELFORD REPORT SEP 2019

Residential Real Estate Market Trends – Beaufort County – September 2019



Produced by:

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# Quarterly Market Report

## Beaufort County Market Summary

Data from this report is taken directly from the North Carolina Regional MLS and includes single-family properties throughout Beaufort County.

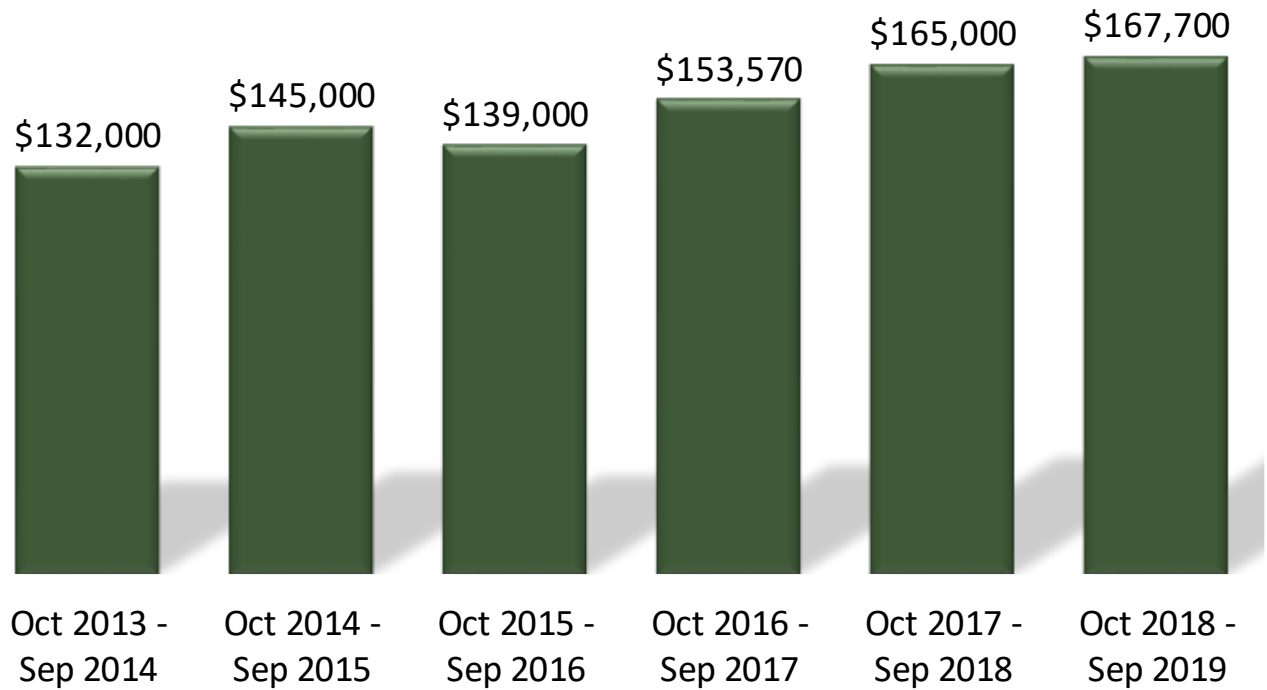
Highlights of the data include:

- 3<sup>rd</sup> quarter sales volume increased 8.0% over the 3<sup>rd</sup> quarter of 2018.
- September sales volume increased 82.8% from the September 2018 levels.
- Pending sales at the beginning of October increased 37.7% from the October 2018.
- There are 5.7 months of inventory currently on the market.
- There are 2.2 months of new construction inventory on the market.

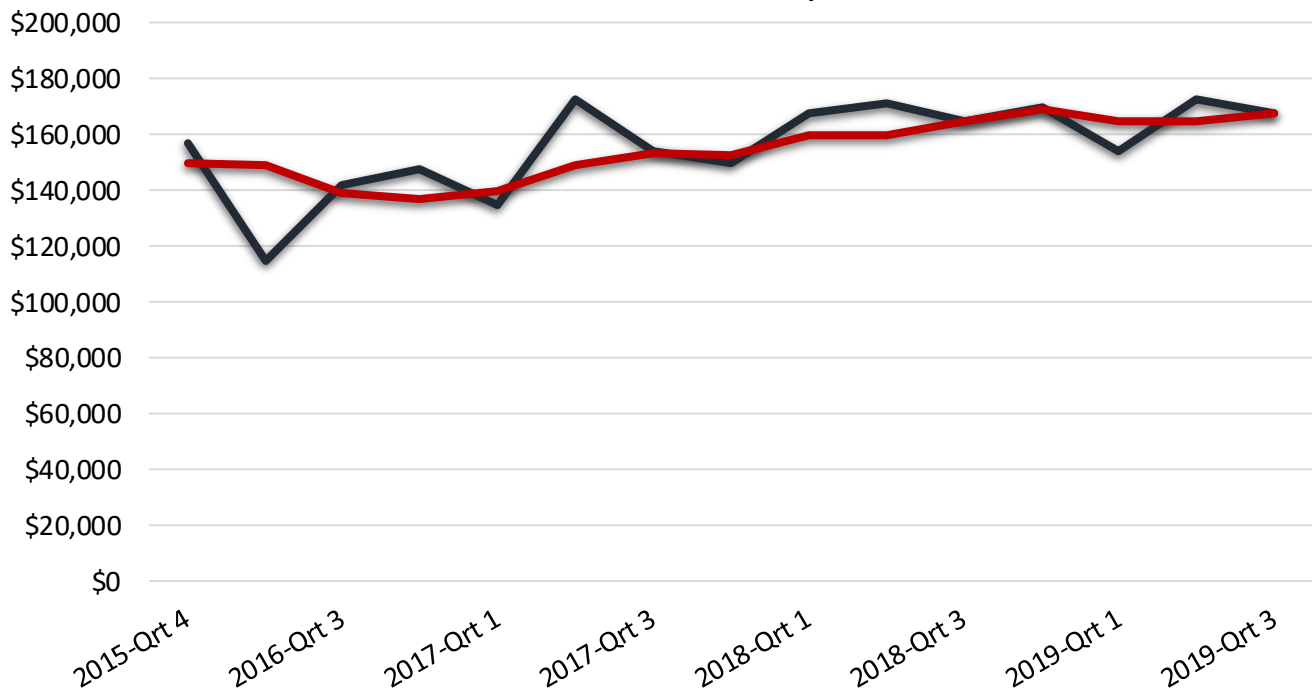
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Oct 2013 - Sep 2014	337	3.1%	\$132,000	8.6%	136	17.2%
Oct 2014 - Sep 2015	448	32.9%	\$145,000	9.8%	121	-11.0%
Oct 2015 - Sep 2016	481	7.4%	\$139,000	-4.1%	112	-7.4%
Oct 2016 - Sep 2017	487	1.2%	\$153,570	10.5%	84	-25.0%
Oct 2017 - Sep 2018	525	7.8%	\$165,000	7.4%	73	-13.1%
Oct 2018 - Sep 2019	522	-0.6%	\$167,700	1.6%	76	4.1%
Current Active Listings: 246 Months of Inventory: 5.7						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2017-Qrt 4	122	-22.8%	\$149,950	-2.7%	\$152,900	-0.4%	75	-9.6%
2018-Qrt 1	99	-18.9%	\$168,000	12.0%	\$159,900	4.6%	91	21.3%
2018-Qrt 2	154	55.6%	\$171,600	2.1%	\$160,000	0.1%	70	-23.1%
2018-Qrt 3	150	-2.6%	\$165,000	-3.8%	\$165,000	3.1%	56	-20.0%
2018-Qrt 4	127	-15.3%	\$170,000	3.0%	\$169,000	2.4%	84	50.0%
2019-Qrt 1	96	-24.4%	\$154,000	-9.4%	\$165,000	-2.4%	94	11.9%
2019-Qrt 2	137	42.7%	\$172,500	12.0%	\$165,000	0.0%	59	-37.2%
2019-Qrt 3	162	18.2%	\$168,000	-2.6%	\$167,700	1.6%	68	15.3%

