

THE SHACKELFORD REPORT OCT 2021

Residential Real Estate Market Trends – Wayne County – October 2021



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.

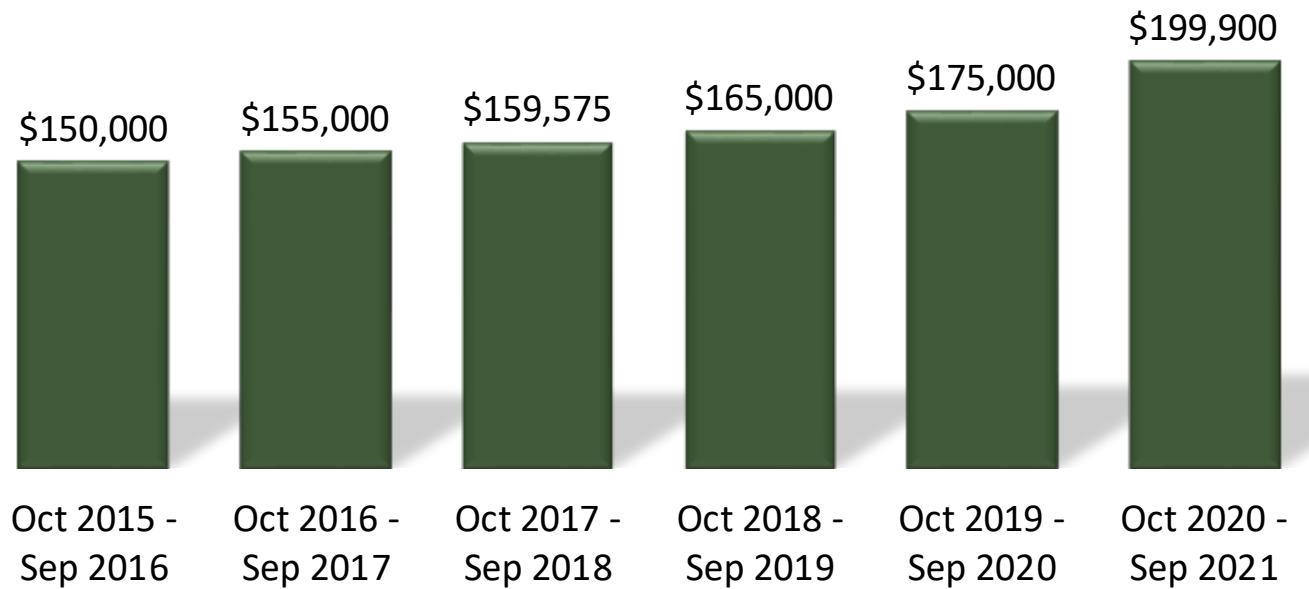
Highlights of the data include:

- 3rd quarter sales volume increased 15.3% from the 3rd quarter of 2020.
- September sales volume increased 15.9% from September 2020 levels.
- Pending sales at the beginning of October increased 24.3% from October 2020.
- There are 0.8 months of inventory currently on the market.
- There are 0.6 months of new construction inventory on the market.

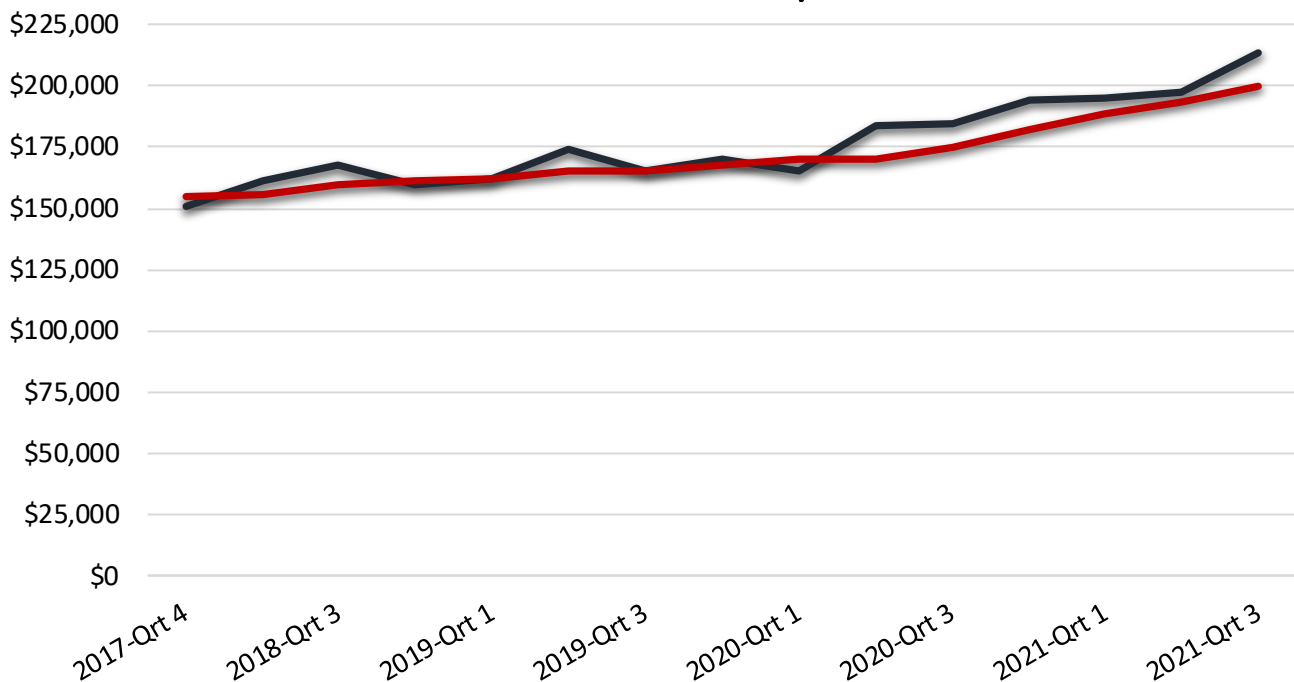
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Oct 2015 - Sep 2016	927	8.3%	\$150,000	5.6%	155	-4.8%
Oct 2016 - Sep 2017	1,044	12.6%	\$155,000	3.3%	151	-2.5%
Oct 2017 - Sep 2018	1,092	4.6%	\$159,575	3.0%	127	-15.9%
Oct 2018 - Sep 2019	1,121	2.7%	\$165,000	3.4%	114	-10.2%
Oct 2019 - Sep 2020	1,229	9.6%	\$175,000	6.1%	95	-16.7%
Oct 2020 - Sep 2021	1,398	13.8%	\$199,900	14.2%	71	-25.3%
Current Active Listings: 97 Months of Inventory: 0.8						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 4	290	-10.5%	\$170,000	3.0%	\$168,000	1.8%	95	-1.0%
2020-Qrt 1	301	3.8%	\$164,950	-3.0%	\$169,900	1.1%	97	2.1%
2020-Qrt 2	292	-3.0%	\$183,950	11.5%	\$170,000	0.1%	99	2.1%
2020-Qrt 3	346	18.5%	\$185,000	0.6%	\$175,000	2.9%	87	-12.1%
2020-Qrt 4	325	-6.1%	\$194,000	4.9%	\$182,000	4.0%	79	-9.2%
2021-Qrt 1	296	-8.9%	\$195,000	0.5%	\$189,000	3.8%	77	-2.5%
2021-Qrt 2	378	27.7%	\$197,900	1.5%	\$193,500	2.4%	71	-7.8%
2021-Qrt 3	399	5.6%	\$213,200	7.7%	\$199,900	3.3%	61	-14.1%

