

THE SHACKELFORD REPORT JUN 2020

Residential Real Estate Market Trends – Northeastern Counties – June 2020



Produced by:

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Quarterly Market Report

Northeastern Counties Market Summary

Data from this report is taken directly from the Albemarle MLS and includes single-family sales throughout Camden, Chowan, Pasquotank, and Perquimans Counties.

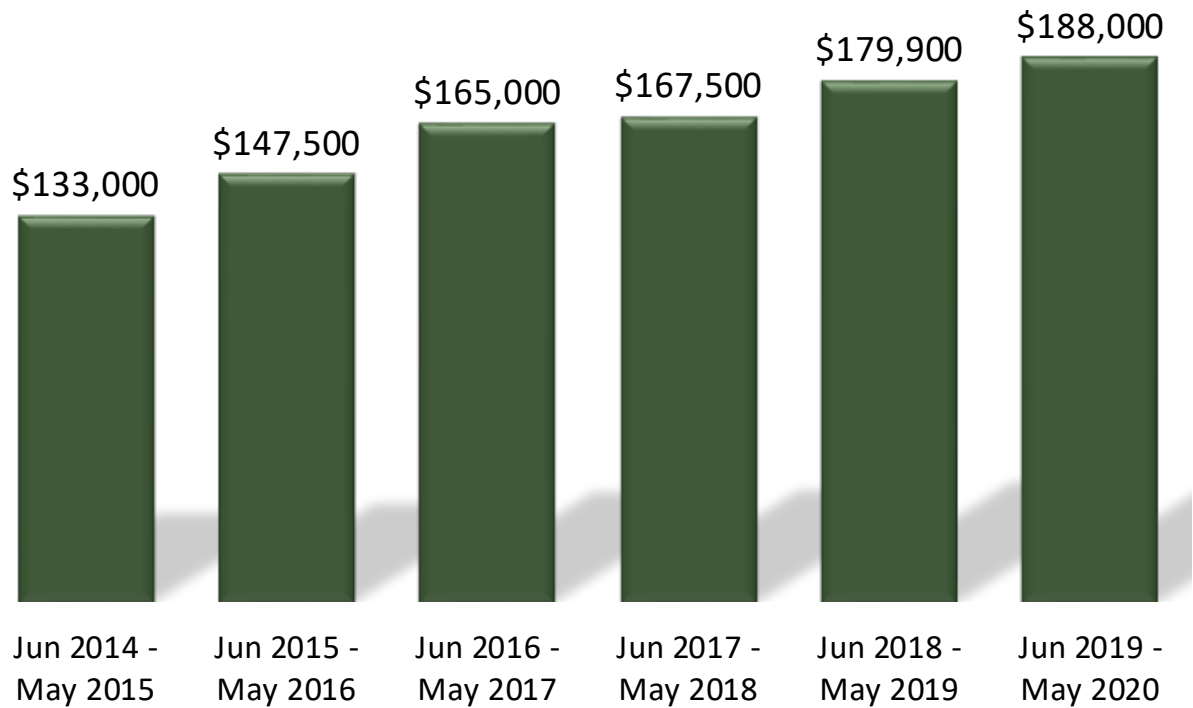
Highlights of the data include:

- 1st quarter sales volume increased 10.3% from the 1st quarter of 2019.
- May sales volume was 11.8% lower than May 2019 levels.
- Pending sales at the beginning of June increased 8.6% from June 2019.
- There are 4.1 months of inventory currently on the market.
- There are 1.0 months of new construction inventory on the market.