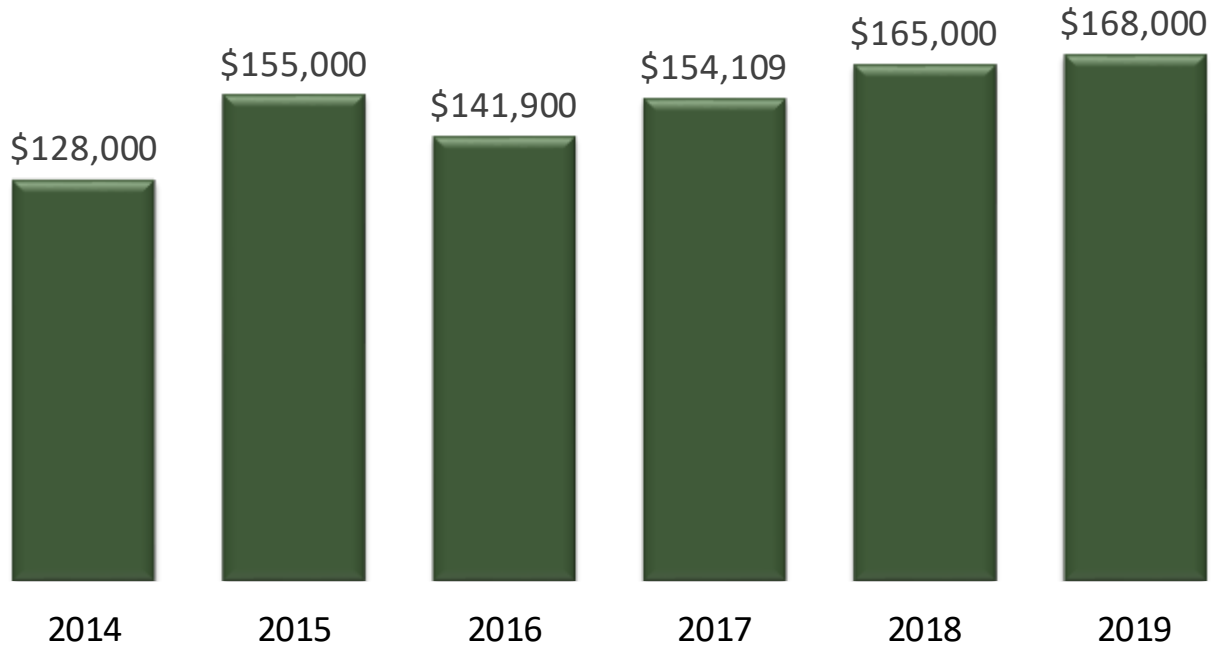
## Annual Median Sales Price



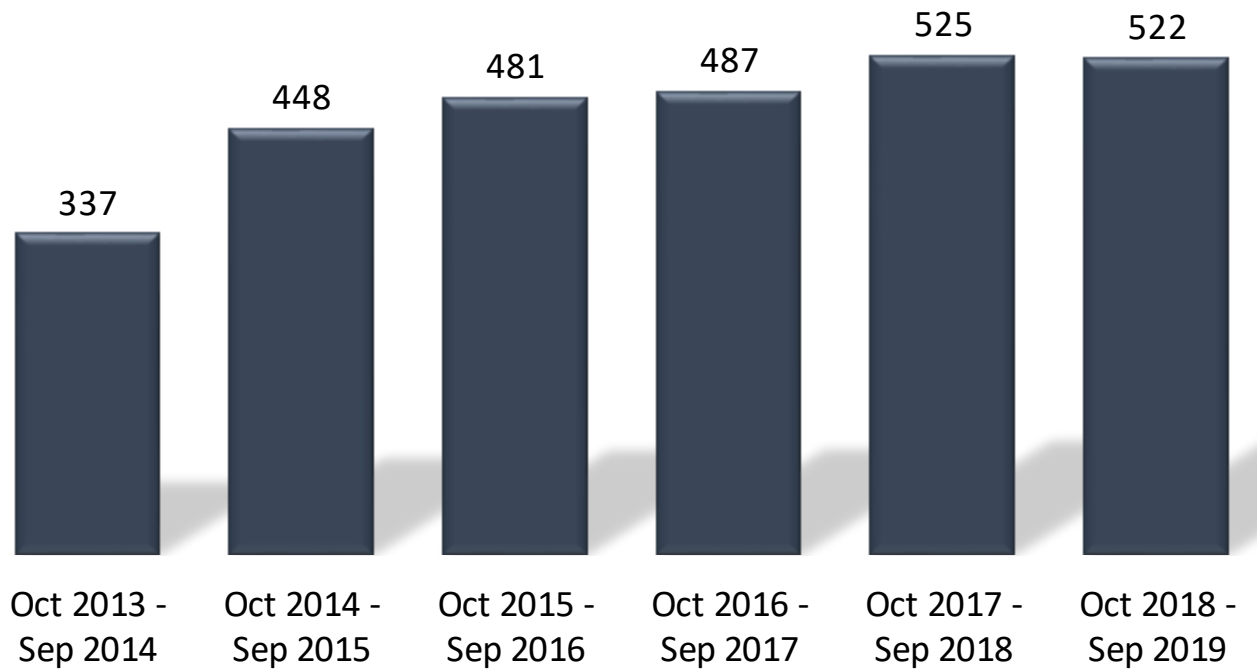