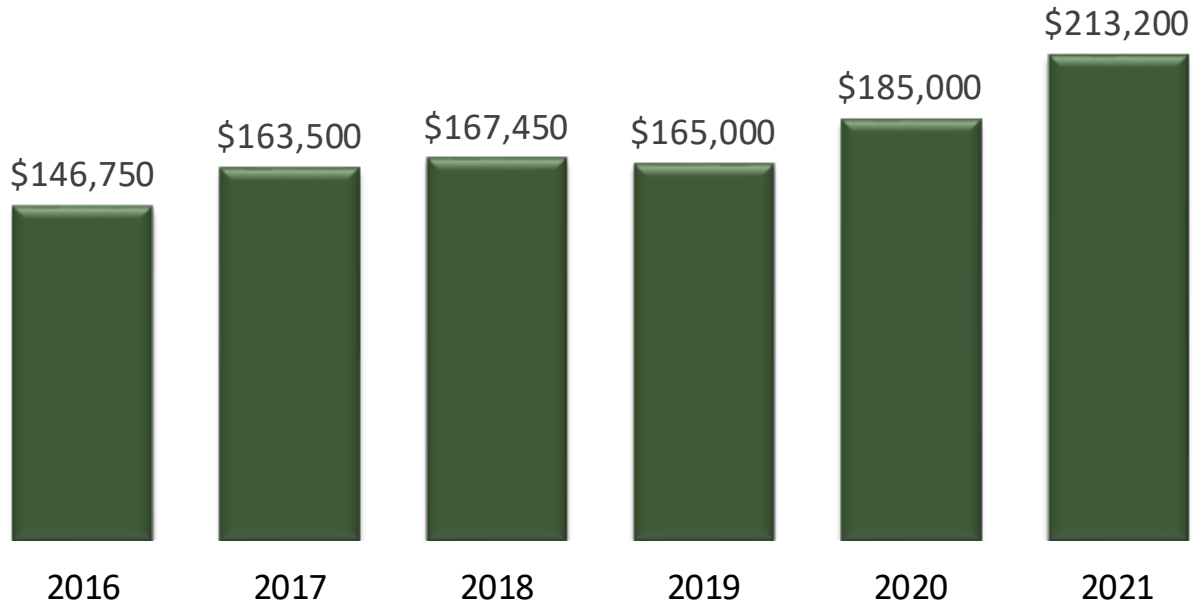
Annual Median Sales Price



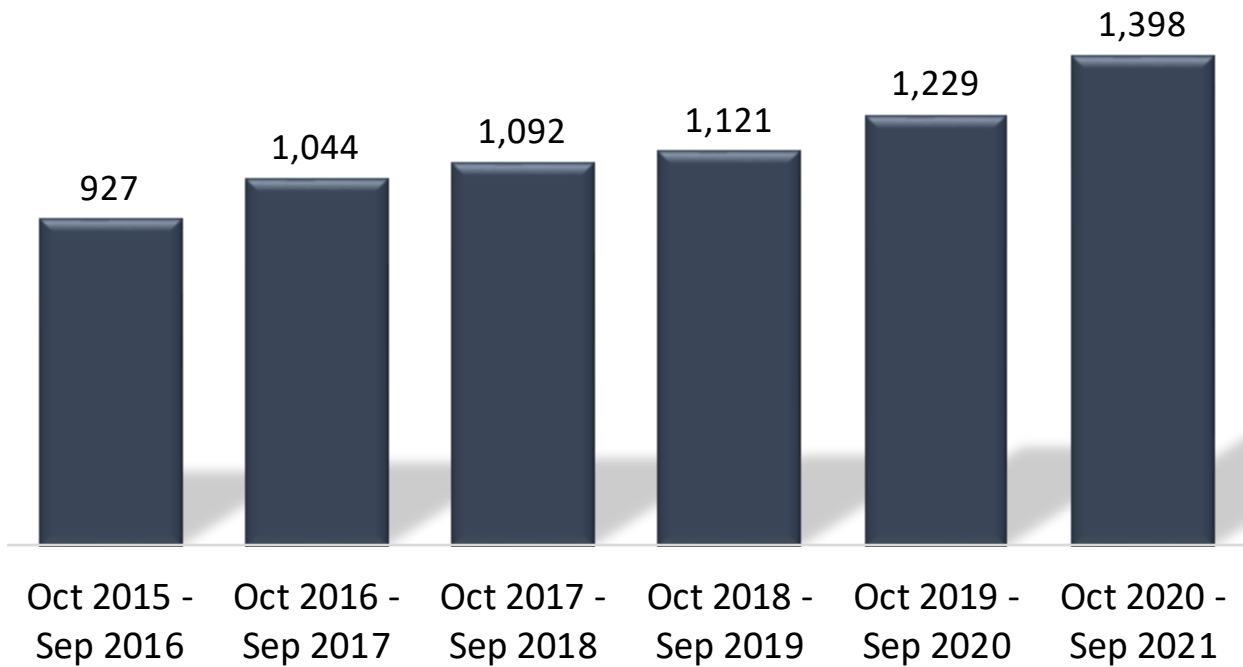
