

THE SHACKELFORD REPORT MAY 2021

Residential Real Estate Market Trends – Wilson County – May 2021



Produced by:

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Quarterly Market Report

Wilson County Market Summary

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

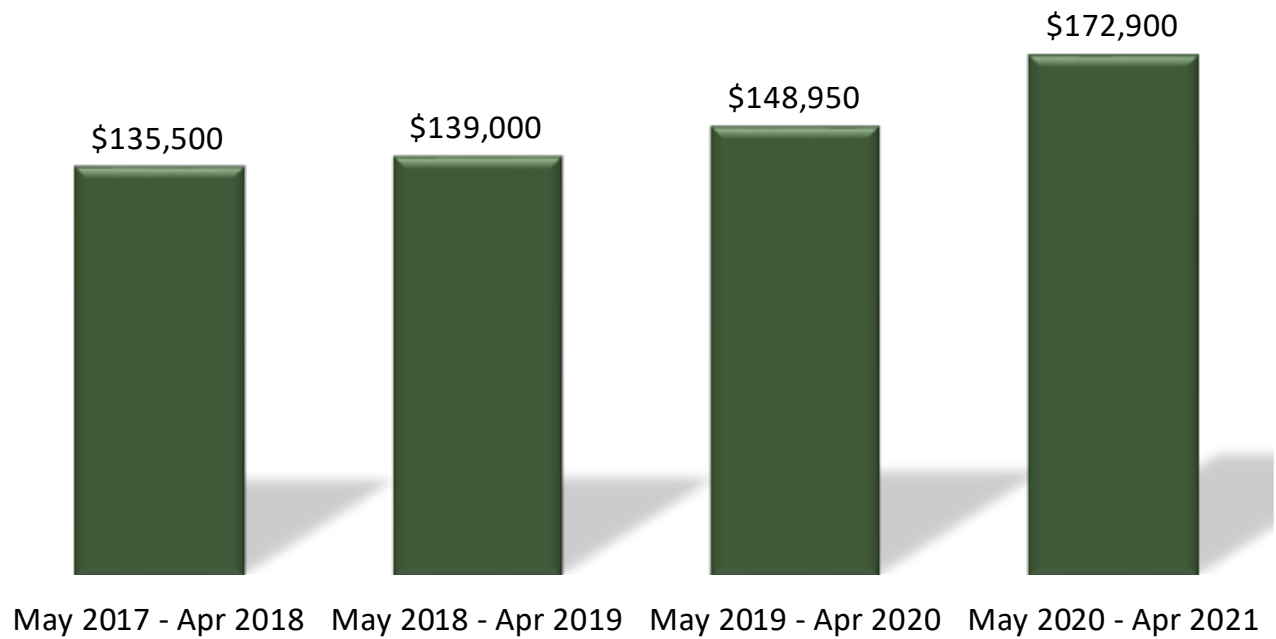
Highlights of the data include:

- 1st quarter sales volume increased 13.3% from the 1st quarter of 2020.
- April sales volume was 22.0% lower than April 2020 levels.
- Pending sales at the beginning of May increased 38.9% from May 2020.
- There are 0.5 months of inventory currently on the market.
- There are 1.1 months of new construction inventory on the market.

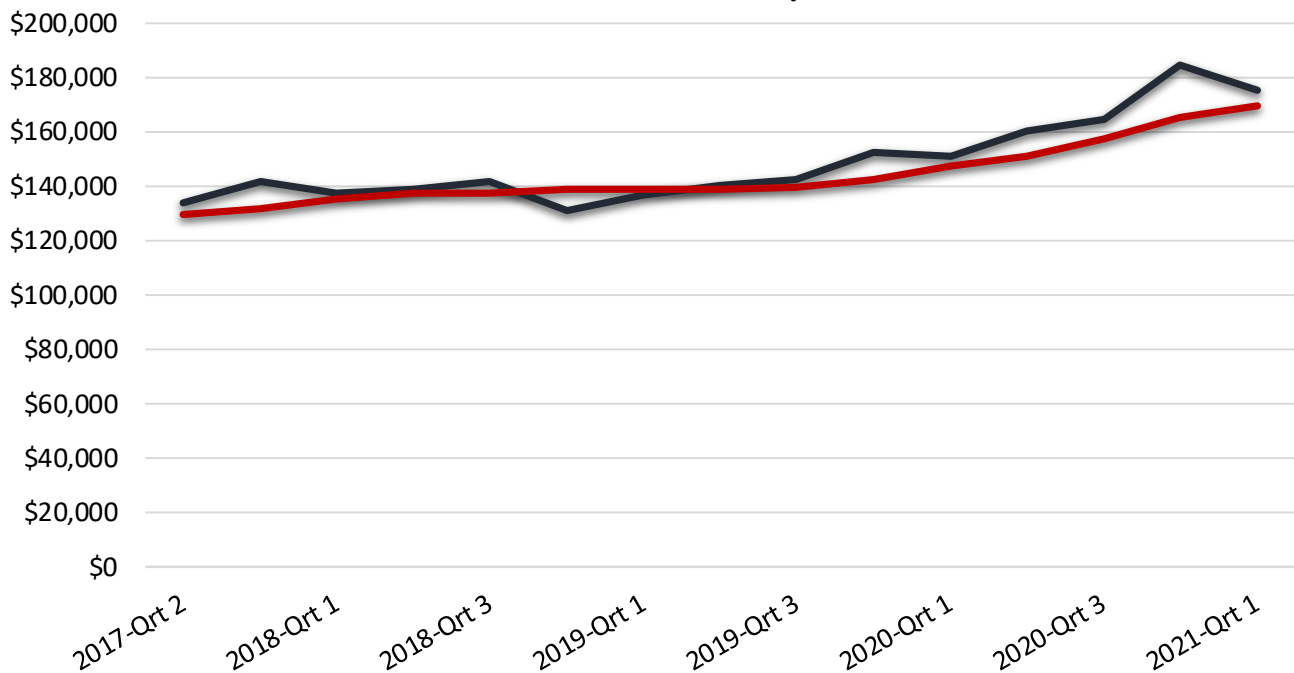
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
May 2017 - Apr 2018	743	-	\$135,500	-	32	-
May 2018 - Apr 2019	739	-0.5%	\$139,000	2.6%	27	-15.6%
May 2019 - Apr 2020	766	3.7%	\$148,950	7.2%	17	-37.0%
May 2020 - Apr 2021	883	15.3%	\$172,900	16.1%	7	-58.8%
Current Active Listings: 34 Months of Inventory: 0.5						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 2	193	3.2%	\$140,500	2.6%	\$139,000	0.1%	19	-42.4%
2019-Qrt 3	217	12.4%	\$143,000	1.8%	\$139,450	0.3%	16	-15.8%
2019-Qrt 4	171	-21.2%	\$153,000	7.0%	\$143,000	2.5%	21	31.3%
2020-Qrt 1	173	1.2%	\$151,500	-1.0%	\$147,500	3.1%	24	14.3%
2020-Qrt 2	208	20.2%	\$160,450	5.9%	\$151,250	2.5%	14	-41.7%
2020-Qrt 3	241	15.9%	\$164,950	2.8%	\$158,000	4.5%	10	-28.6%
2020-Qrt 4	225	-6.6%	\$184,500	11.9%	\$165,500	4.7%	6	-40.0%
2021-Qrt 1	196	-12.9%	\$175,500	-4.9%	\$170,000	2.7%	6	0.0%