## Median Sales Price by Quarter



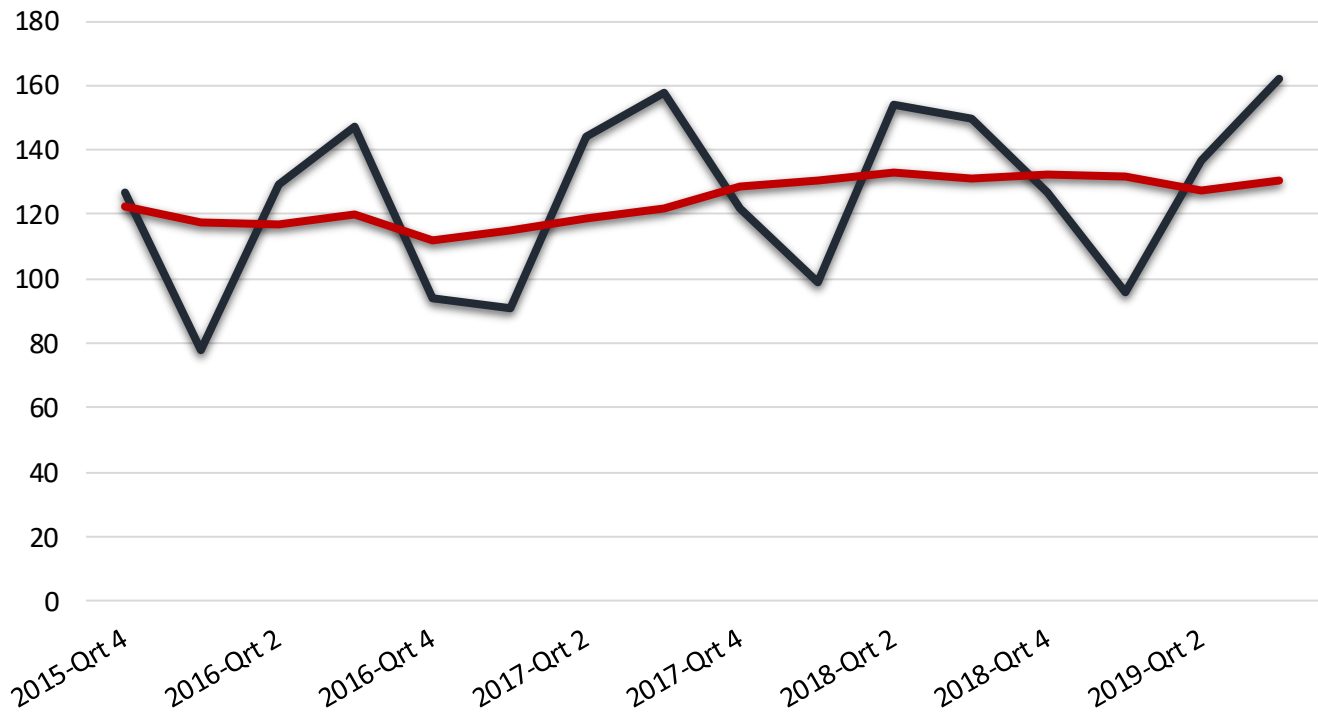
### 3rd Qtr Year over Year Median Sales Price