Median Sales Price by Quarter



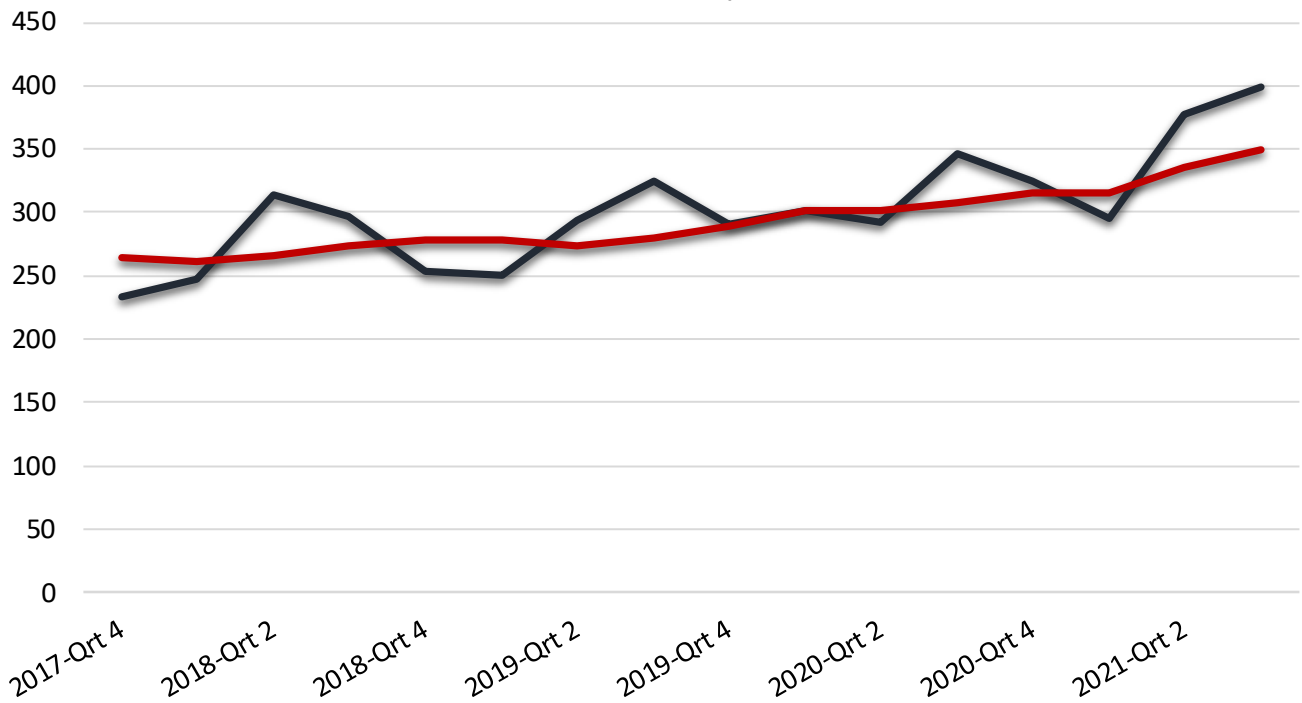
3rd Qtr Year over Year Median Sales Price