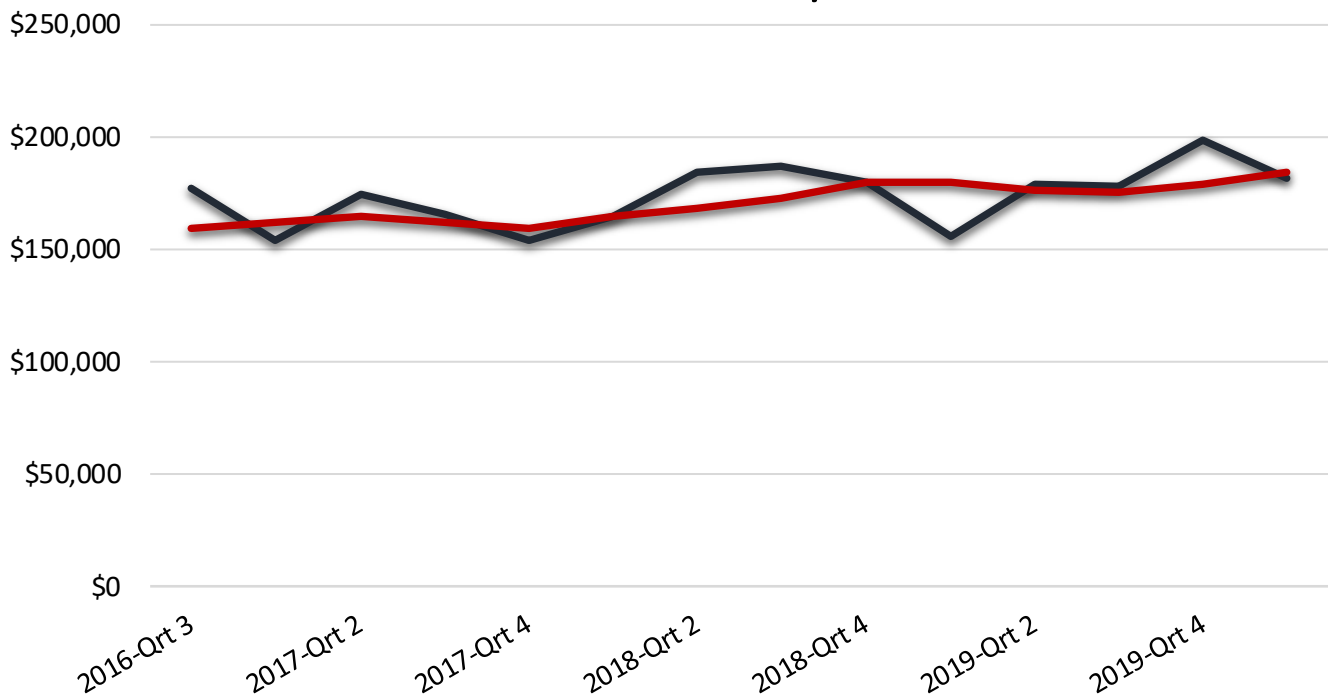
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jun 2014 - May 2015	759		\$133,000		189	
Jun 2015 - May 2016	864	13.8%	\$147,500	10.9%	187	-1.1%
Jun 2016 - May 2017	832	-3.7%	\$165,000	11.9%	171	-8.6%
Jun 2017 - May 2018	979	17.7%	\$167,500	1.5%	154	-9.9%
Jun 2018 - May 2019	1,068	9.1%	\$179,900	7.4%	145	-5.8%
Jun 2019 - May 2020	1,152	7.9%	\$188,000	4.5%	137	-5.5%
Current Active Listings:		393	Months of Inventory:		4.1	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 2	326	74.3%	\$184,625	11.9%	\$168,500	2.1%	146	-13.1%
2018-Qrt 3	240	-26.4%	\$187,000	1.3%	\$173,000	2.7%	137	-6.2%
2018-Qrt 4	269	12.1%	\$180,000	-3.7%	\$180,000	4.0%	152	10.9%
2019-Qrt 1	224	-16.7%	\$155,900	-13.4%	\$179,900	-0.1%	149	-2.0%
2019-Qrt 2	334	49.1%	\$179,500	15.1%	\$176,175	-2.1%	136	-8.7%
2019-Qrt 3	320	-4.2%	\$178,450	-0.6%	\$176,000	-0.1%	137	0.7%
2019-Qrt 4	253	-20.9%	\$199,153	11.6%	\$179,500	2.0%	148	8.0%
2020-Qrt 1	247	-2.4%	\$182,000	-8.6%	\$185,000	3.1%	146	-1.4%