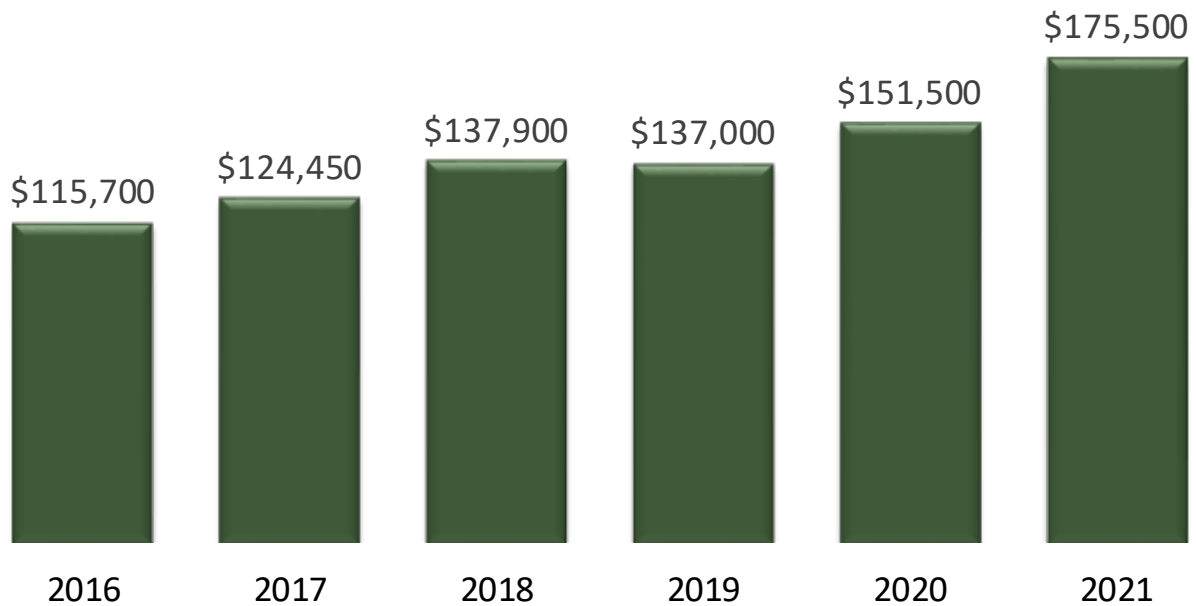
Annual Median Sales Price



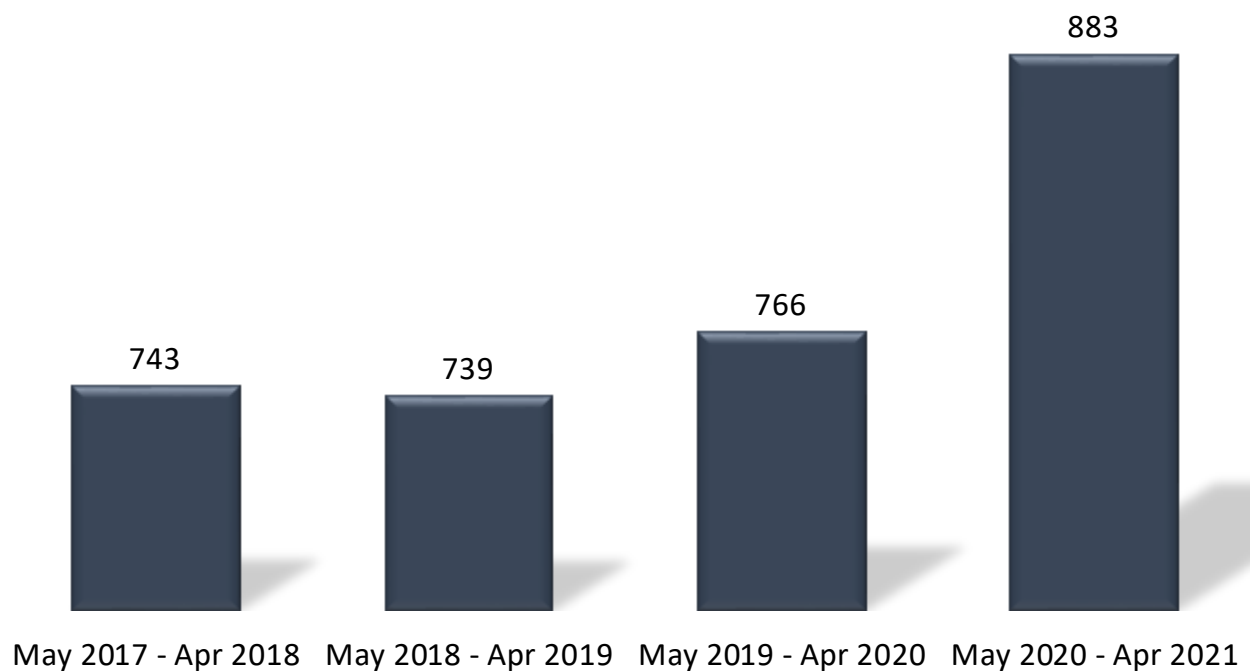
Median Sales Price by Quarter



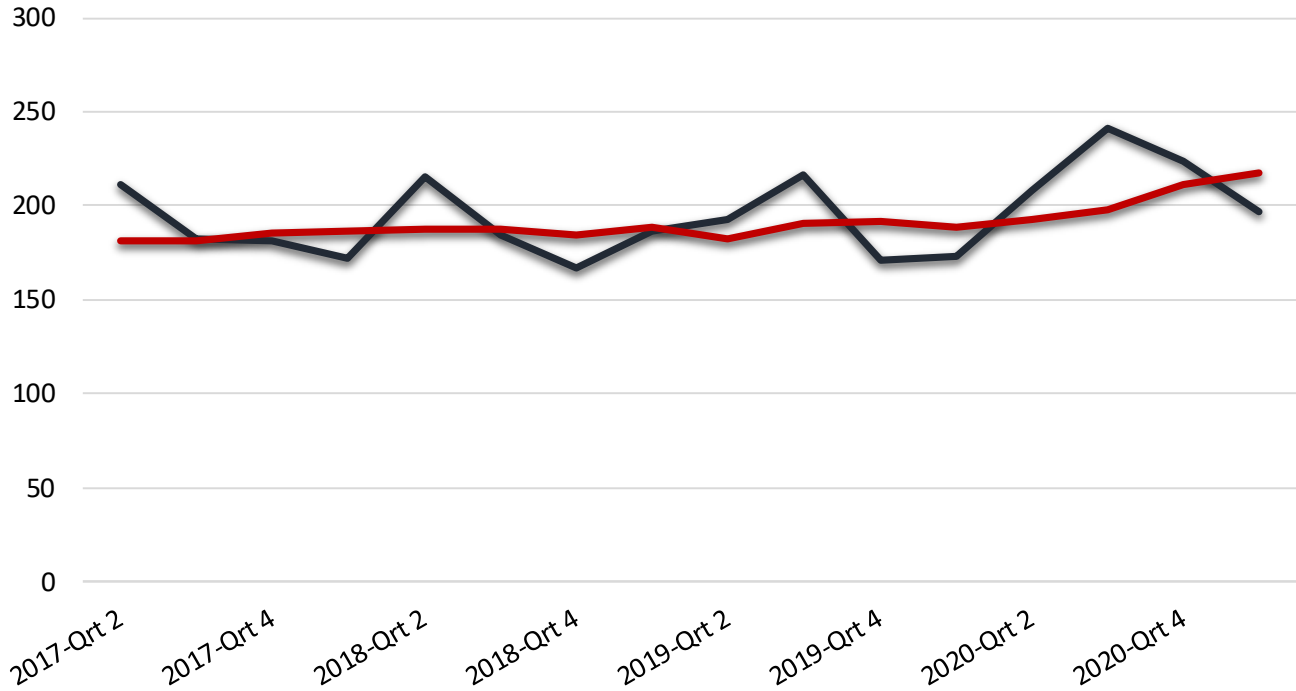
1st Qtr Year over Year Median Sales Price