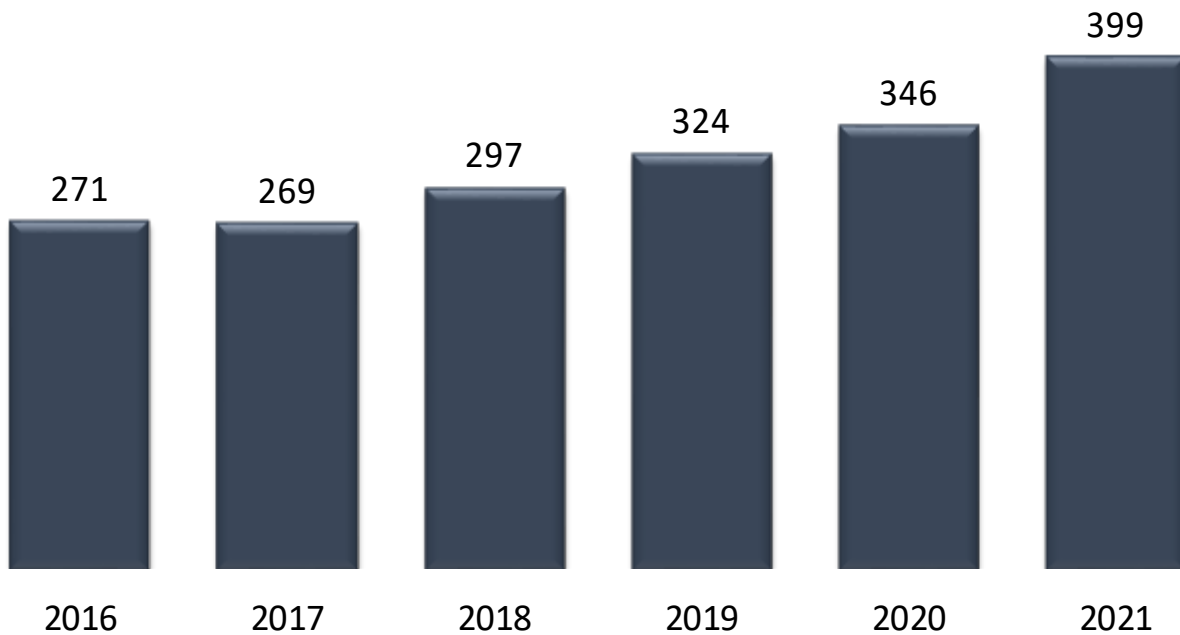
Annual Sales Volume



Sales Volume by Quarter



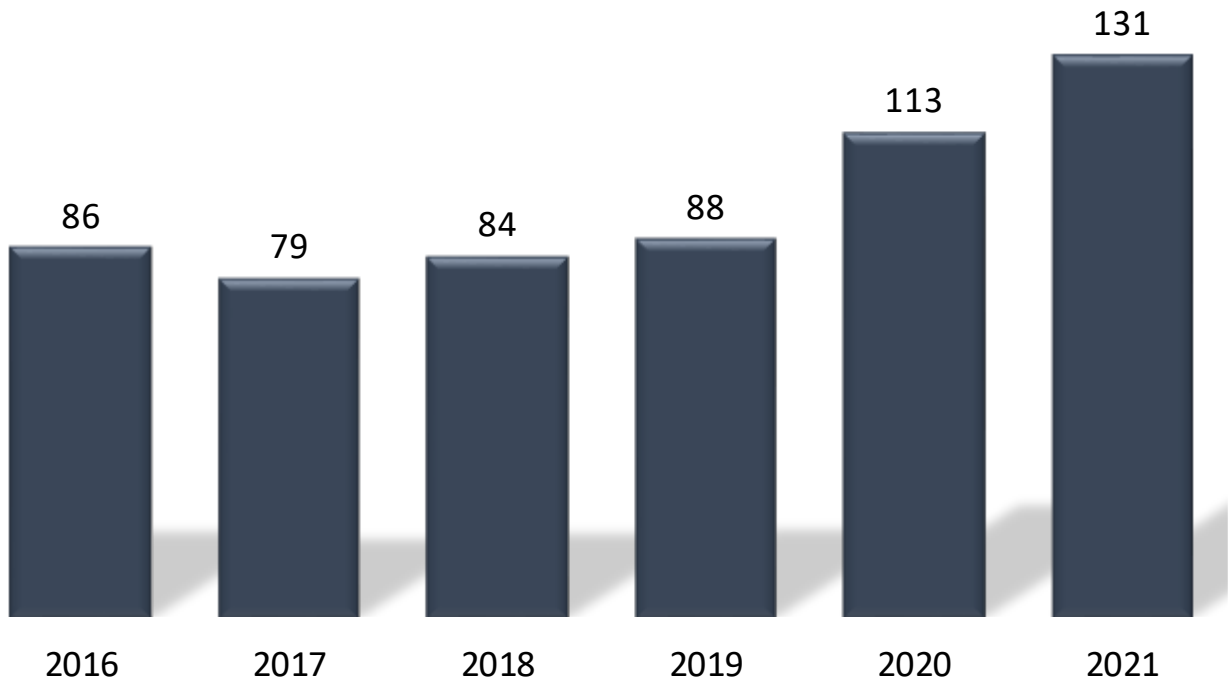
3rd Qtr Year over Year Sales Volume



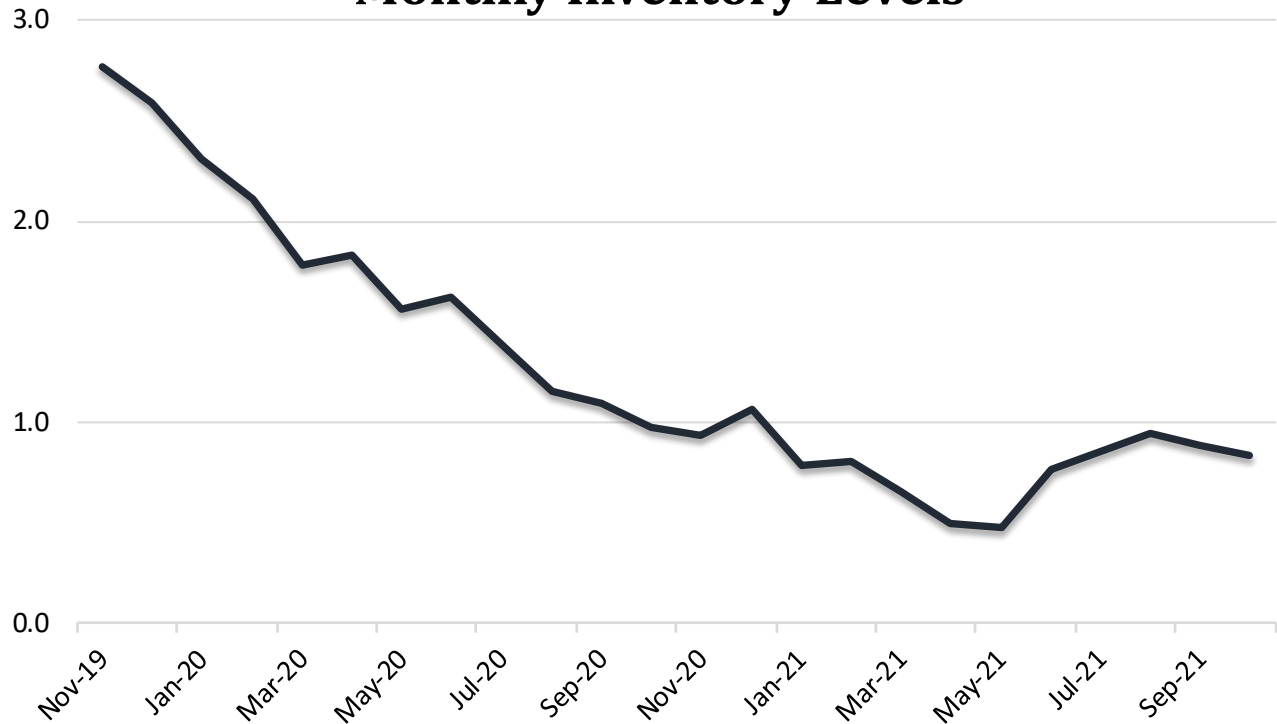
