

# THE SHACKELFORD REPORT JUN 2020

Residential Real Estate Market Trends — Lenoir County — June 2020



Produced by:

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# Quarterly Market Report

## Lenoir County Market Summary

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

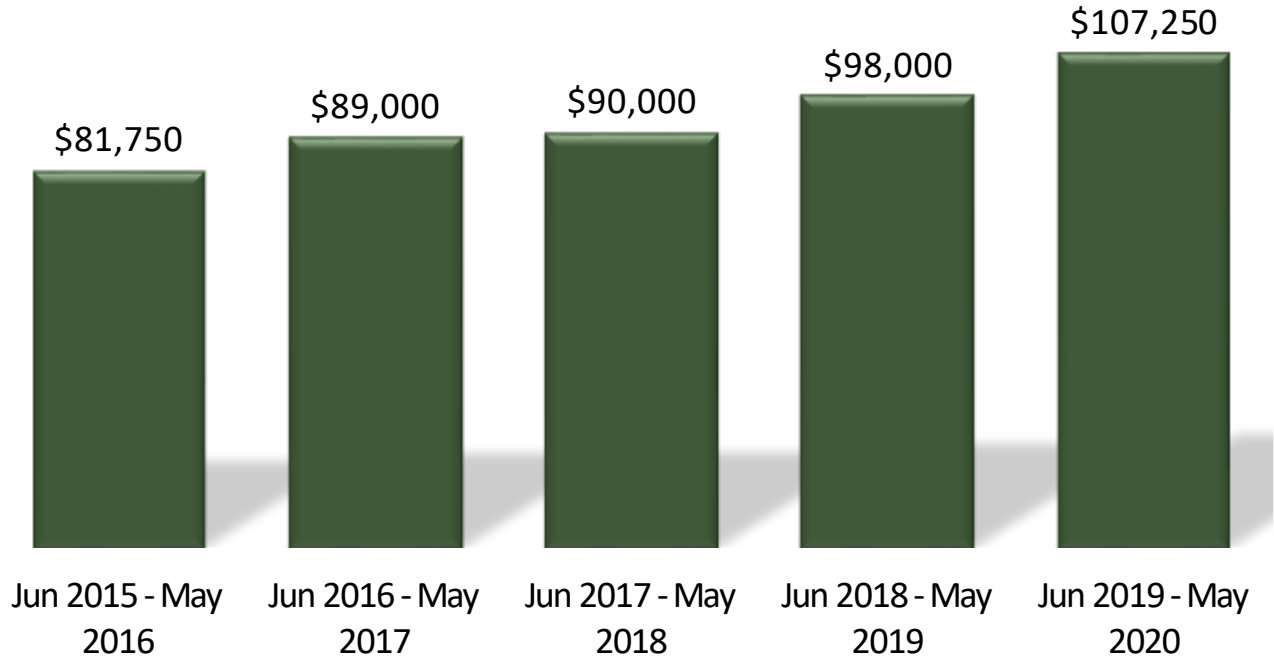
Highlights of the data include:

- 1<sup>st</sup> quarter sales volume decreased 25.0% from the 1<sup>st</sup> quarter of 2019.
- May sales volume increased 30.4% from the May 2019 levels.
- Pending sales at the beginning of June increased 37.8% from June 2019.
- There are 3.2 months of inventory currently on the market.
- There are 72.0 months of new construction inventory on the market.

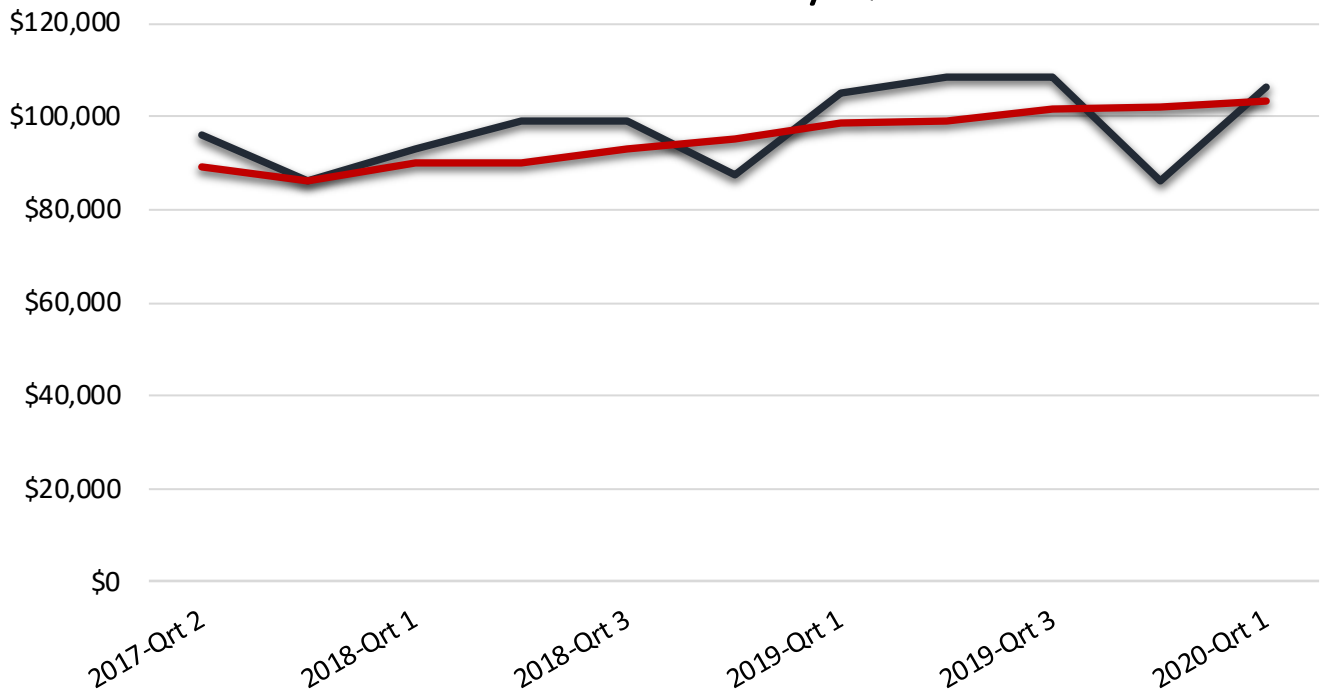
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jun 2015 - May 2016	244	-	\$81,750	-	85	-
Jun 2016 - May 2017	261	7.0%	\$89,000	8.9%	106	24.7%
Jun 2017 - May 2018	252	-3.4%	\$90,000	1.1%	78	-26.4%
Jun 2018 - May 2019	322	27.8%	\$98,000	8.9%	63	-19.2%
Jun 2019 - May 2020	270	-16.1%	\$107,250	9.4%	39	-38.1%
Current Active Listings: 73 Months of Inventory: 3.2						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 2	95	90.0%	\$99,000	6.4%	\$90,000	0.1%	97	-15.7%
2018-Qrt 3	80	-15.8%	\$99,000	0.0%	\$93,050	3.4%	59	-39.2%
2018-Qrt 4	72	-10.0%	\$87,500	-11.6%	\$95,000	2.1%	72	22.0%
2019-Qrt 1	80	11.1%	\$105,200	20.2%	\$98,500	3.7%	47	-34.7%
2019-Qrt 2	73	-8.8%	\$108,500	3.1%	\$98,985	0.5%	33	-29.8%
2019-Qrt 3	66	-9.6%	\$108,500	0.0%	\$101,500	2.5%	29	-12.1%
2019-Qrt 4	67	1.5%	\$86,000	-20.7%	\$102,000	0.5%	45	55.2%
2020-Qrt 1	60	-10.4%	\$106,250	23.5%	\$103,500	1.5%	77	71.1%