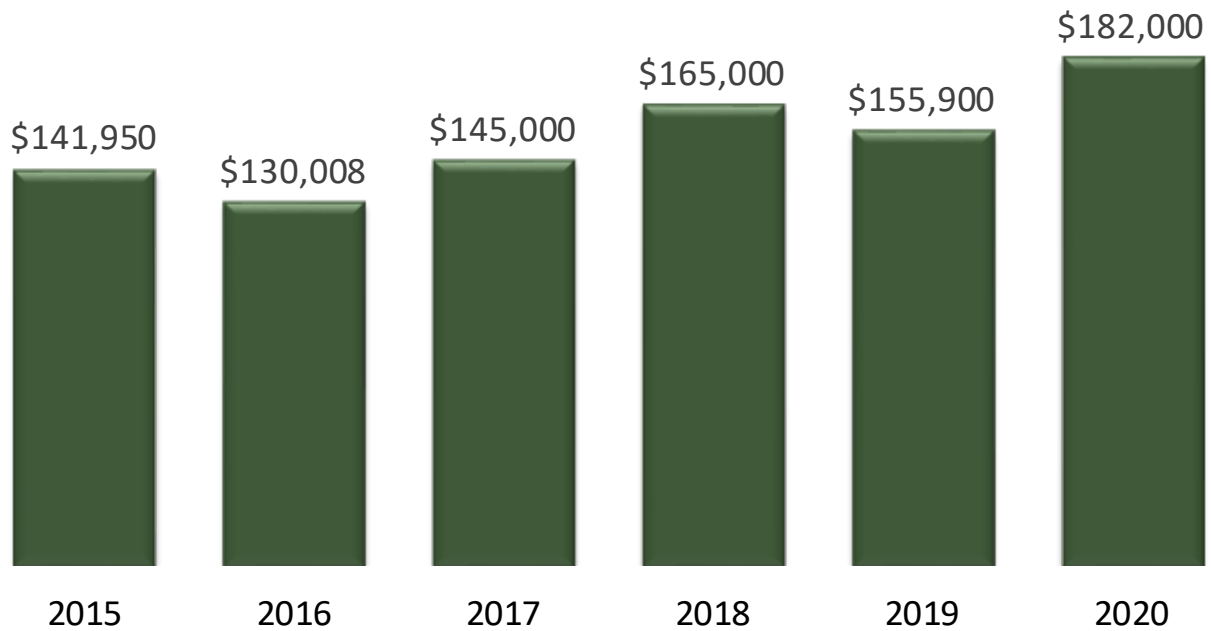
Annual Median Sales Price



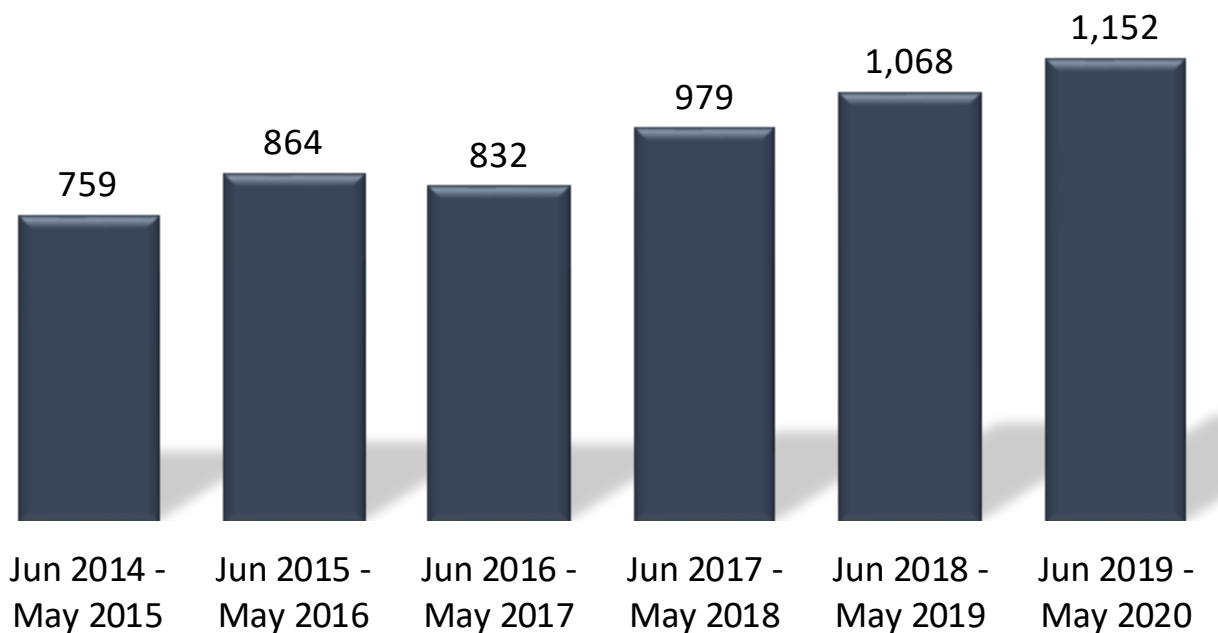