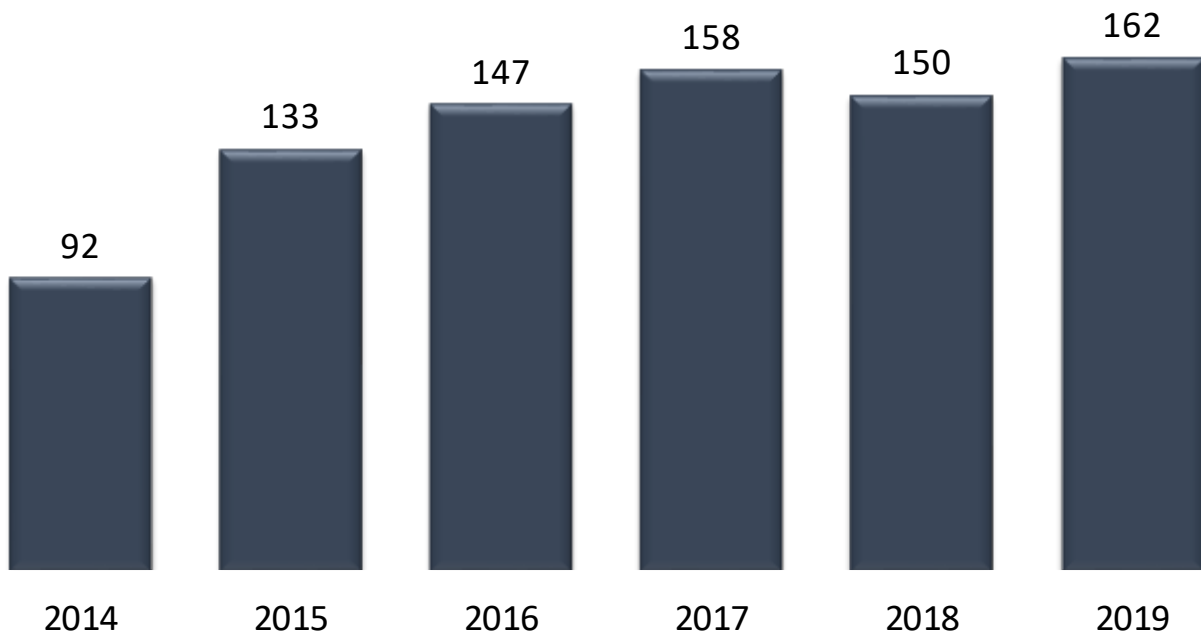
### Annual Sales Volume



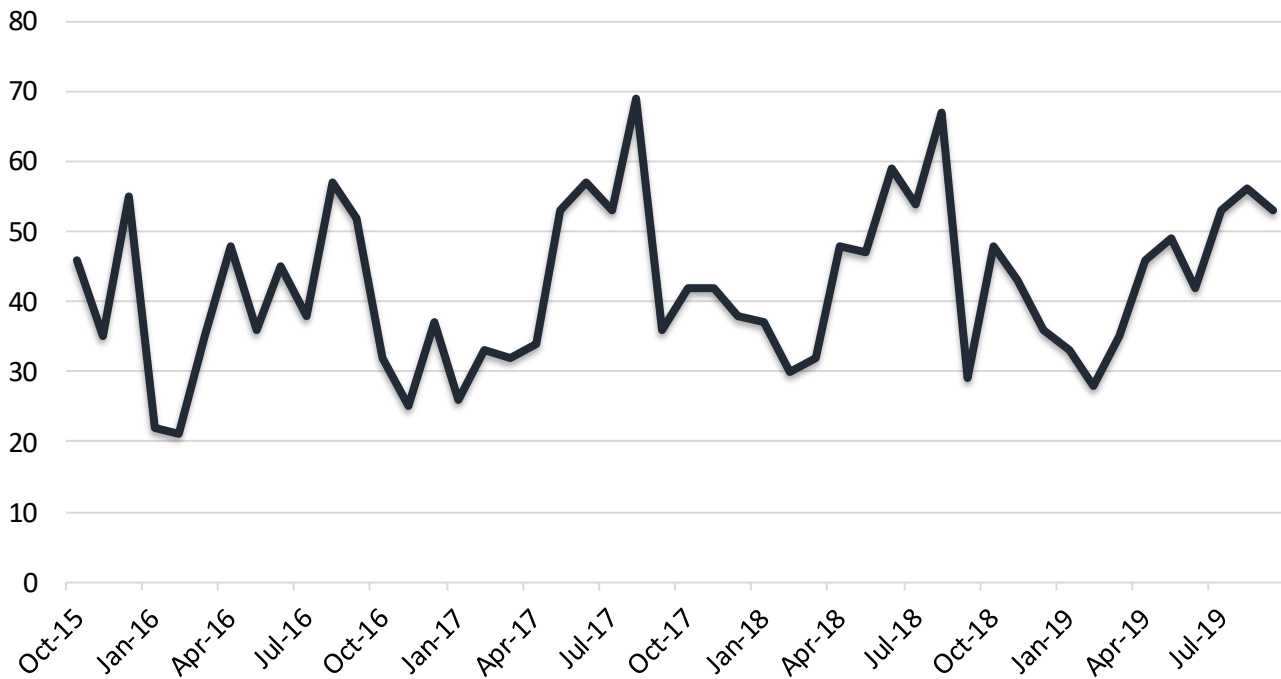
## Sales Volume by Quarter



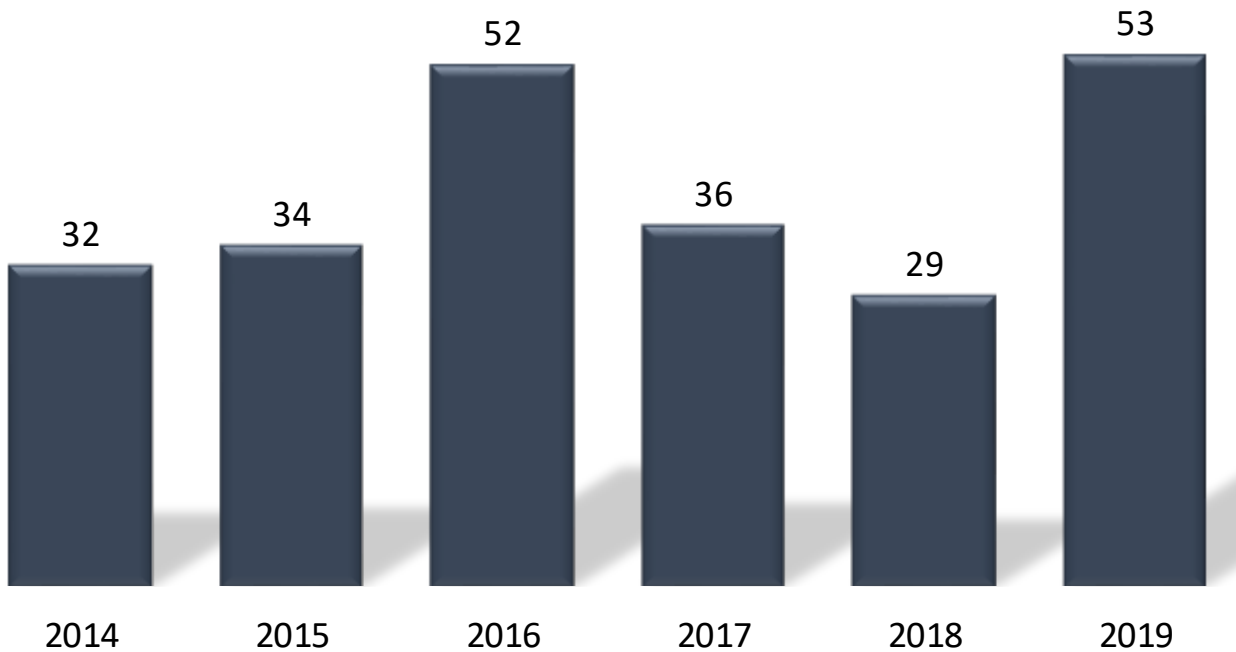