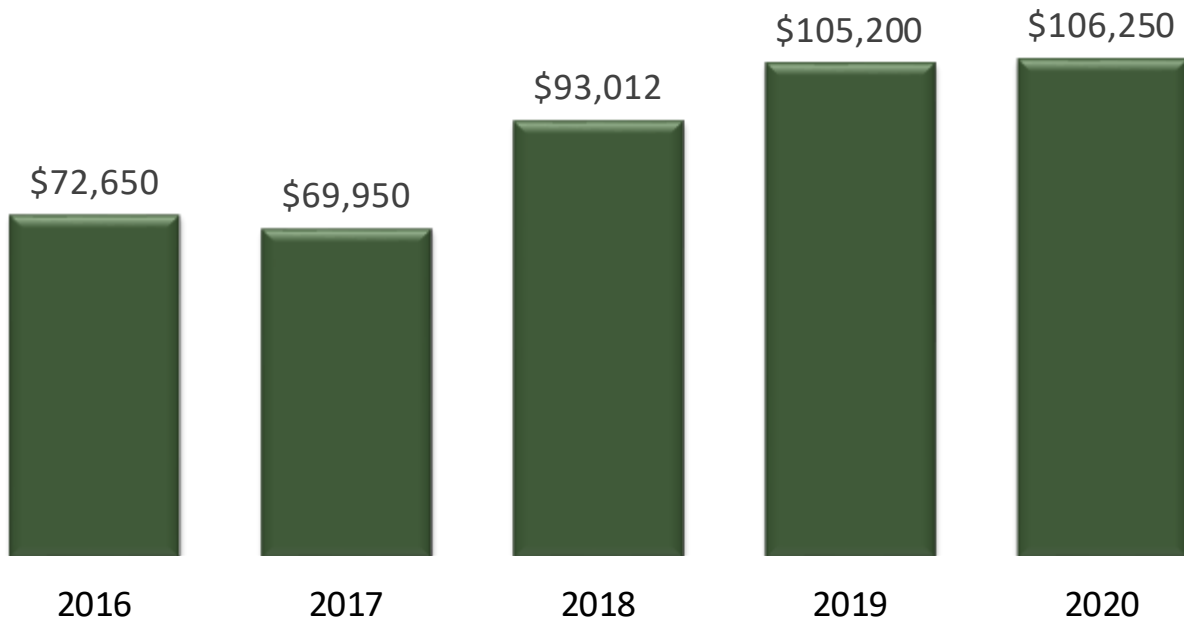
## Annual Median Sales Price



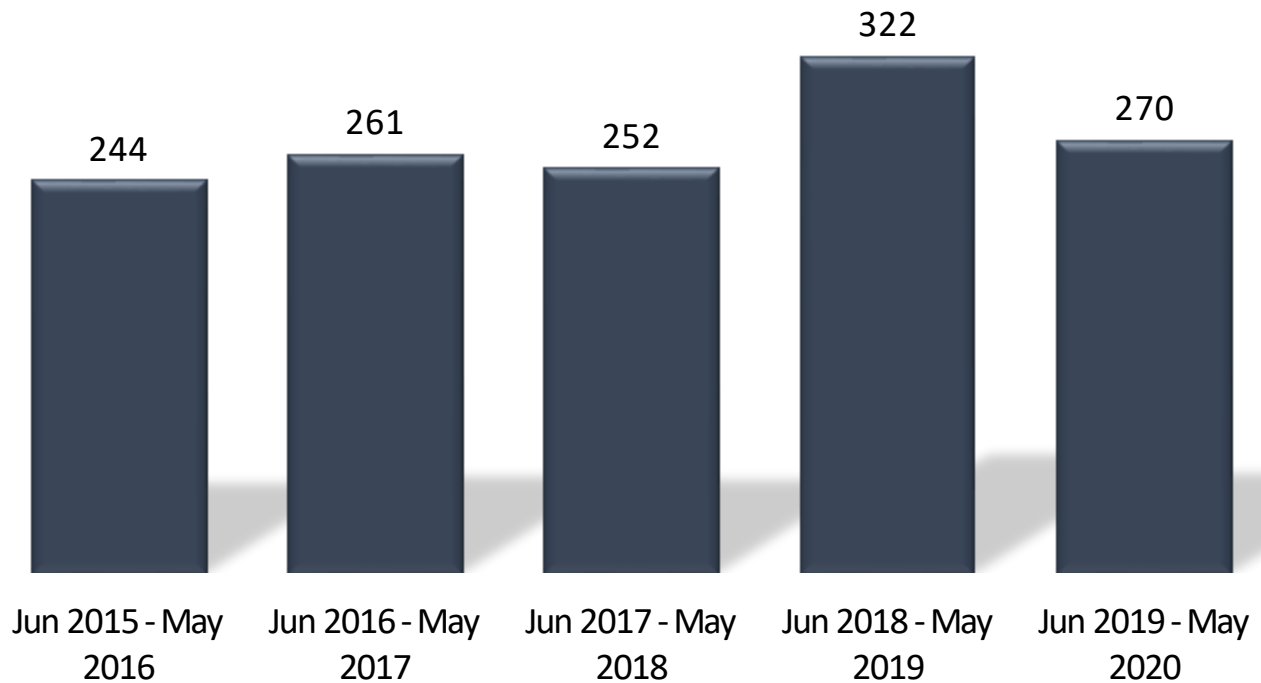