Median Sales Price by Quarter



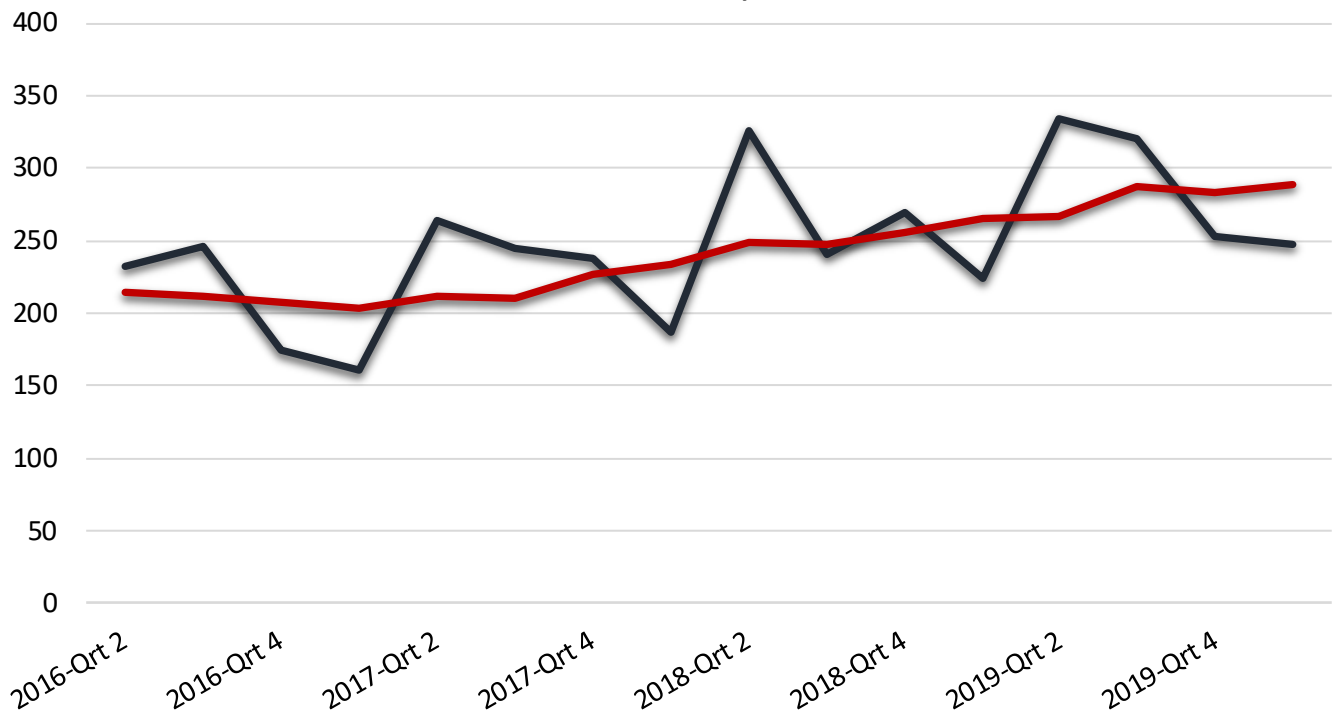
1st Qtr Year over Year Median Sales Price