## 3rd Qtr Year over Year Sales Volume



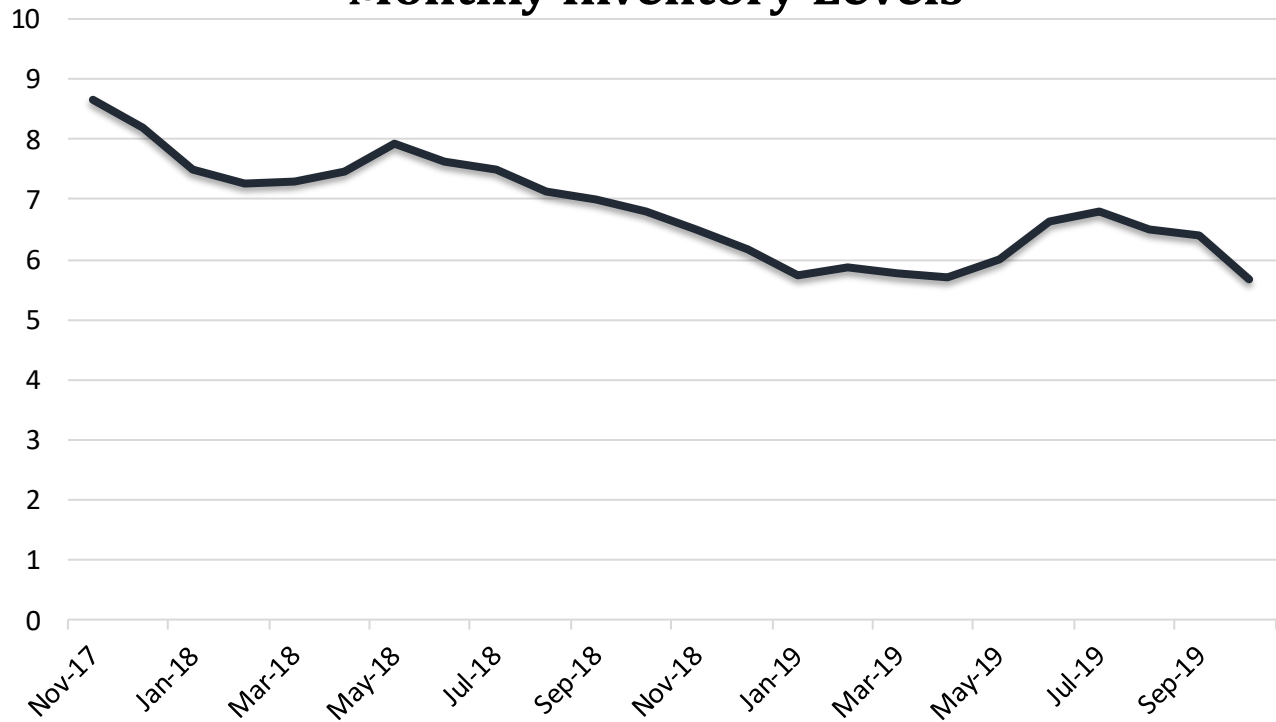
## Monthly Sales Volume



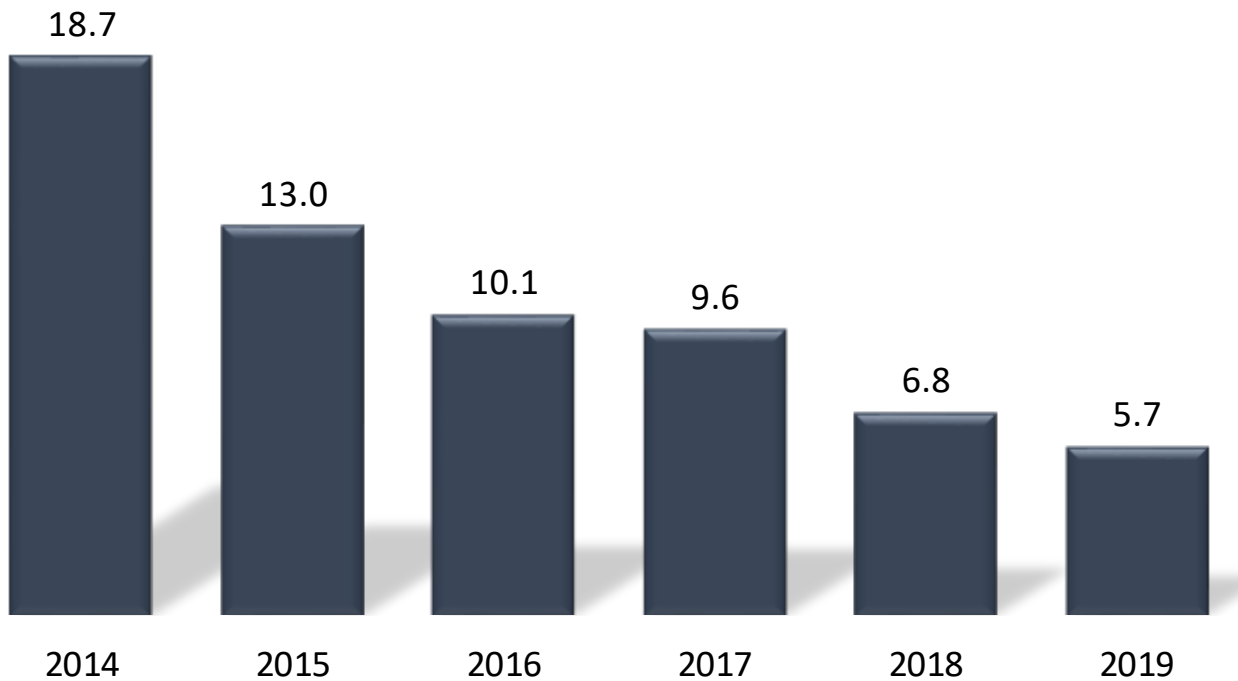
## September Year over Year Sales Volume