## Median Sales Price by Quarter



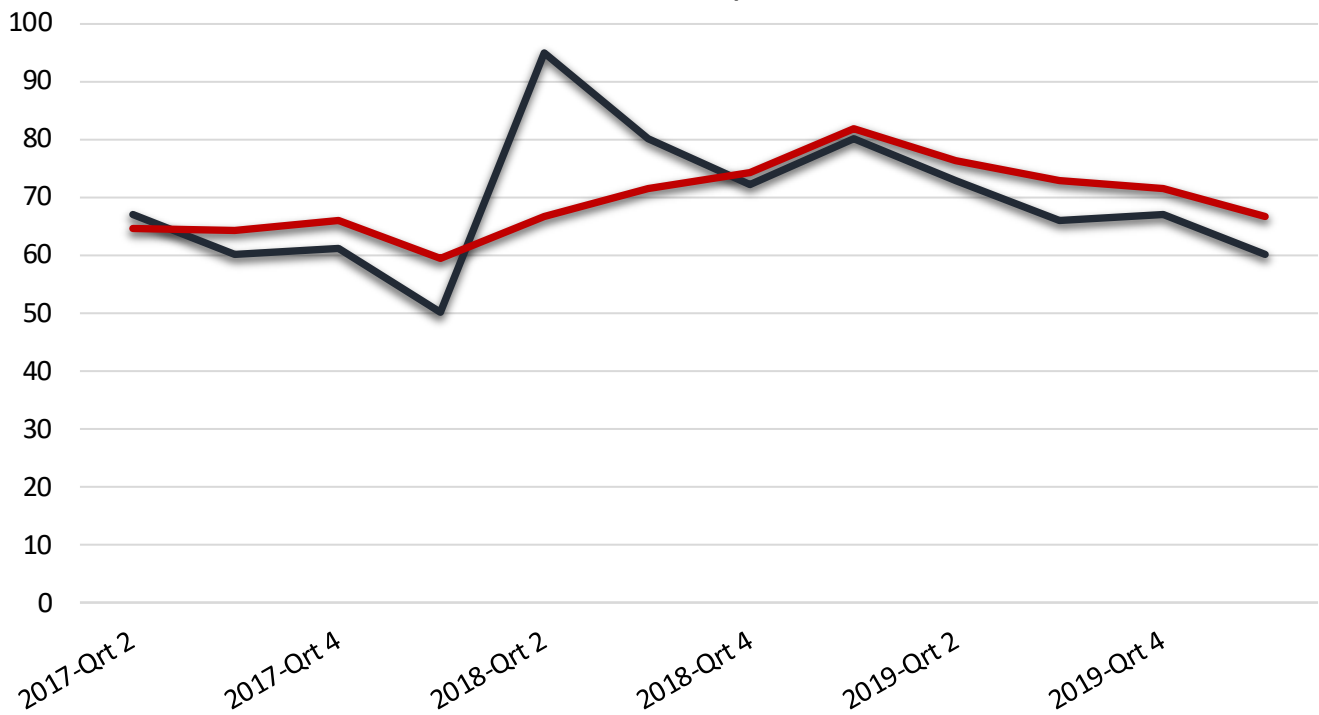
## 1st Qtr Year over Year Median Sales Price