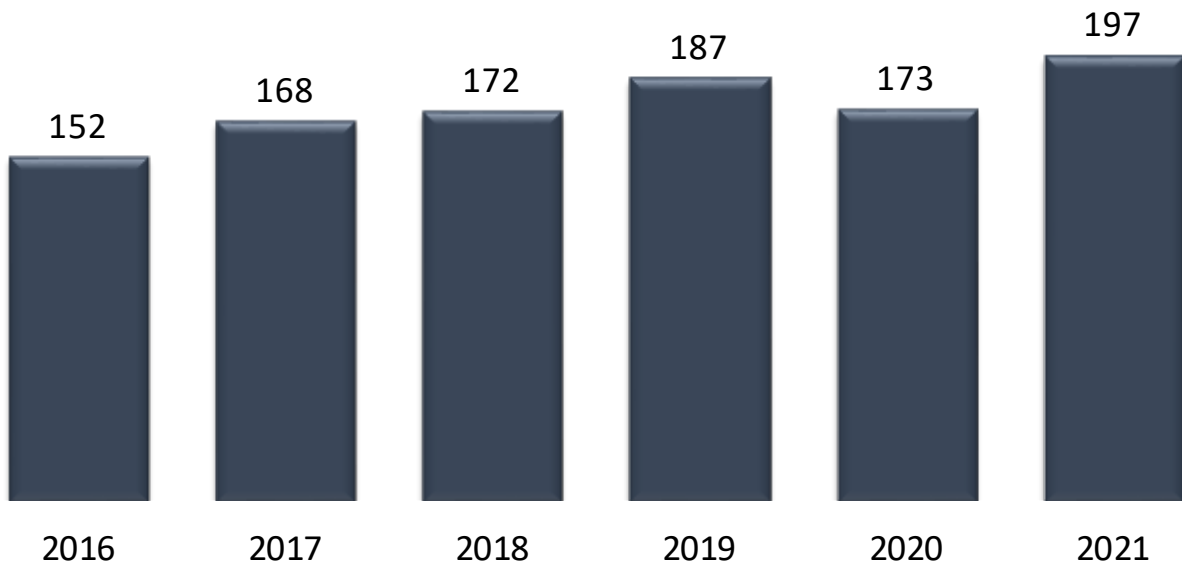
Annual Sales Volume



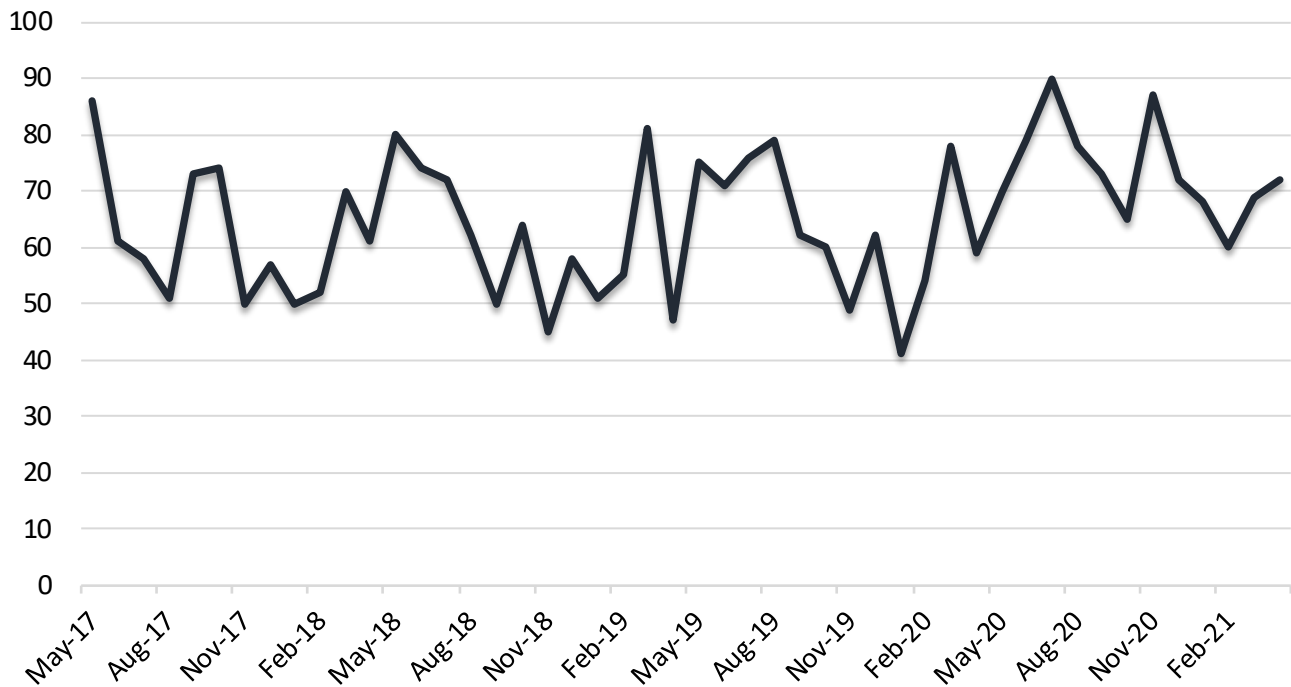
Sales Volume by Quarter



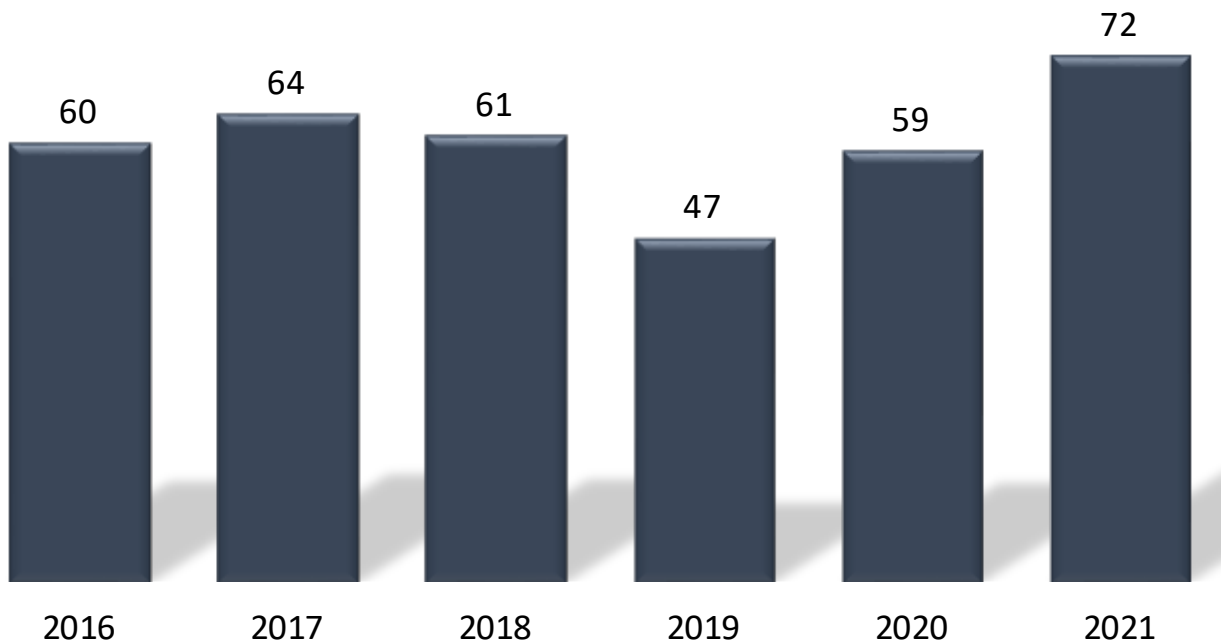