Monthly Sales Volume



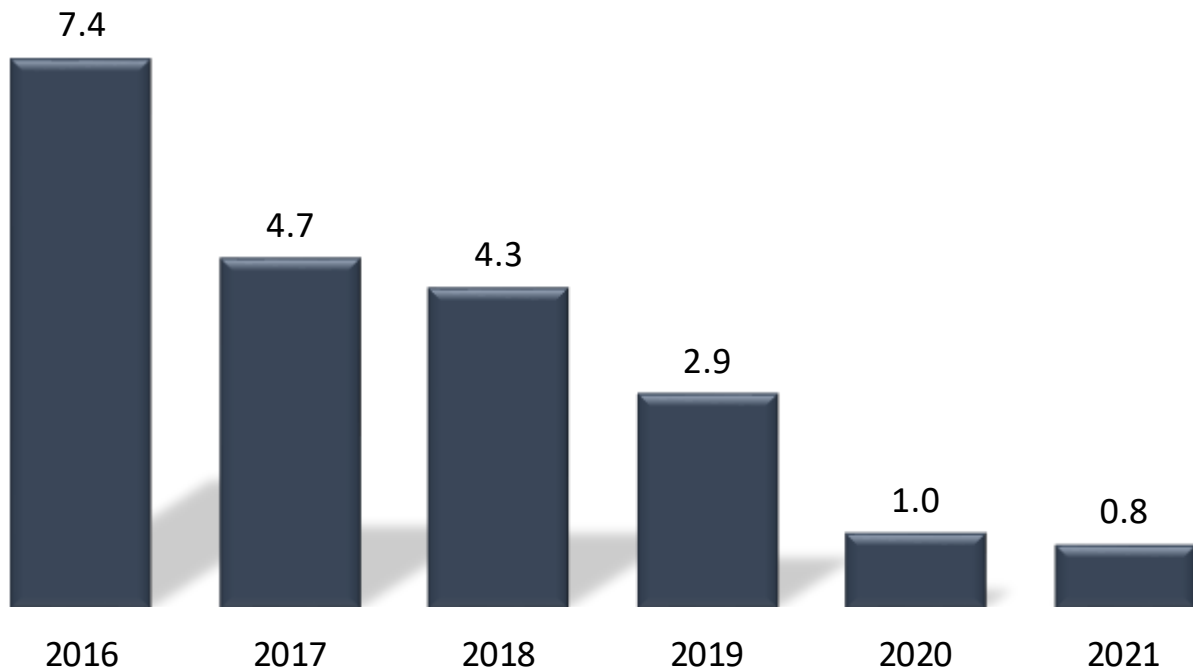
September Year over Year Sales Volume



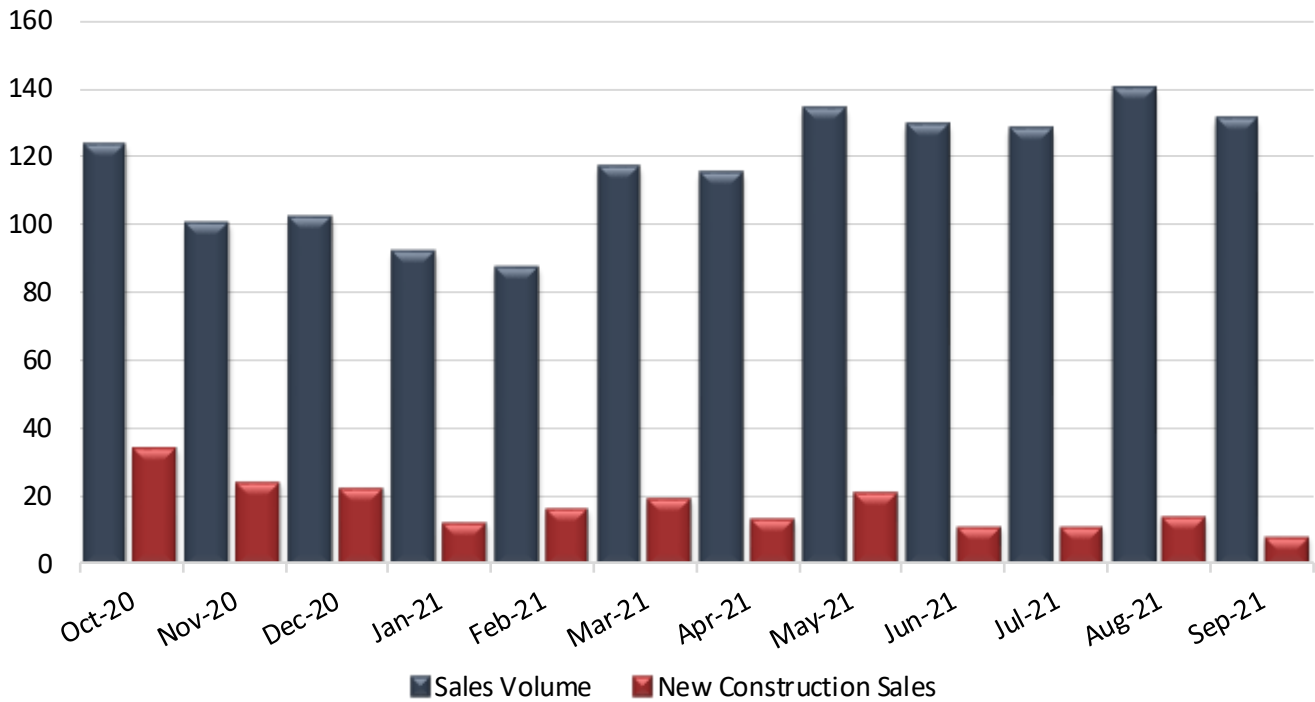
Monthly Inventory Levels