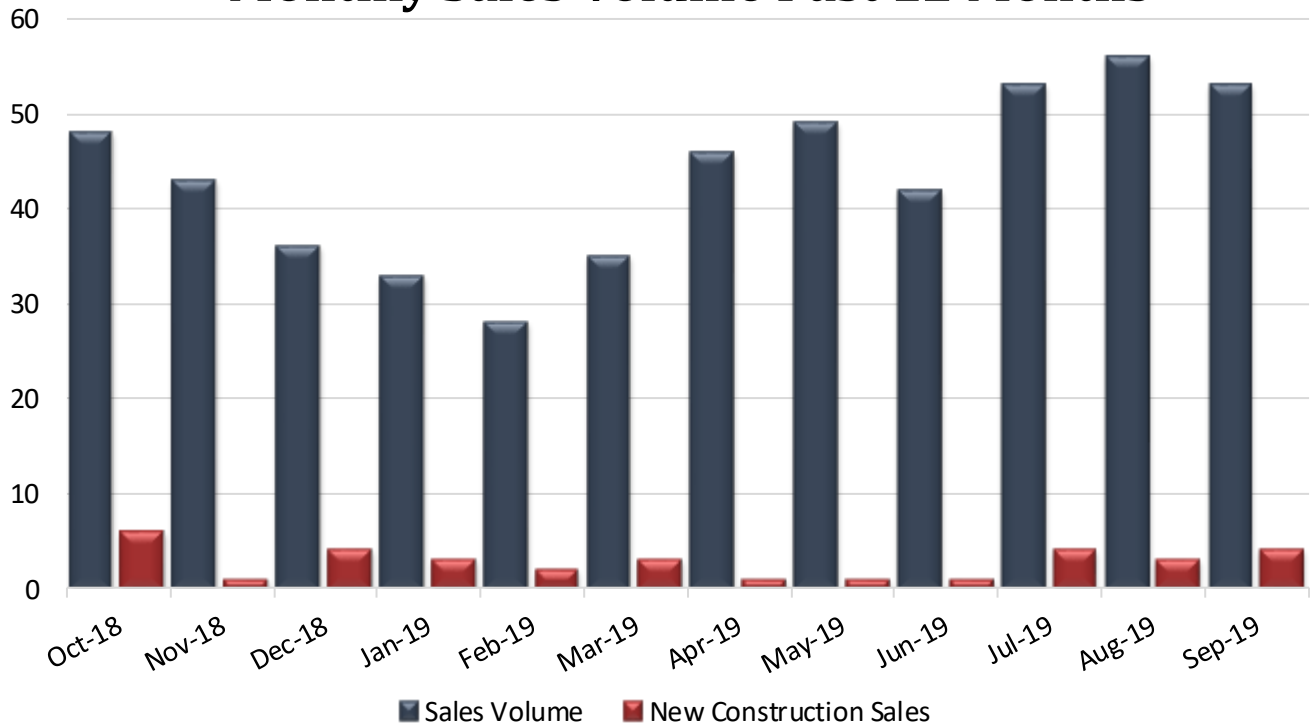
## Monthly Inventory Levels



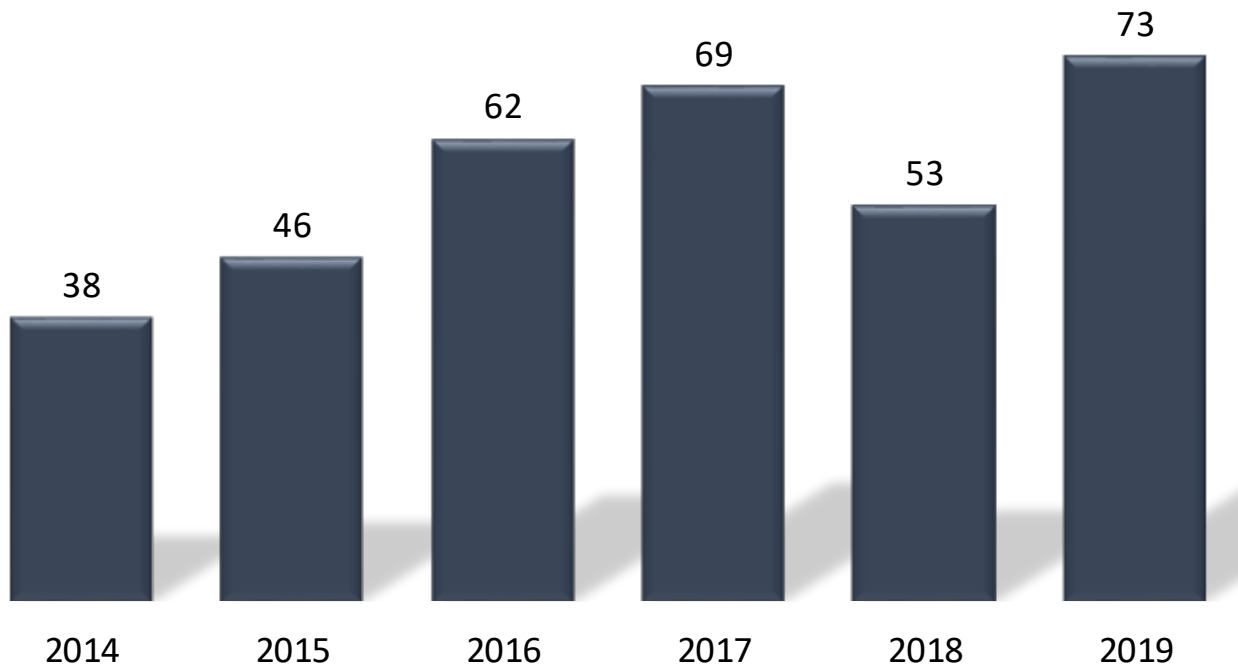
## October Year over Year Inventory



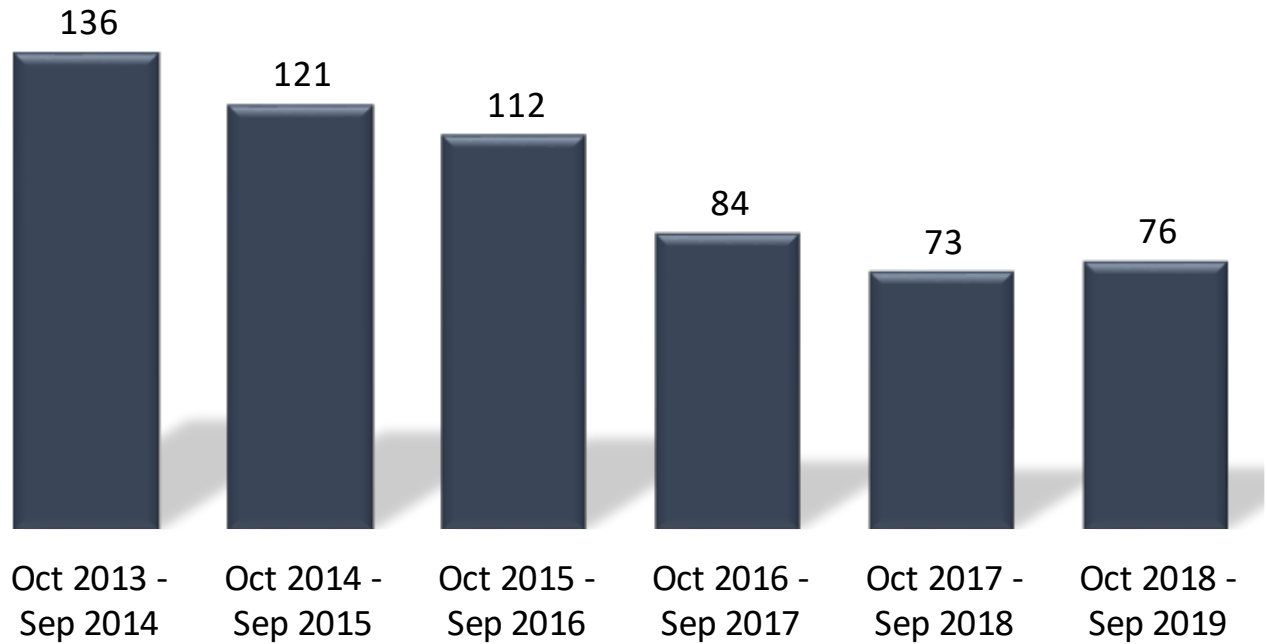
## Monthly Sales Volume Past 12 Months



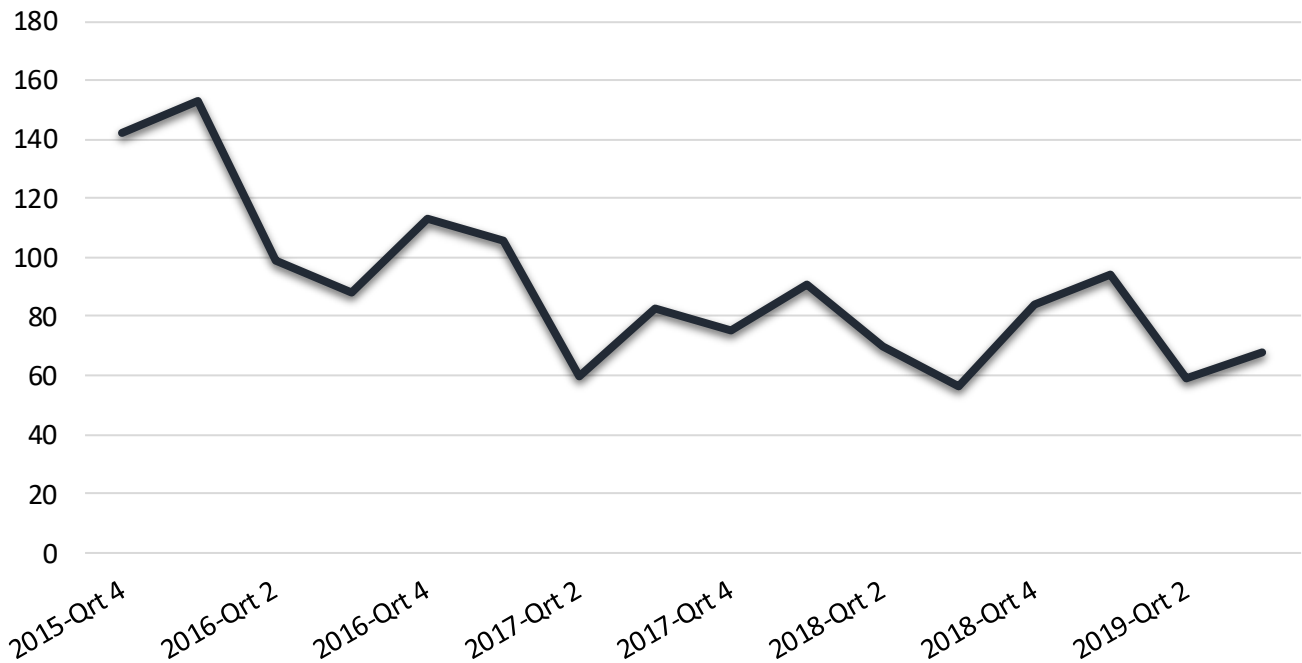