1st Qtr Year over Year Sales Volume



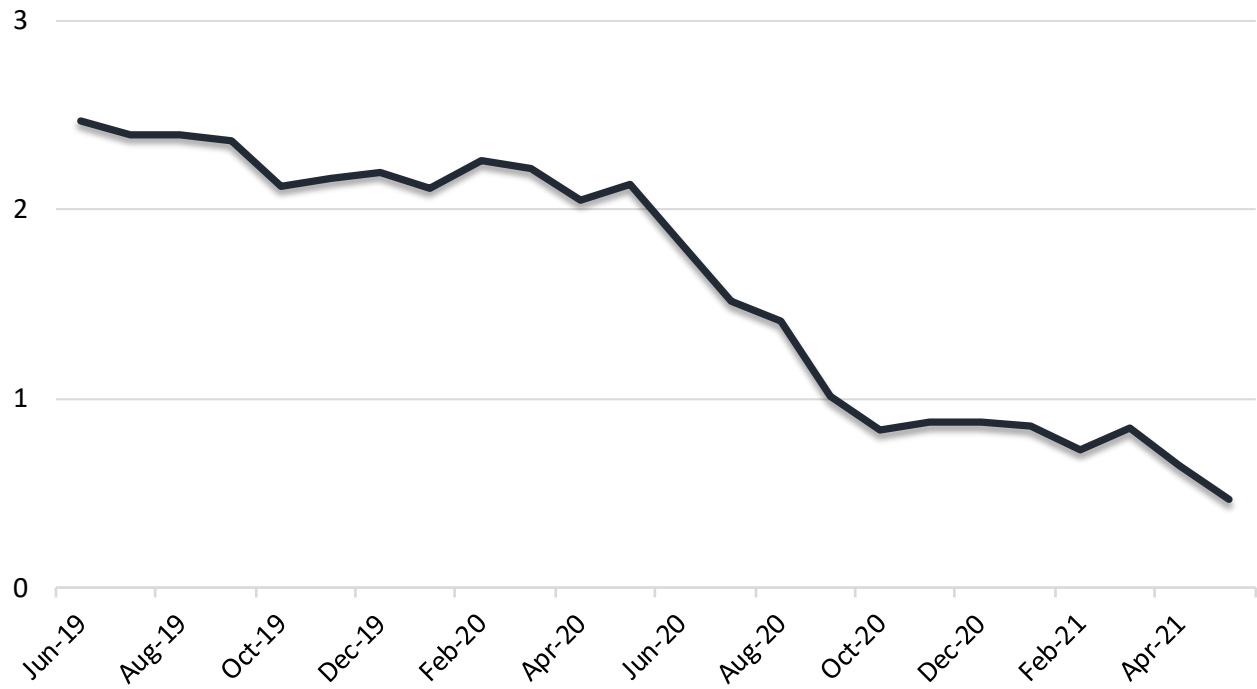
Monthly Sales Volume



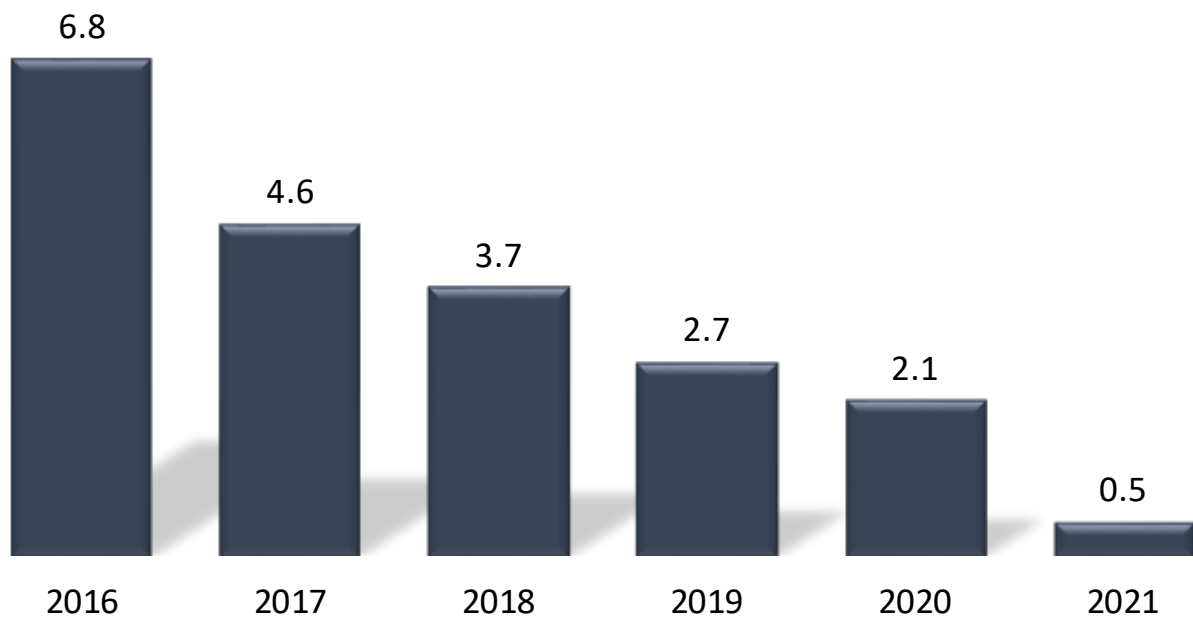
April Year over Year Sales Volume