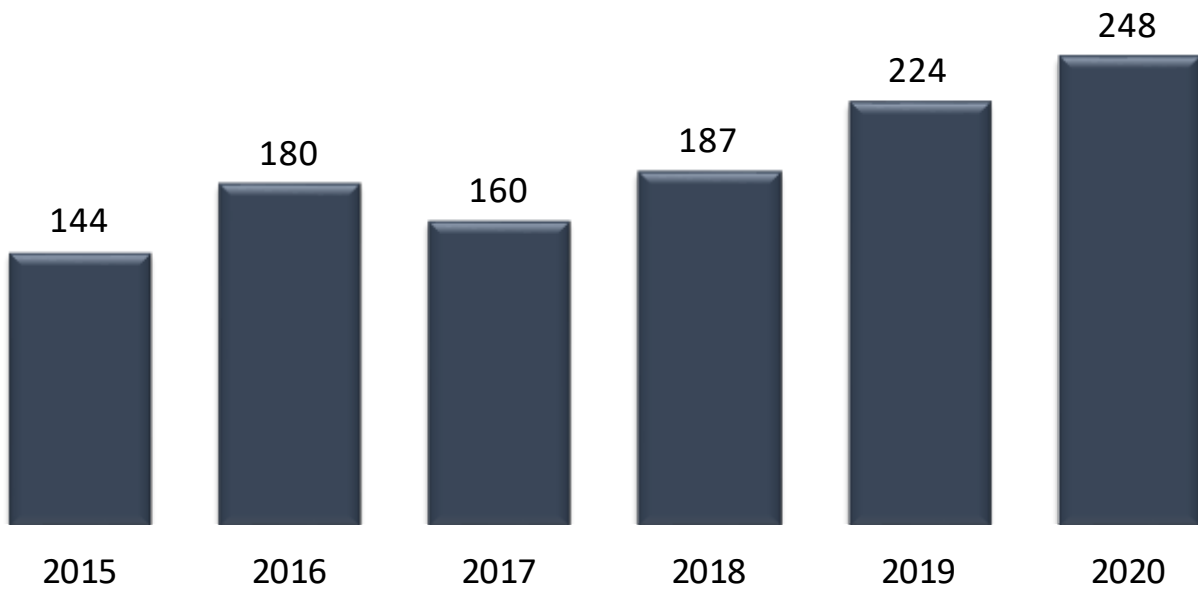
Annual Sales Volume



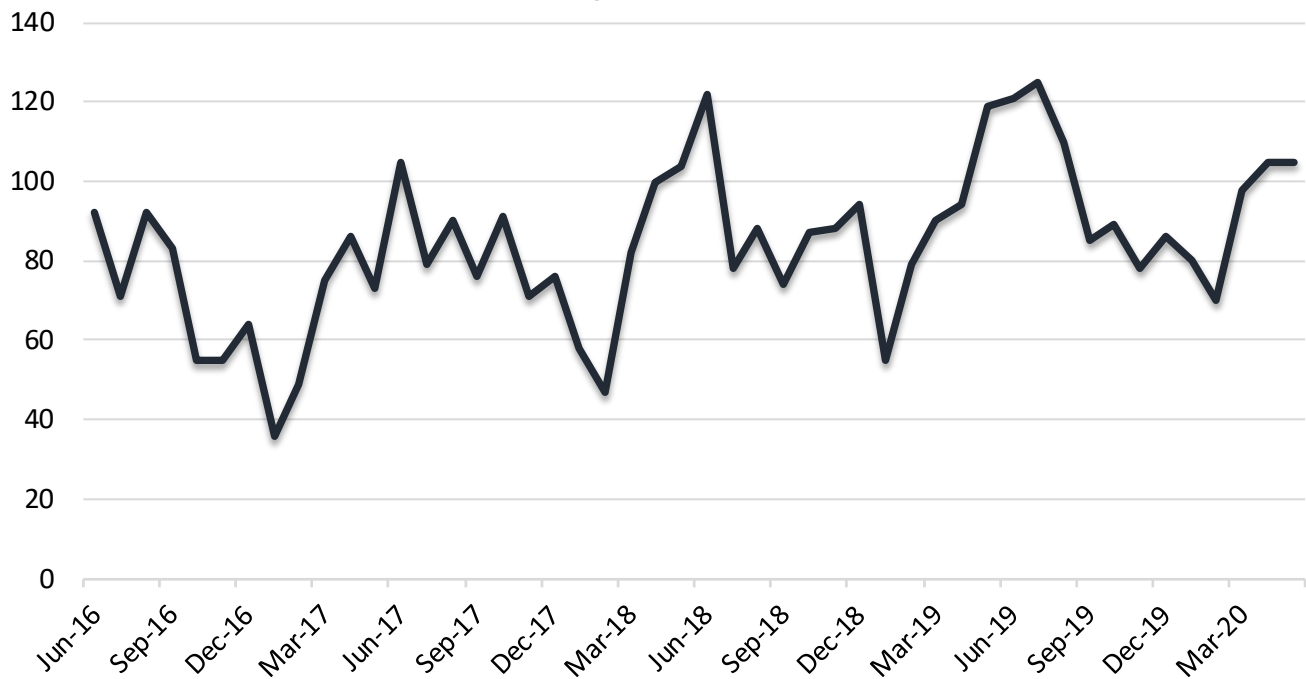
Sales Volume by Quarter