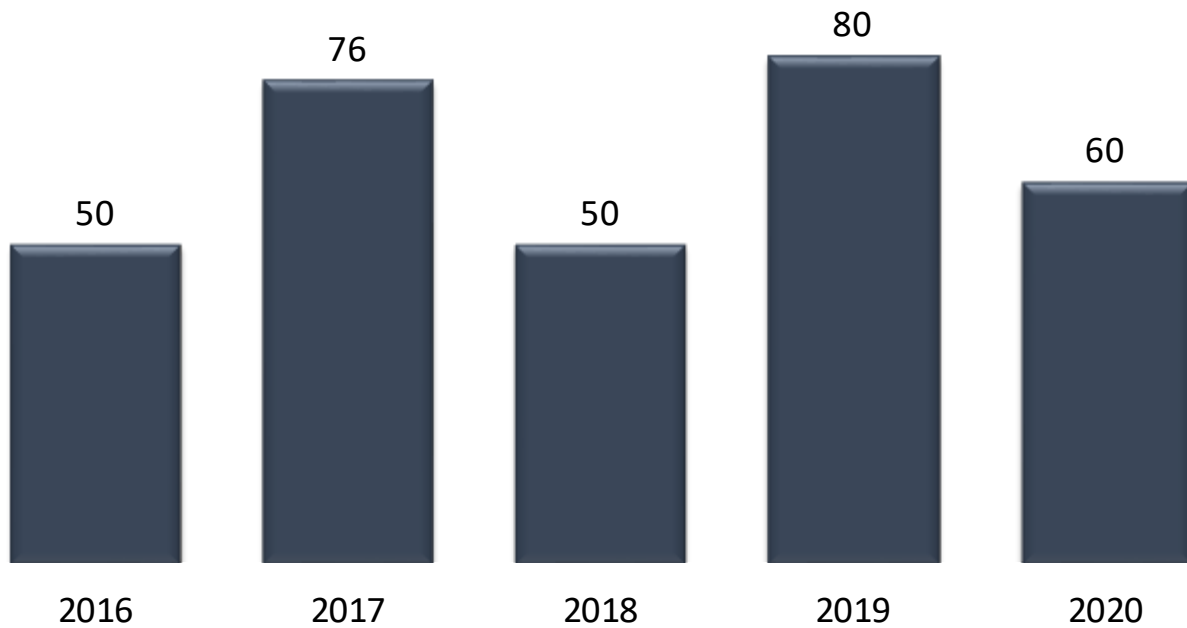
## Annual Sales Volume



## Sales Volume by Quarter



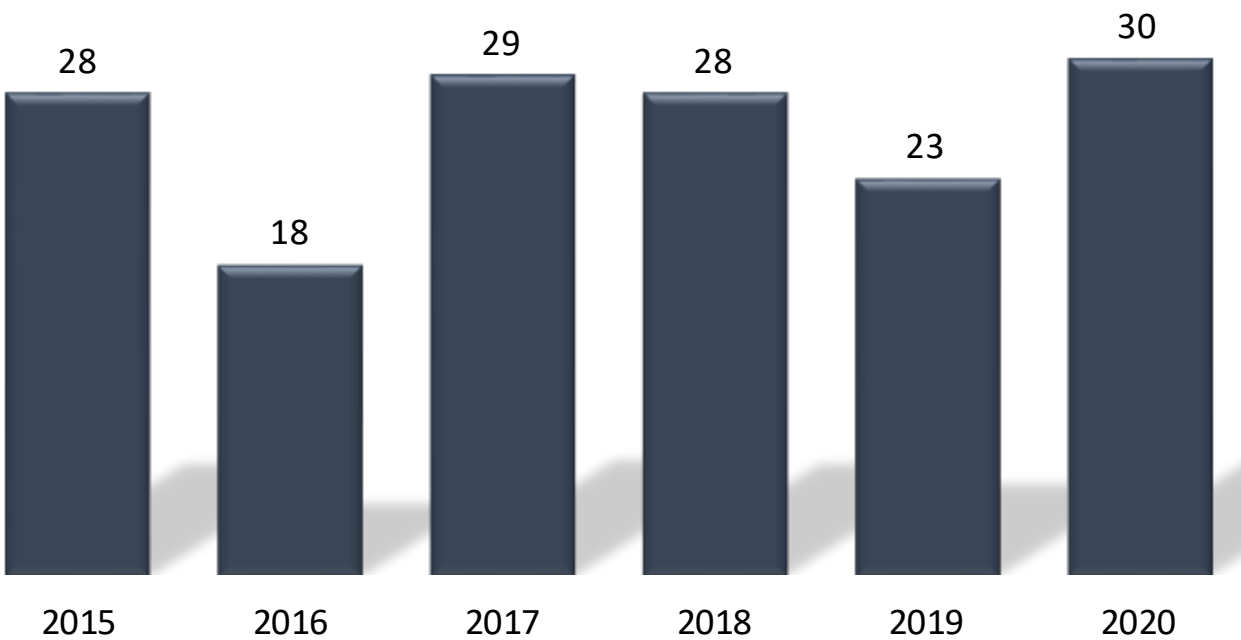
## 1st Qtr Year over Year Sales Volume



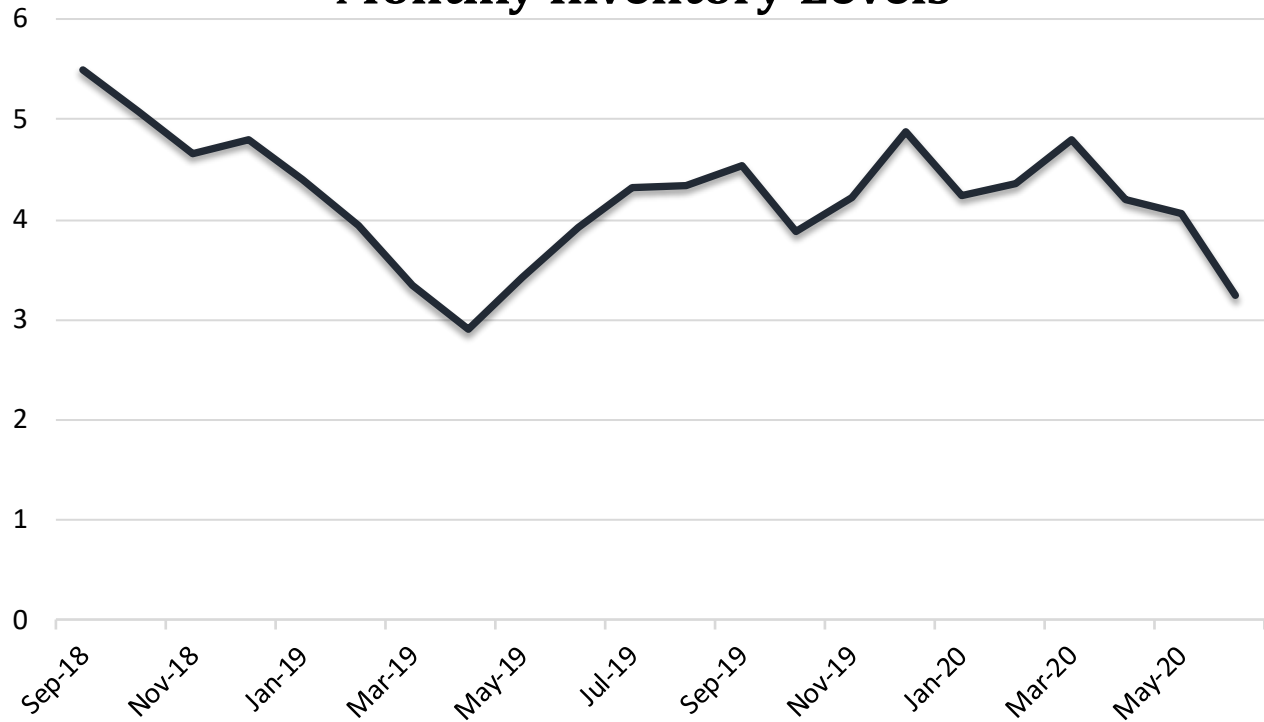