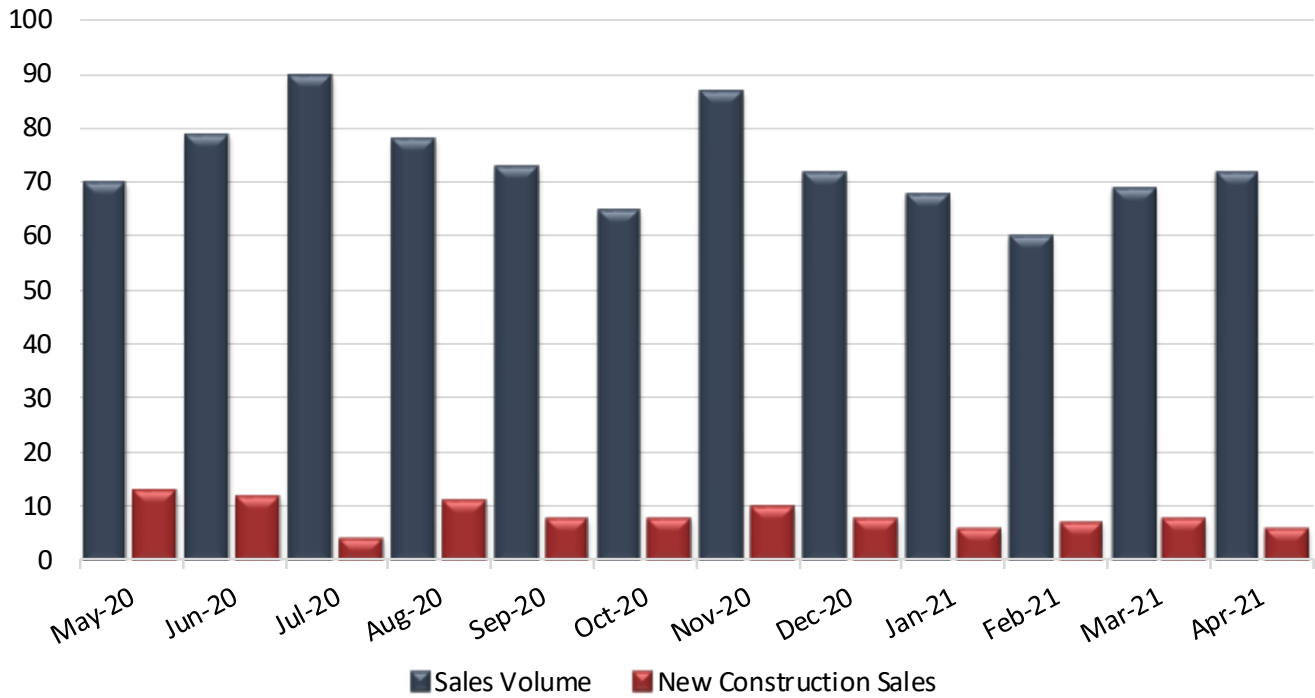
Monthly Inventory Levels



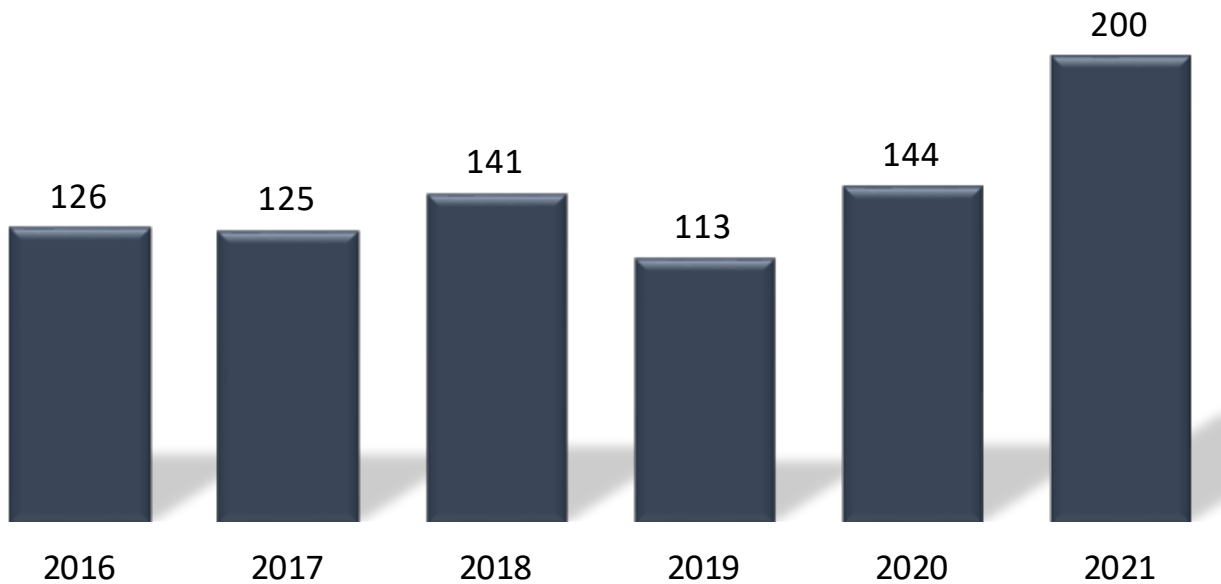
May Year over Year Inventory



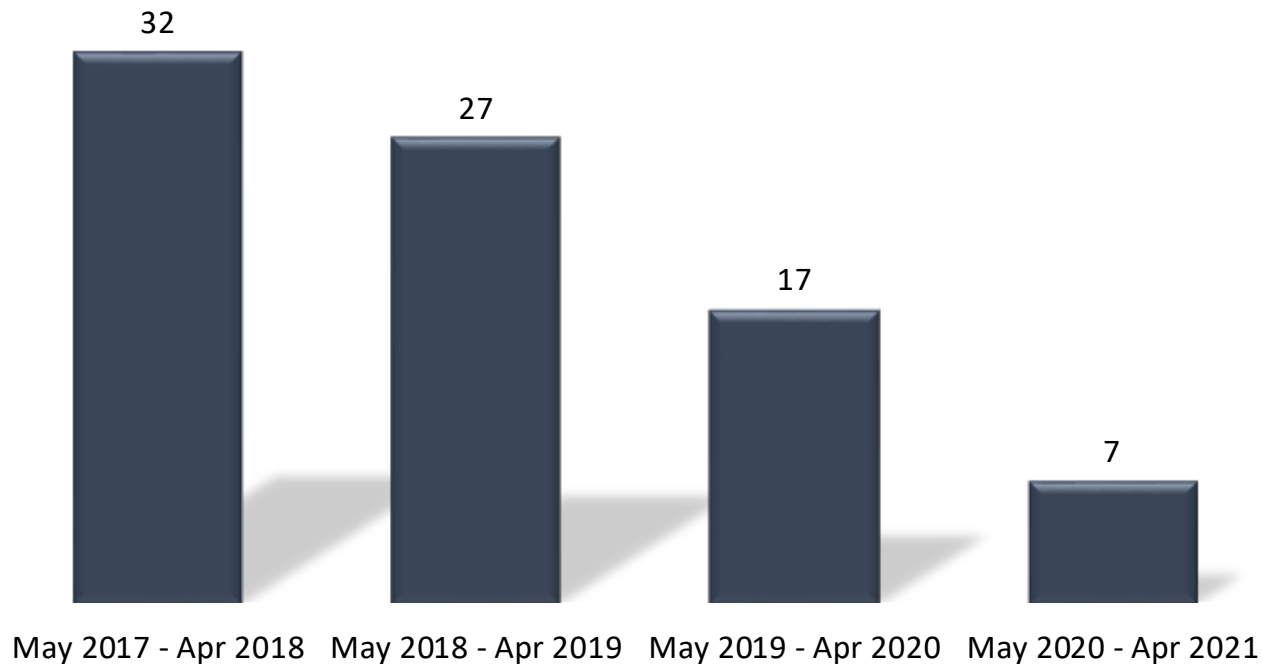