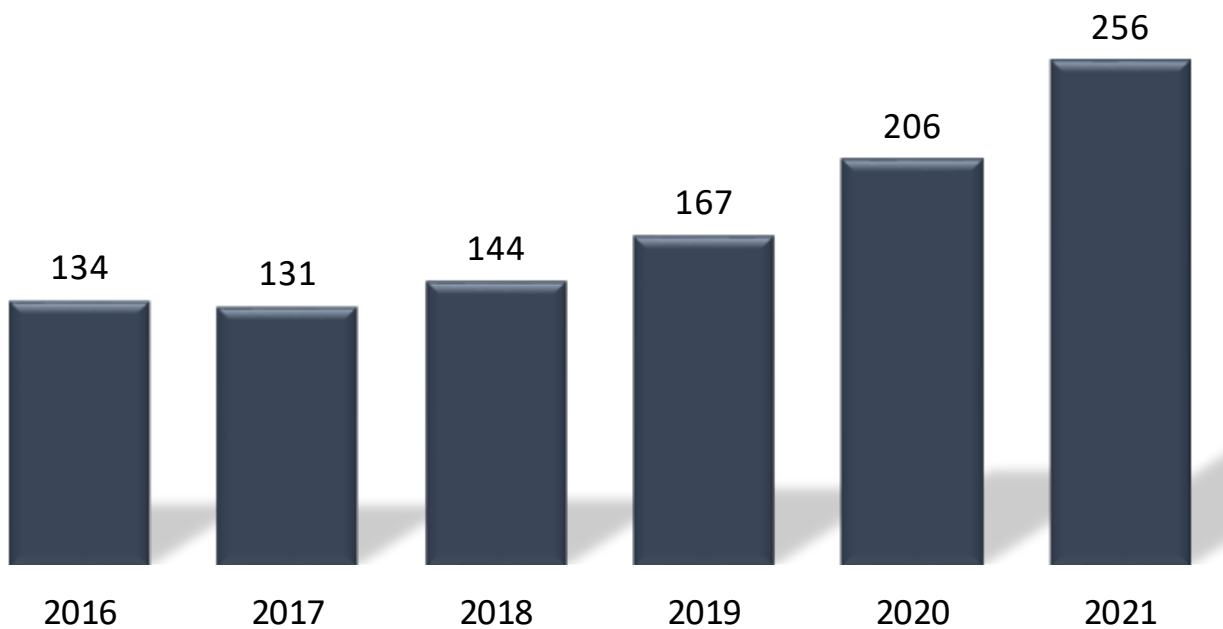
October Year over Year Inventory



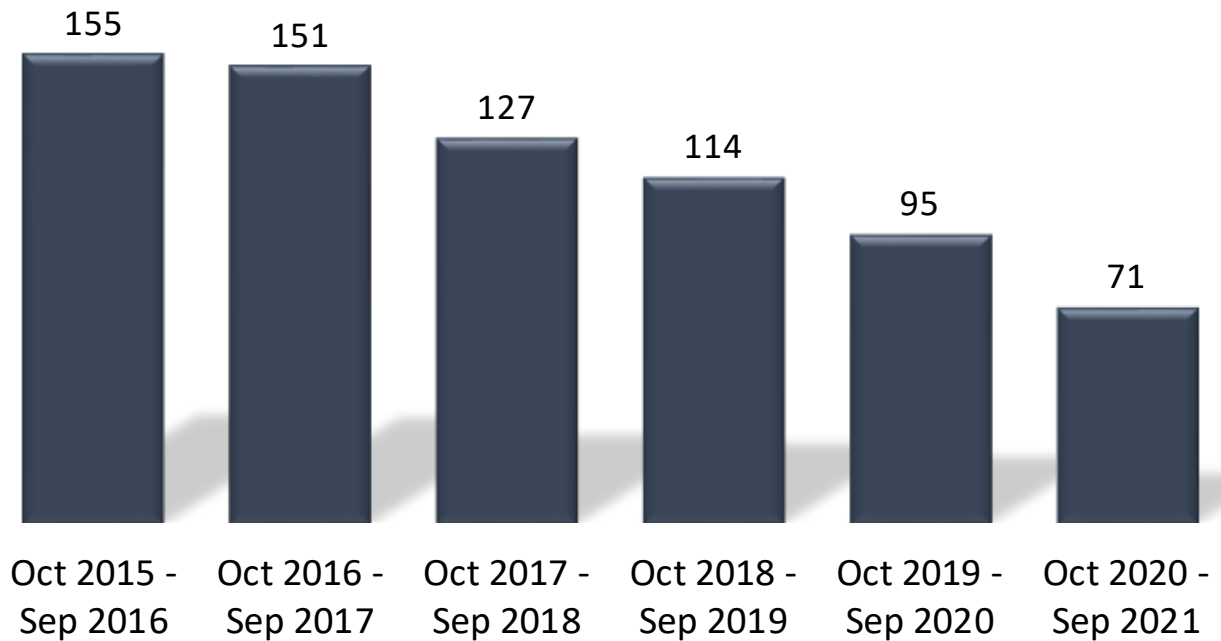
Monthly Sales Volume Past 12 Months



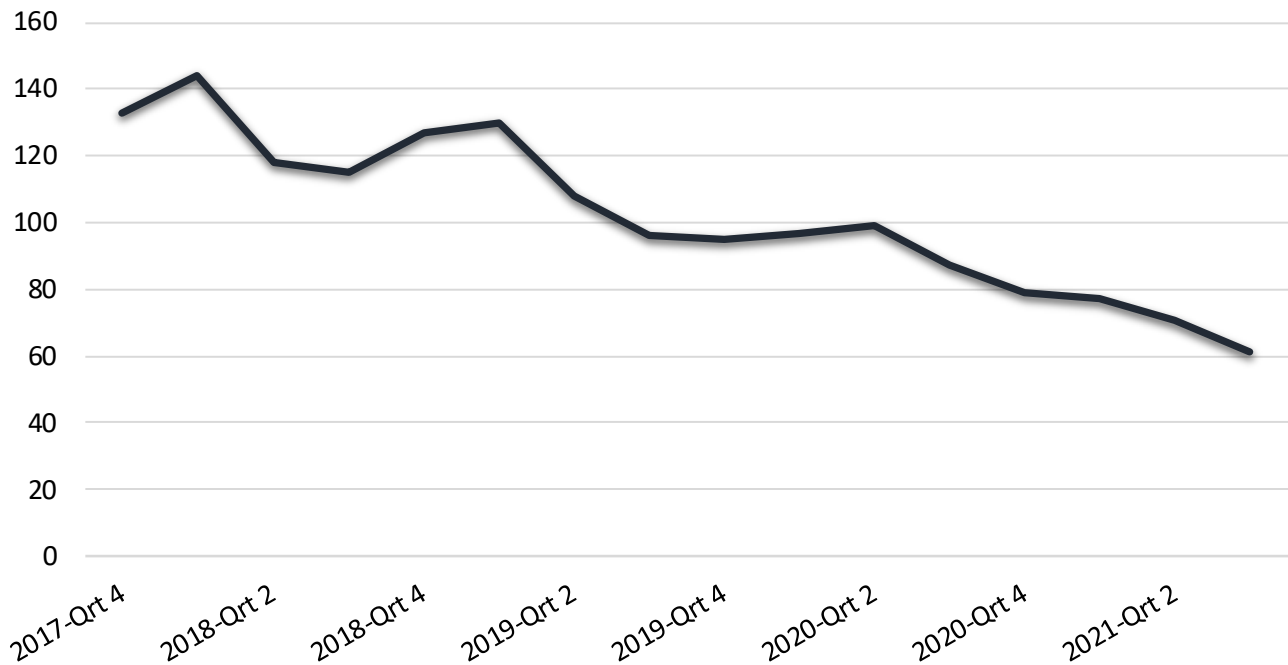