## October Year over Year Pending Sales



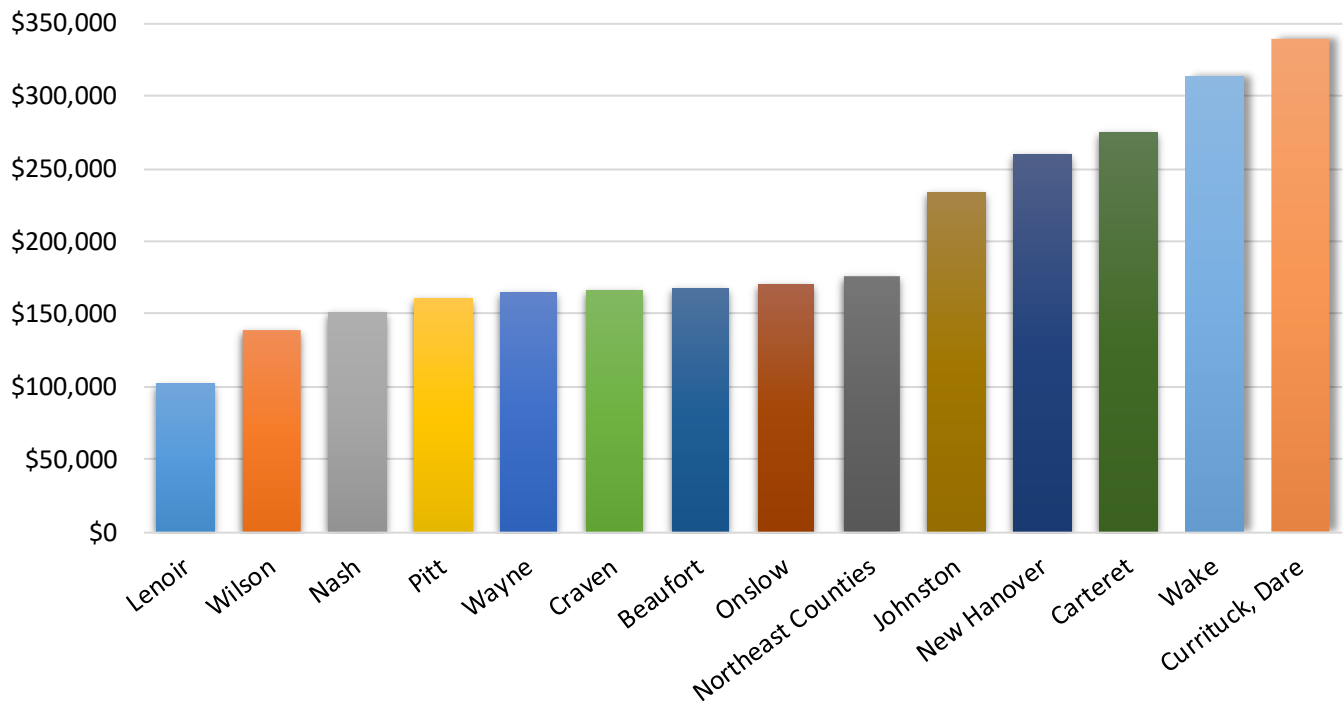
## Annual Median Days on the Market



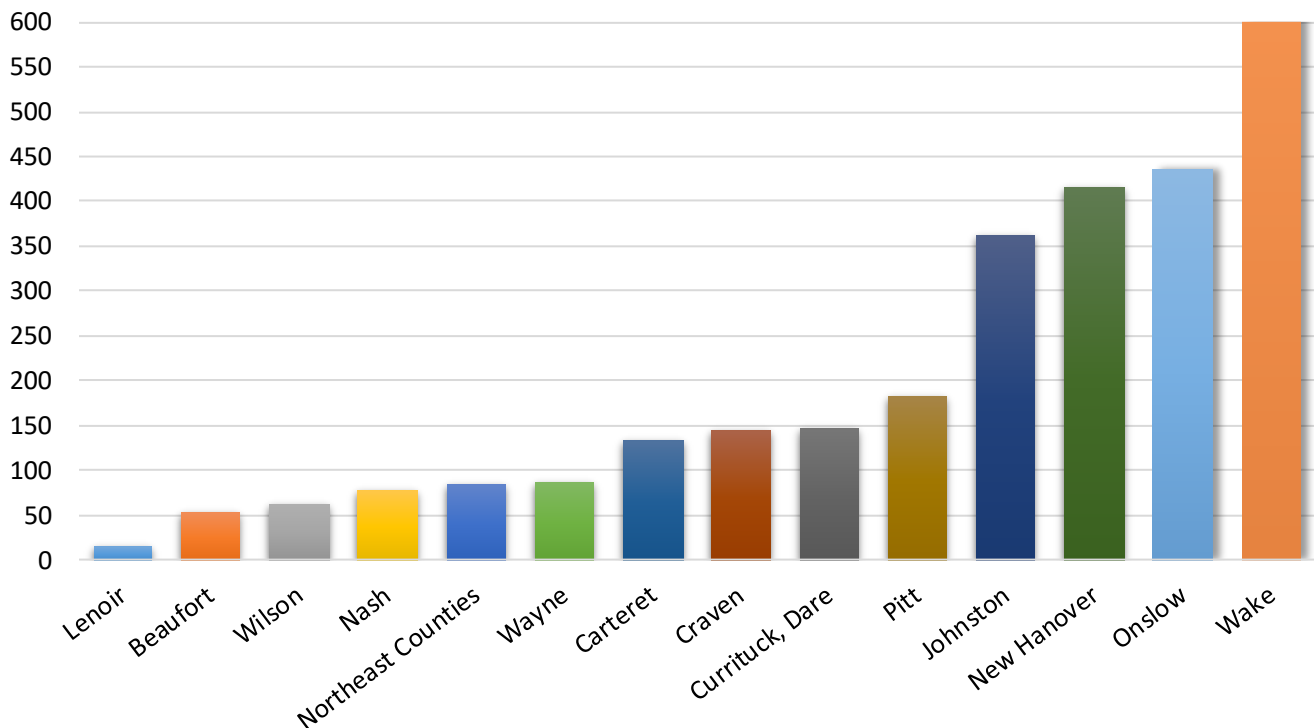
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