Monthly Sales Volume Past 12 Months



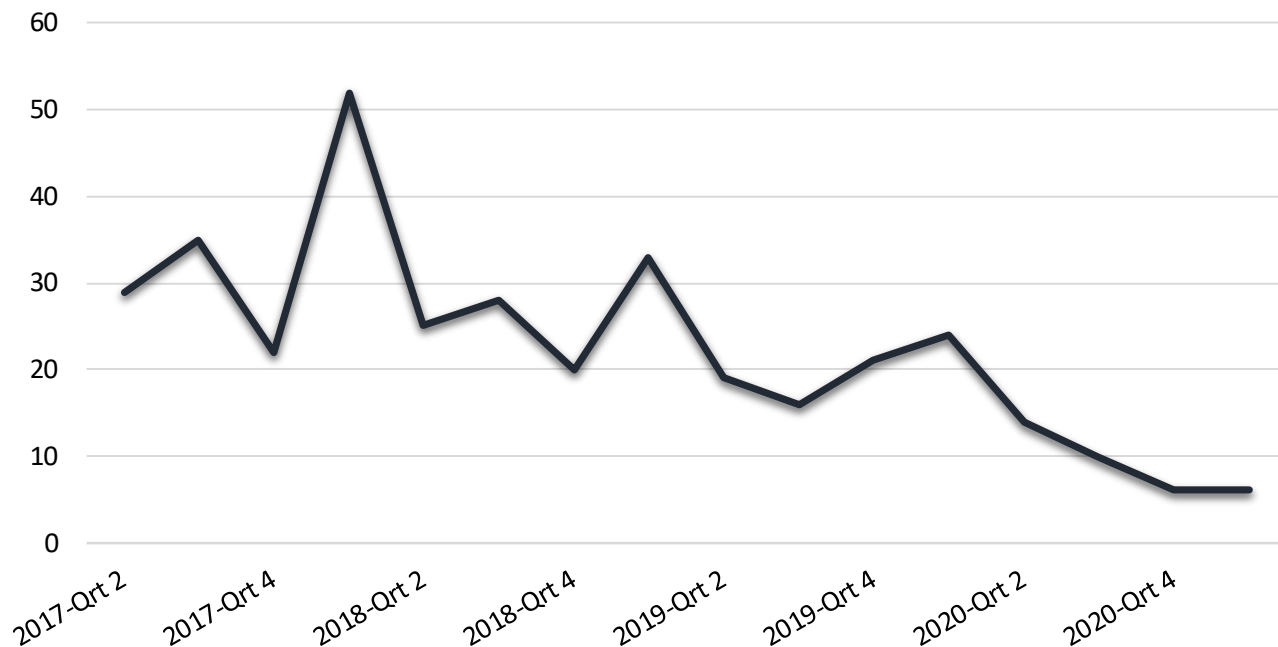
May Year over Year Pending Sales



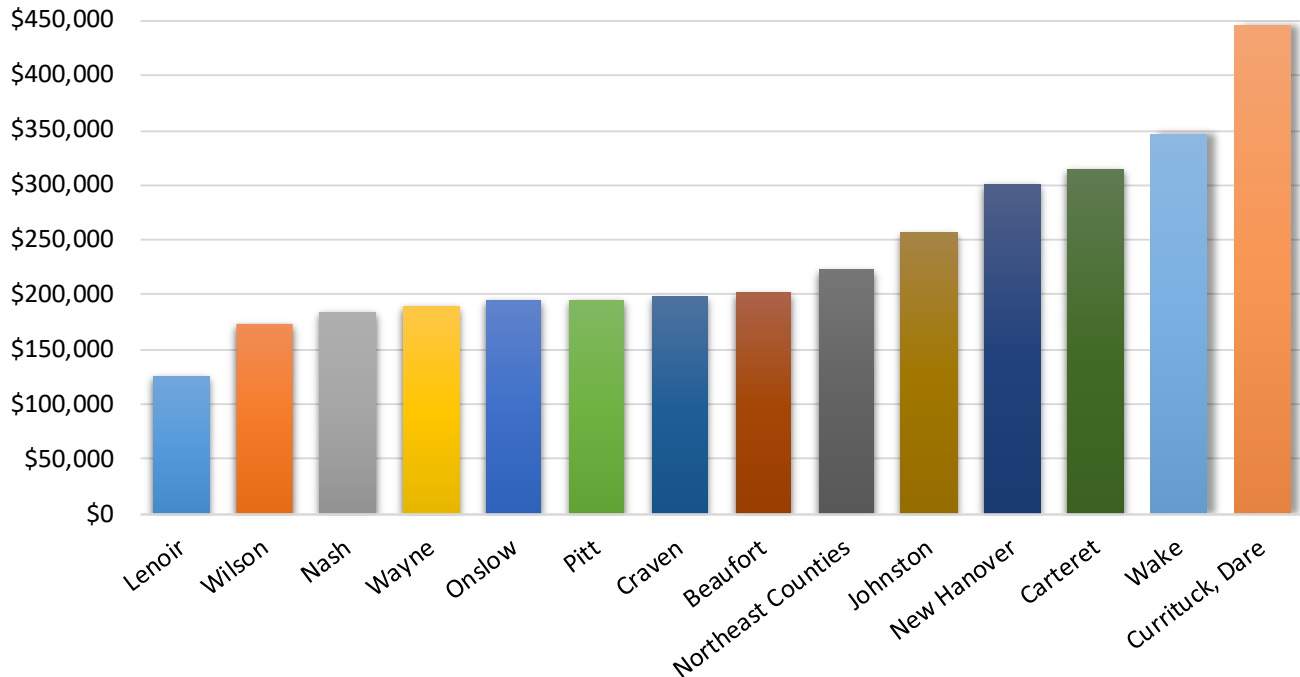