October Year over Year Pending Sales



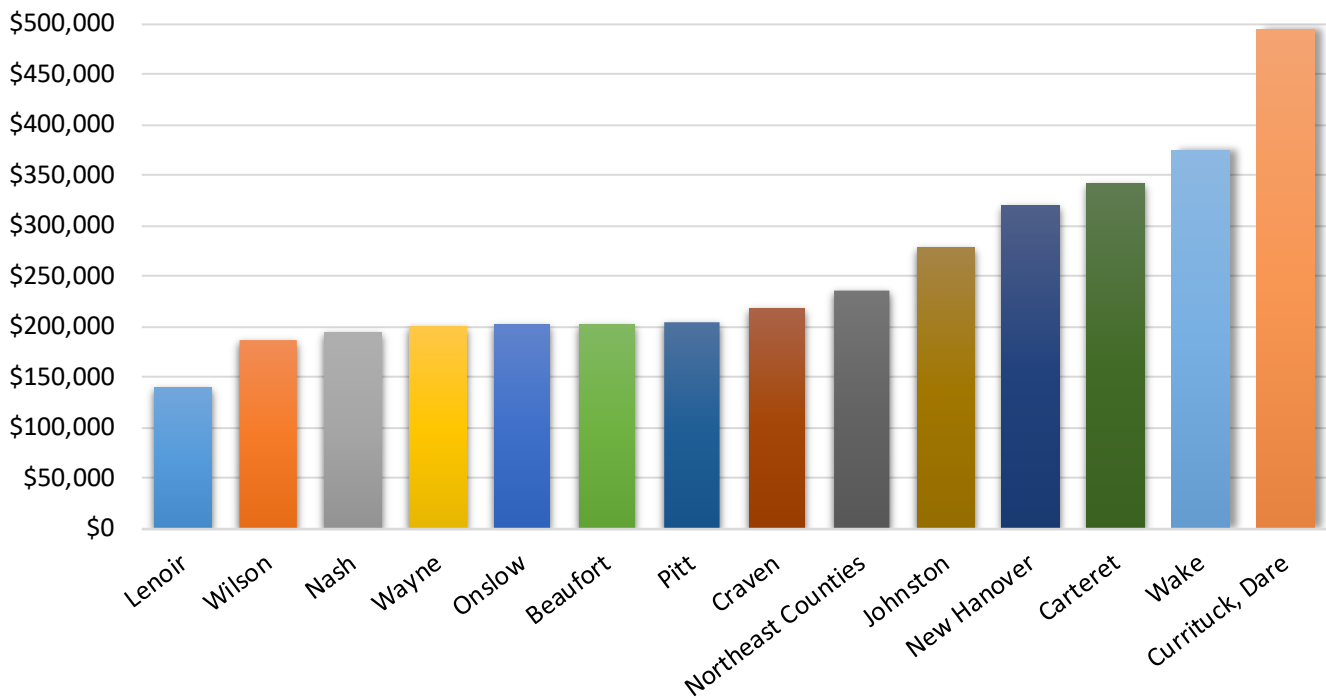
Annual Average Days on the Market



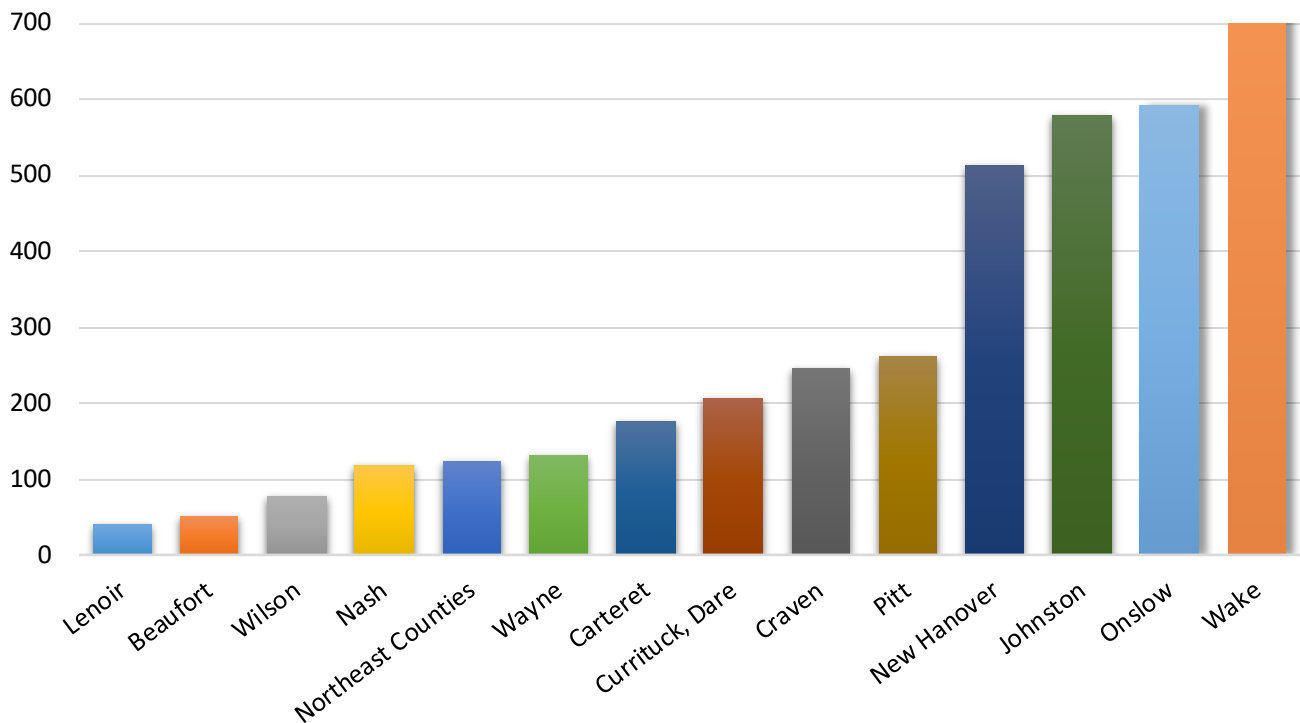
Average Days on Market by Quarter