## Monthly Sales Volume



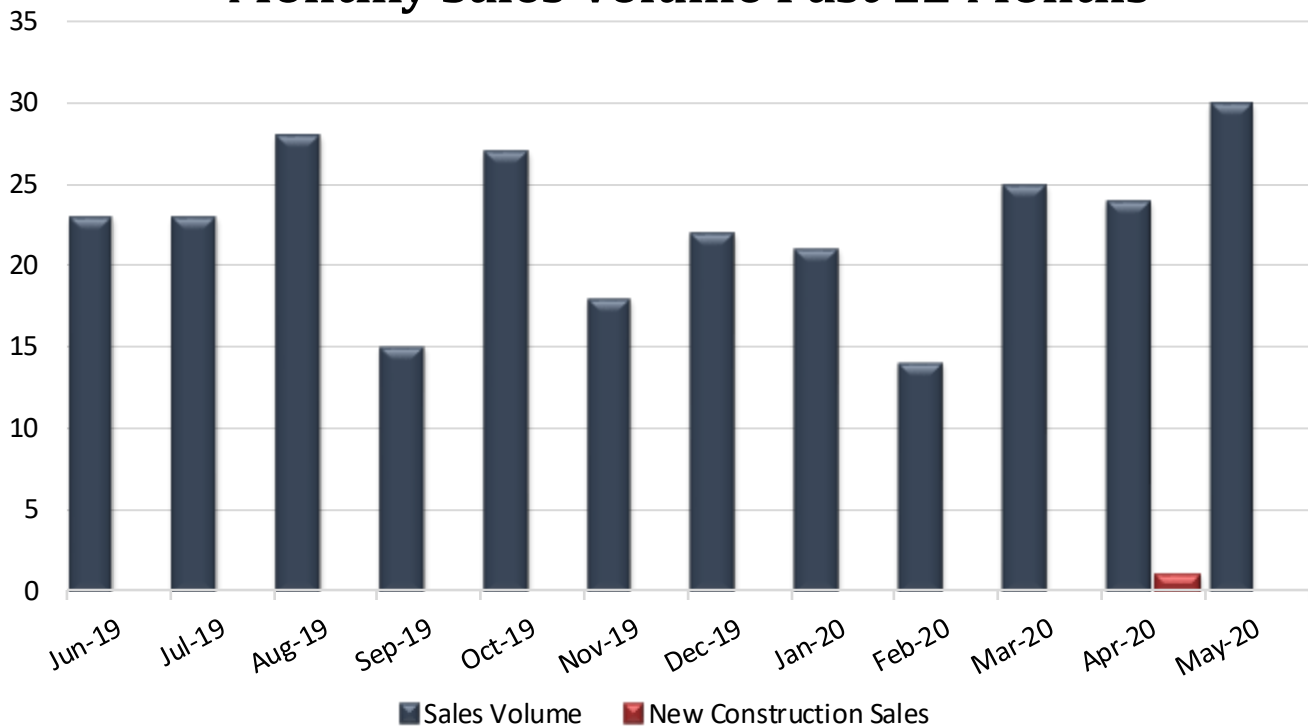
## May Year over Year Sales Volume



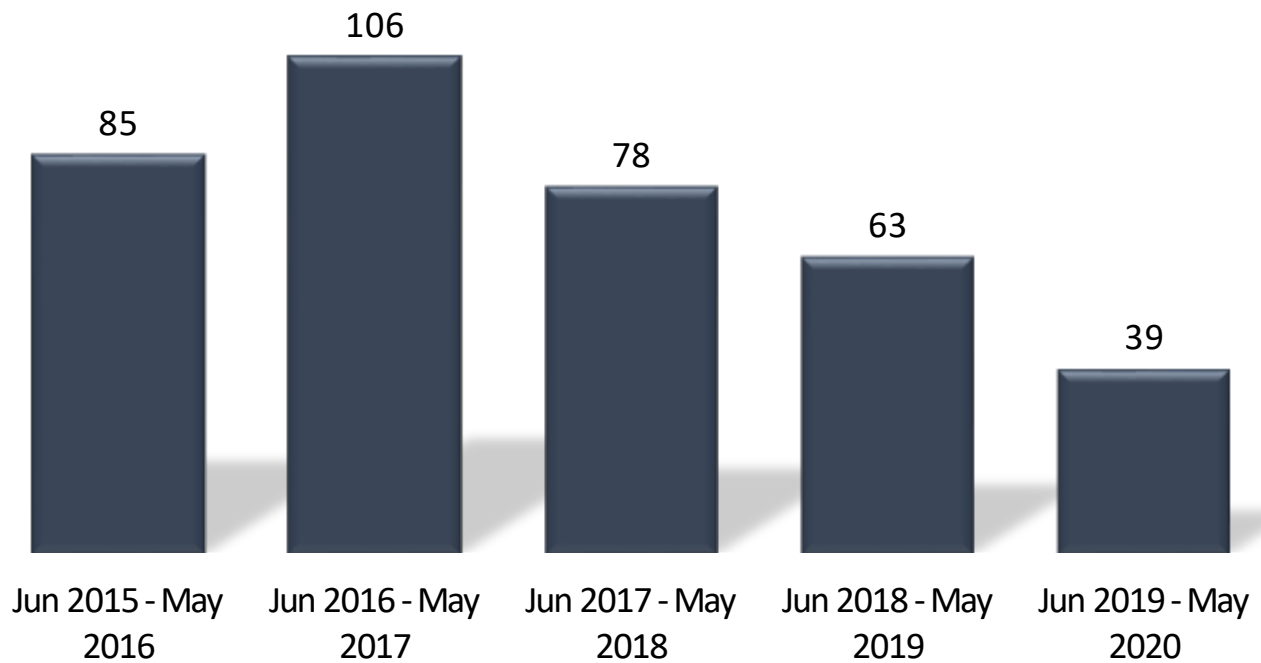