Annual Median Days on the Market



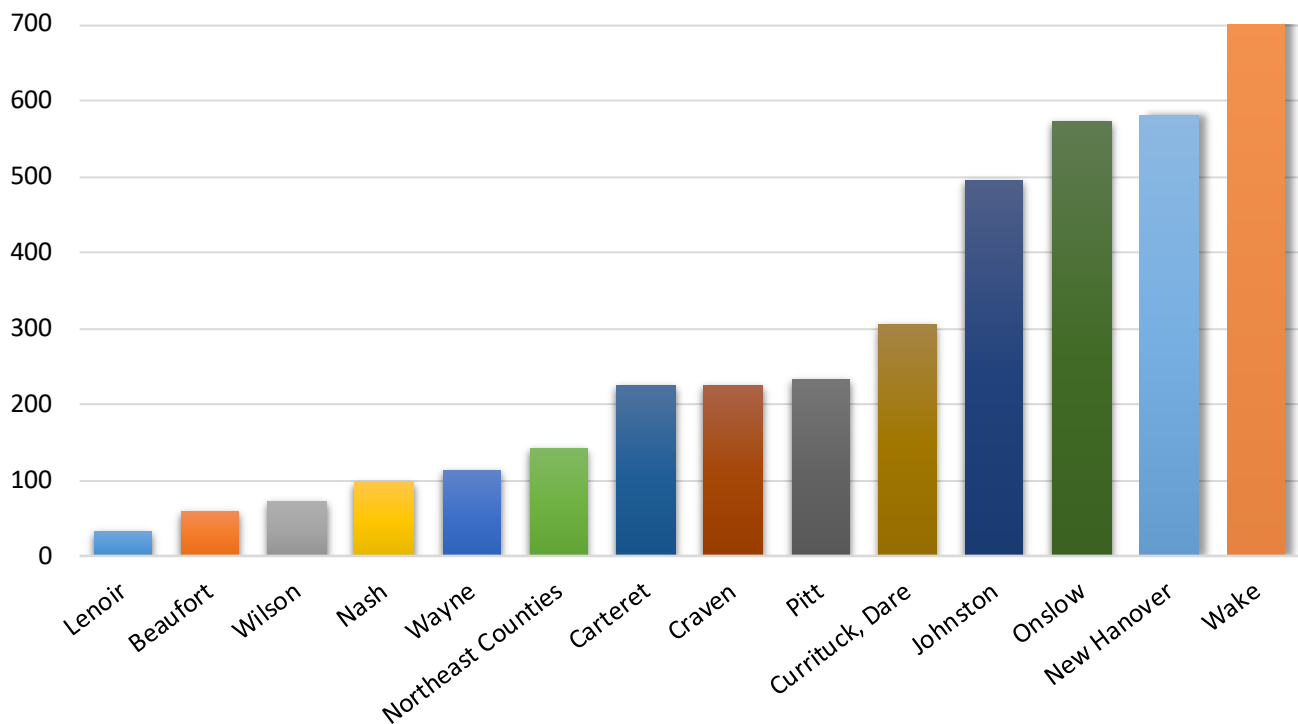
Median Days on Market by Quarter



Current Year Median Sales Price by County