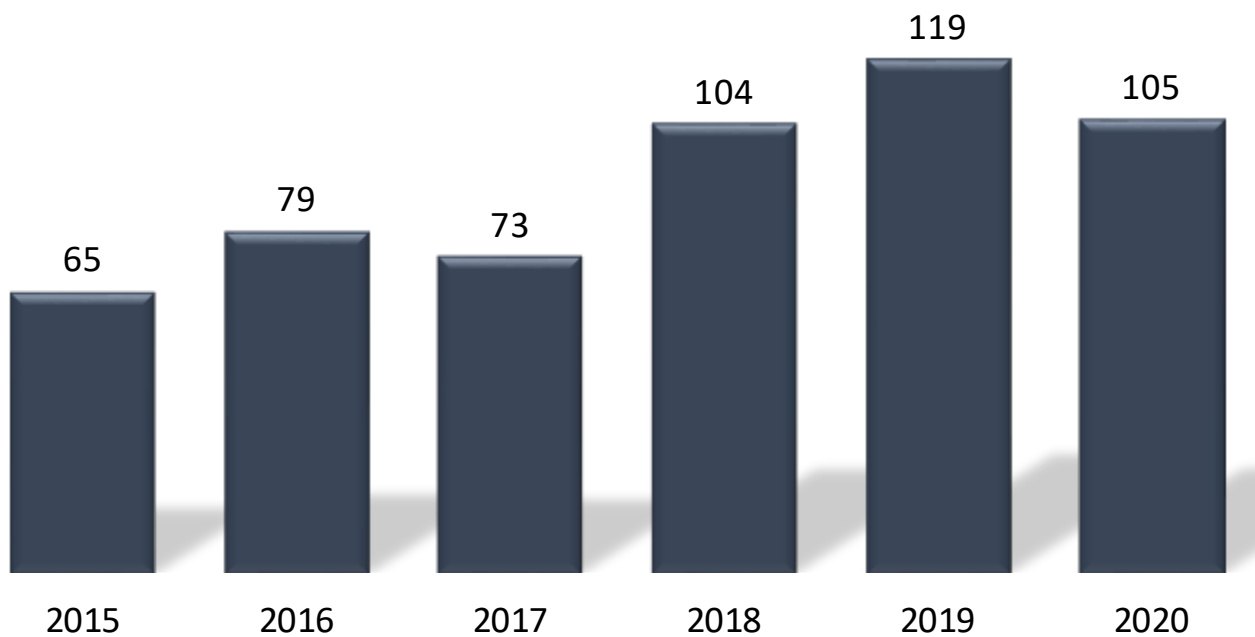
1st Qtr Year over Year Sales Volume



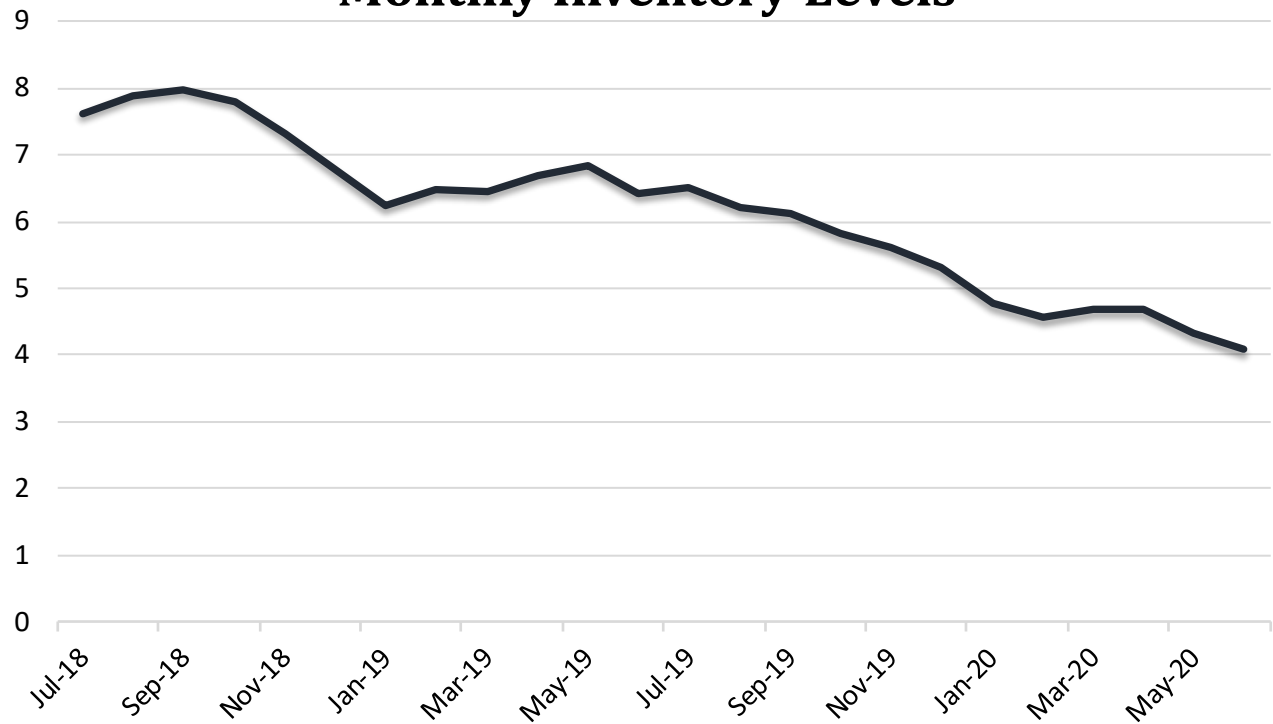