## Monthly Inventory Levels



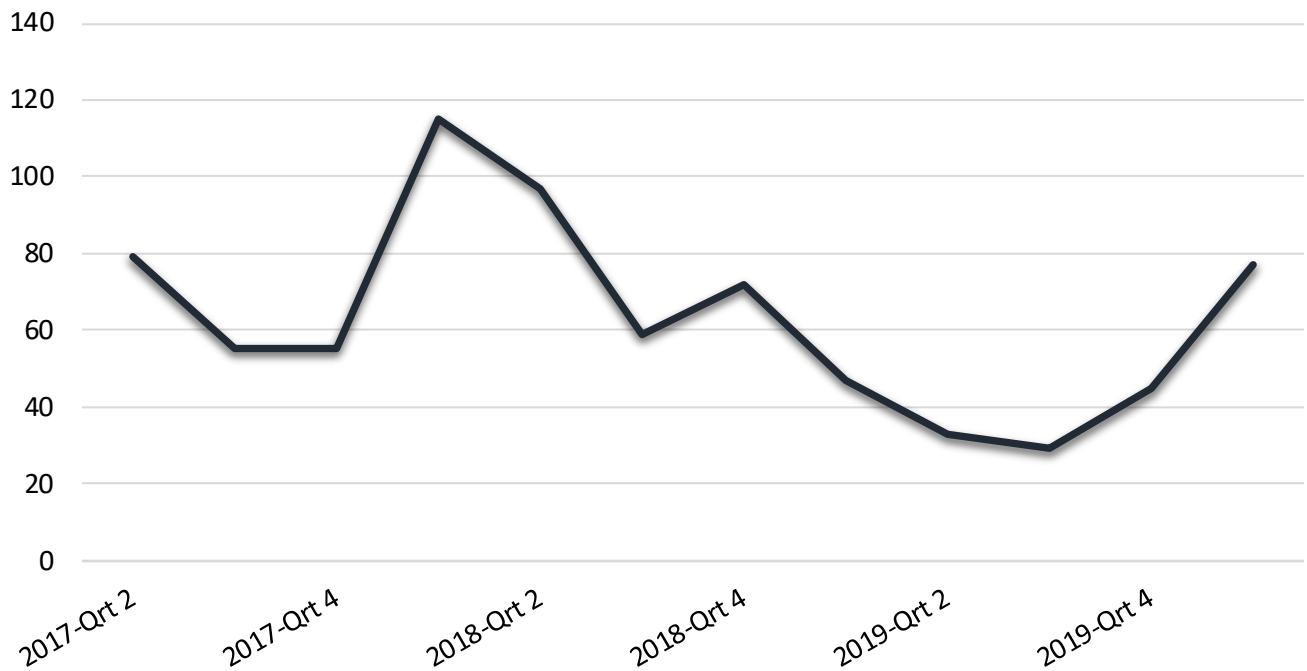
## Monthly Sales Volume Past 12 Months



## Annual Median Days on the Market

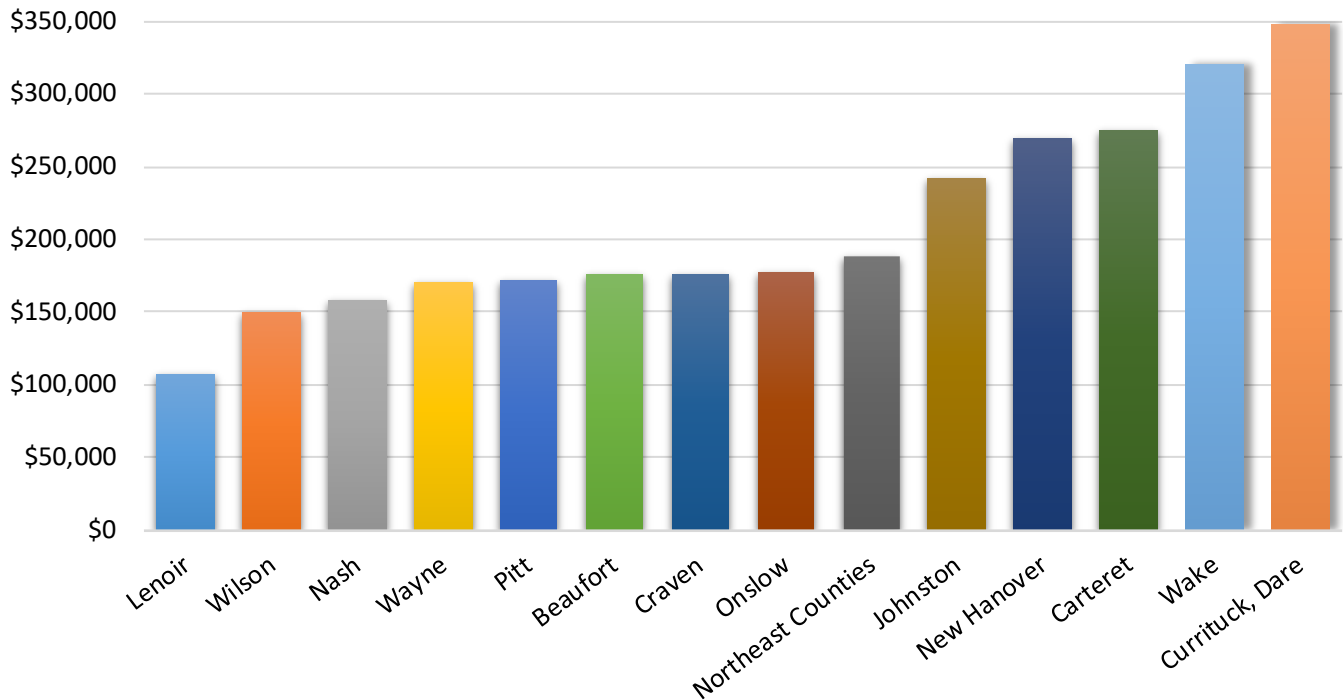