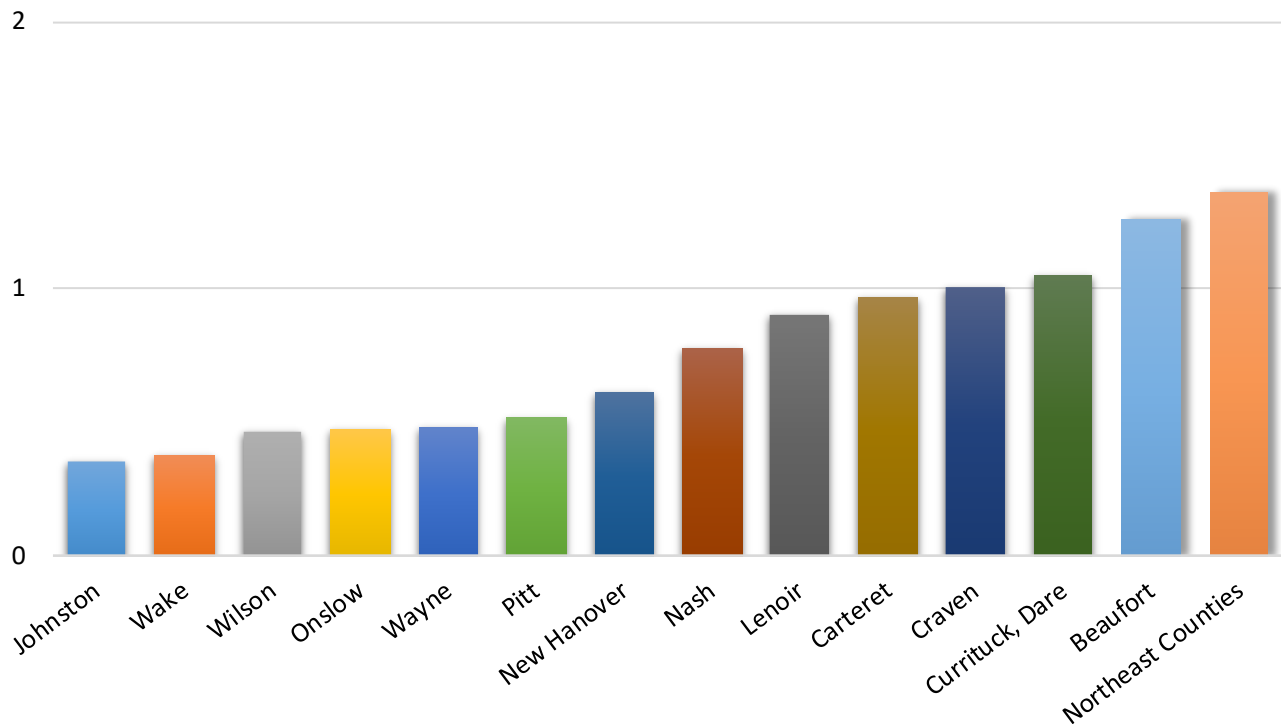


Current Month Sales Volume by County



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

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