Current Year Median Sales Price by County

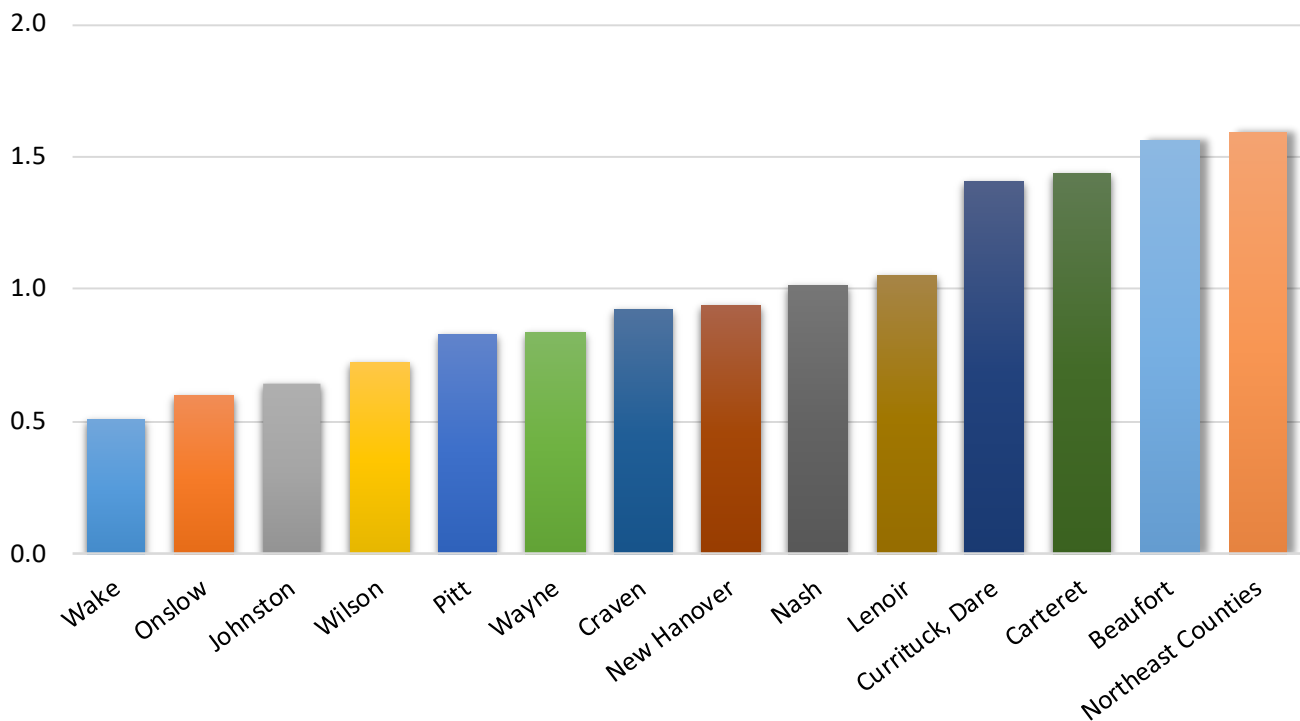


Current Month Sales Volume by County



*Wake County is off the chart at 1,757 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