## Median Days on Market by Quarter

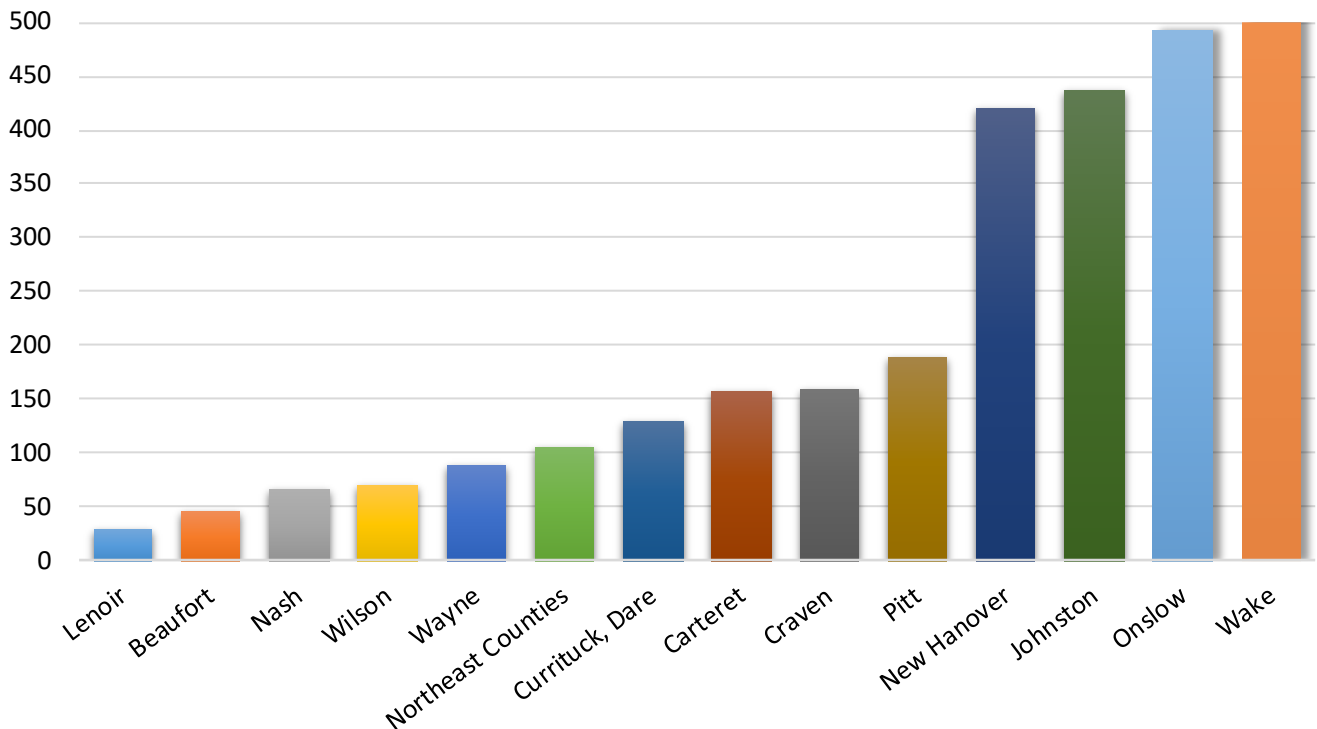




## Current Year Median Sales Price by County

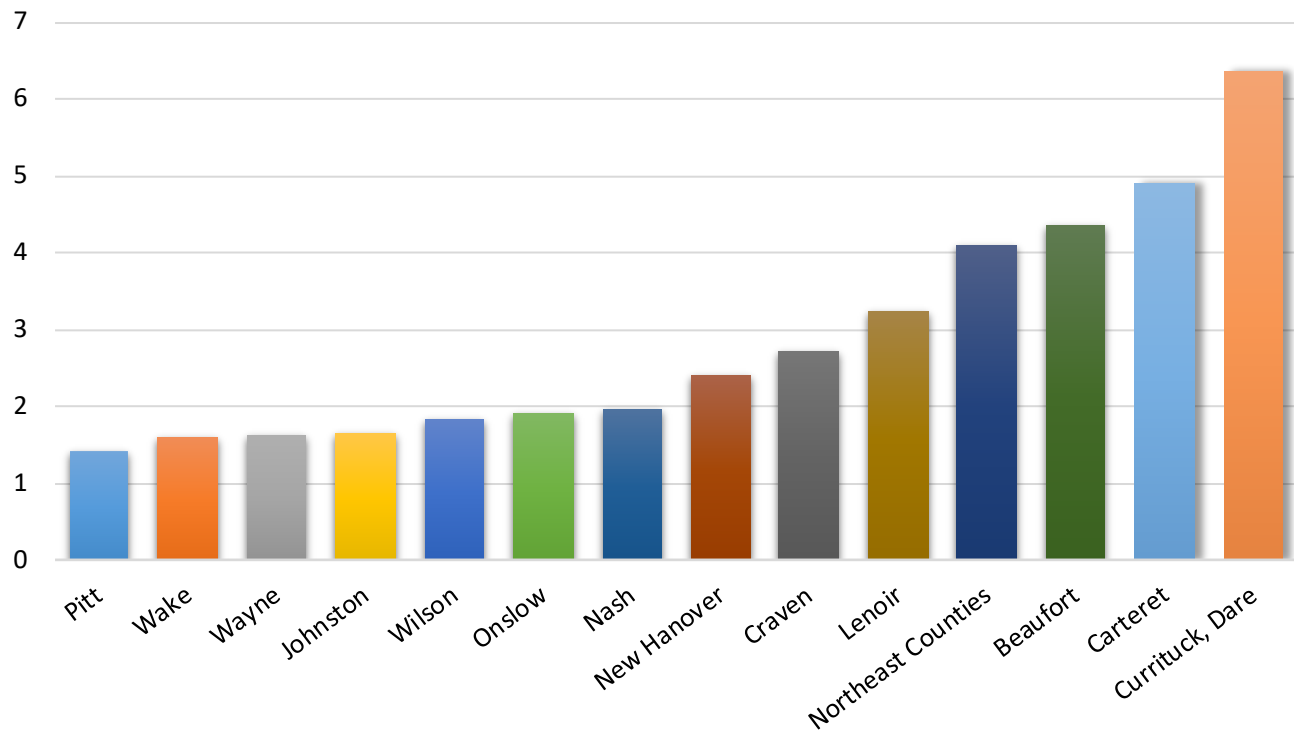


## Current Month Sales Volume by