Monthly Sales Volume



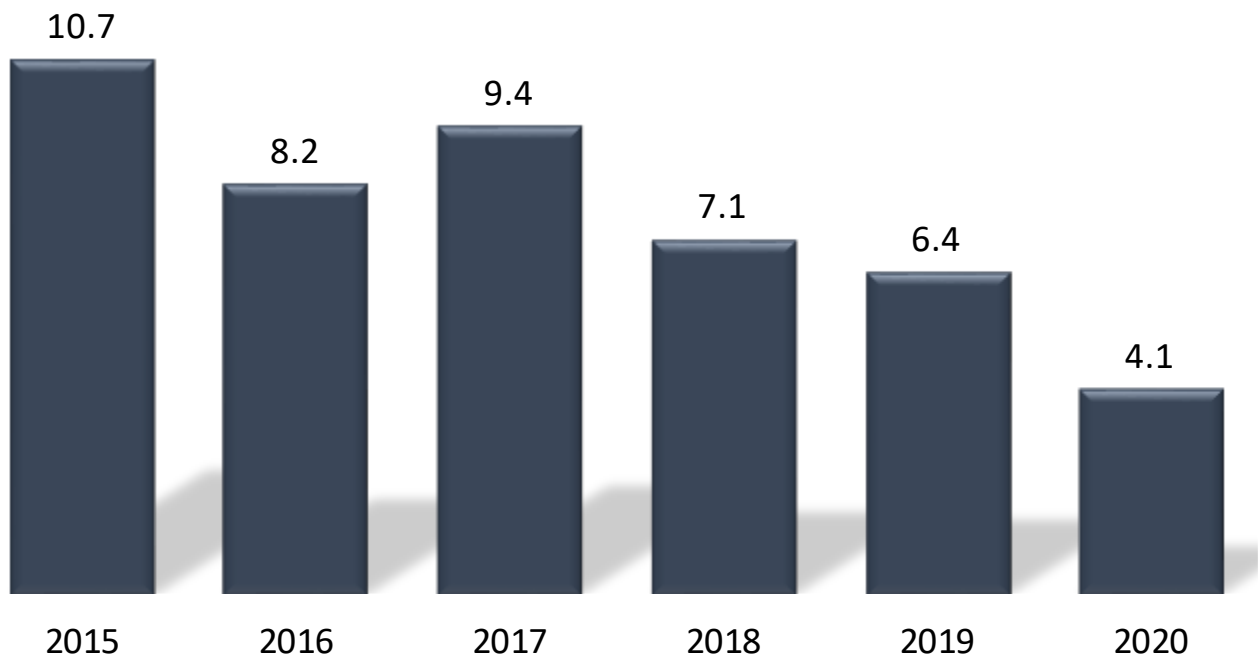
May Year over Year Sales Volume