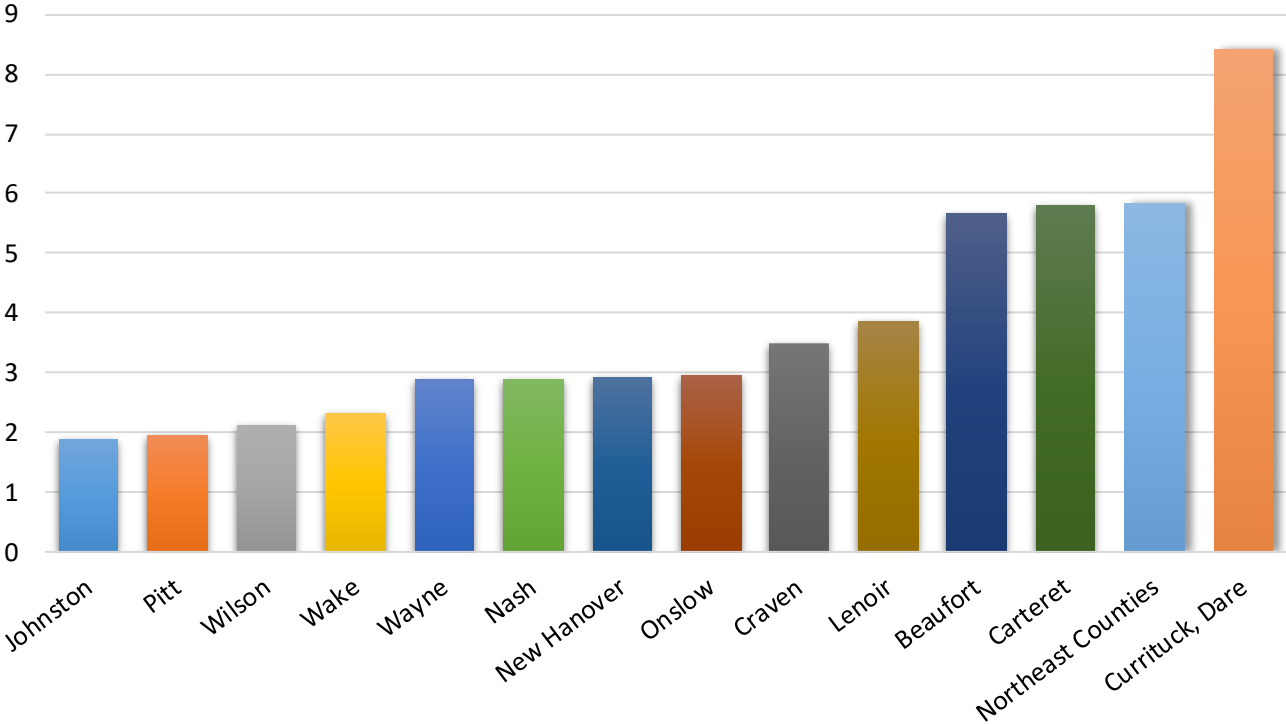


## Current Month Sales Volume by County



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

# Comparison of Inventory Levels by County (Months)



# New Construction Inventory Levels by County (Months)