County

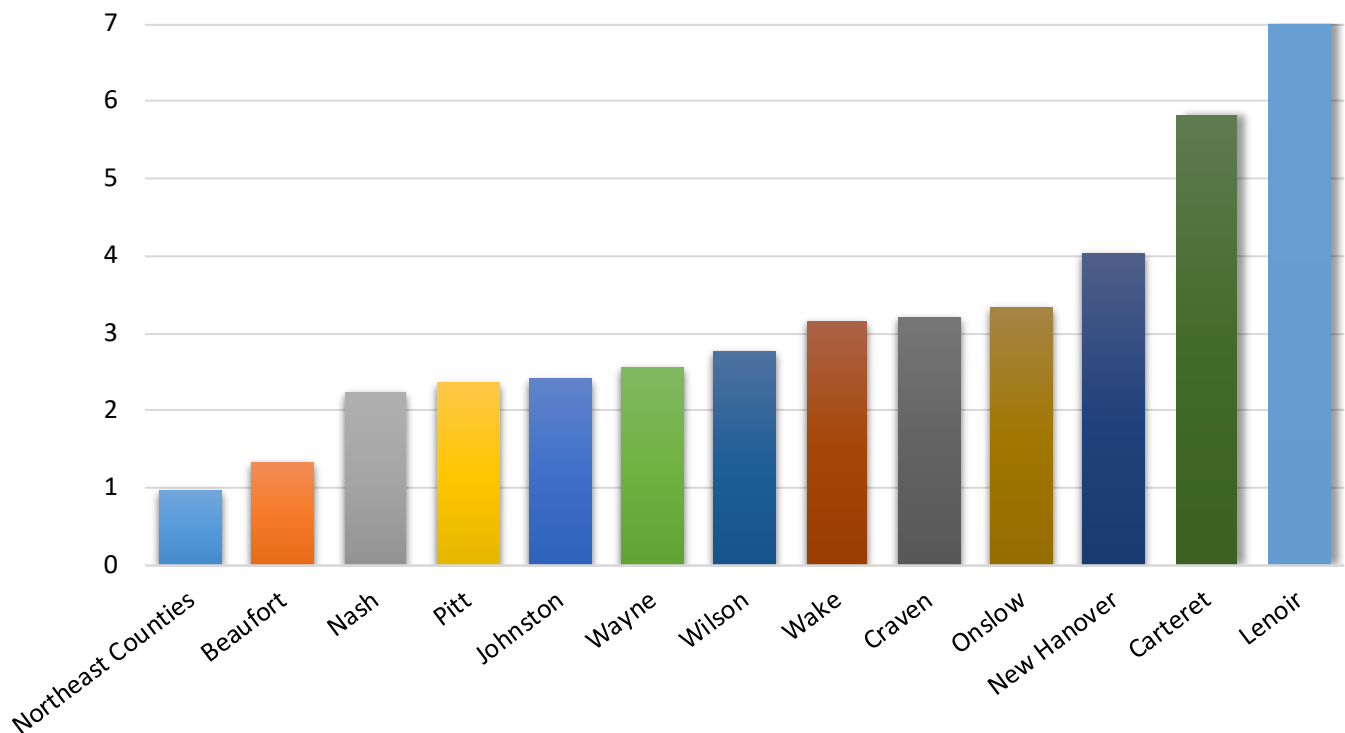


\*Wake County is off the chart at 1,701 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)



\*Lenoir County is off the chart at 72.0 months