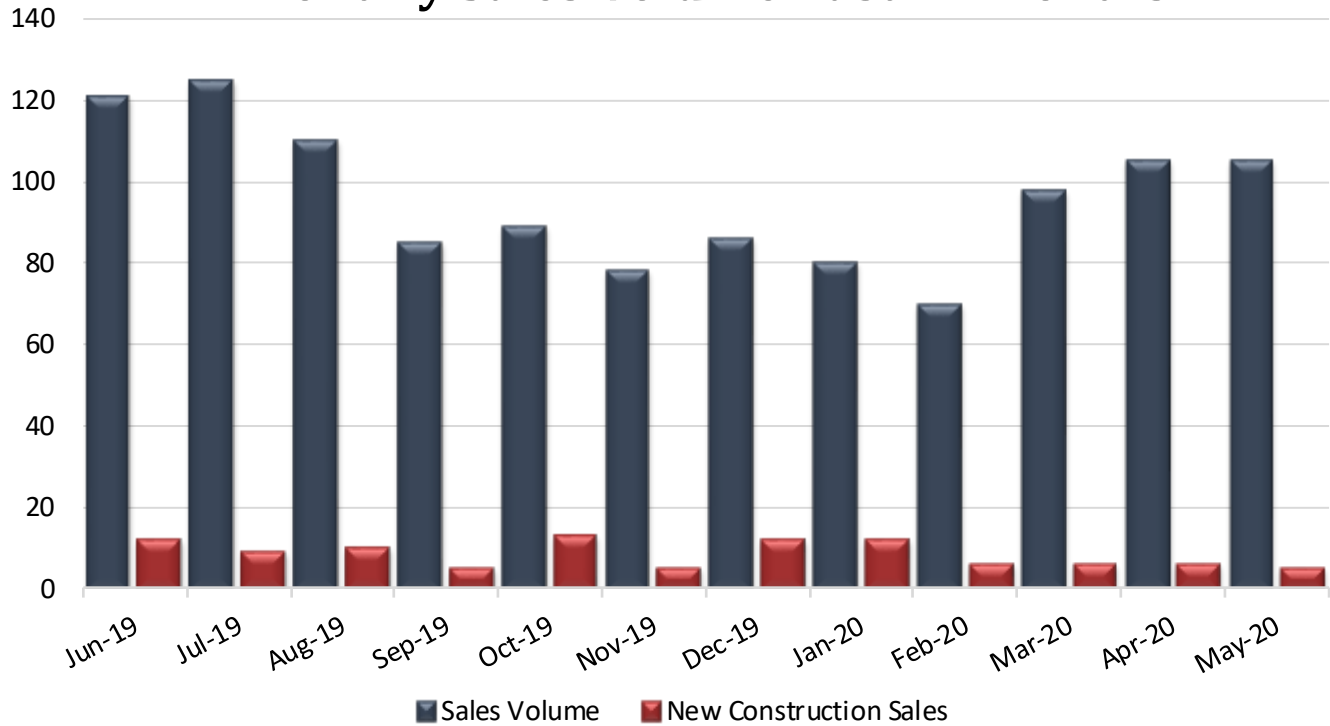
Monthly Inventory Levels



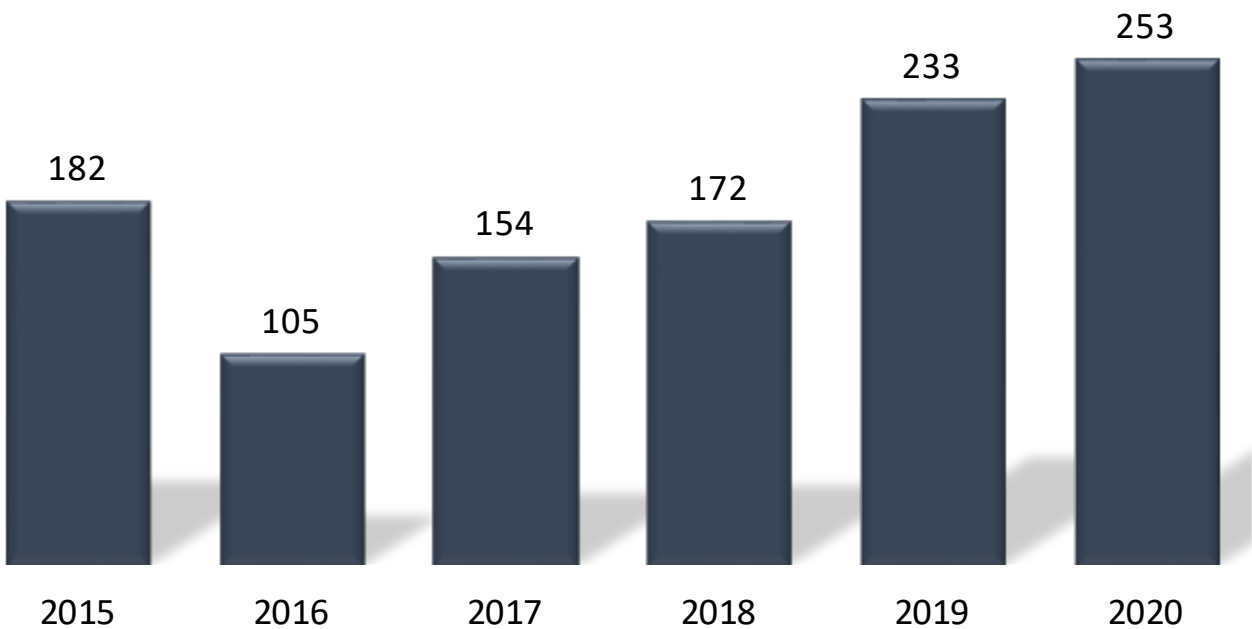
June Year over Year Inventory



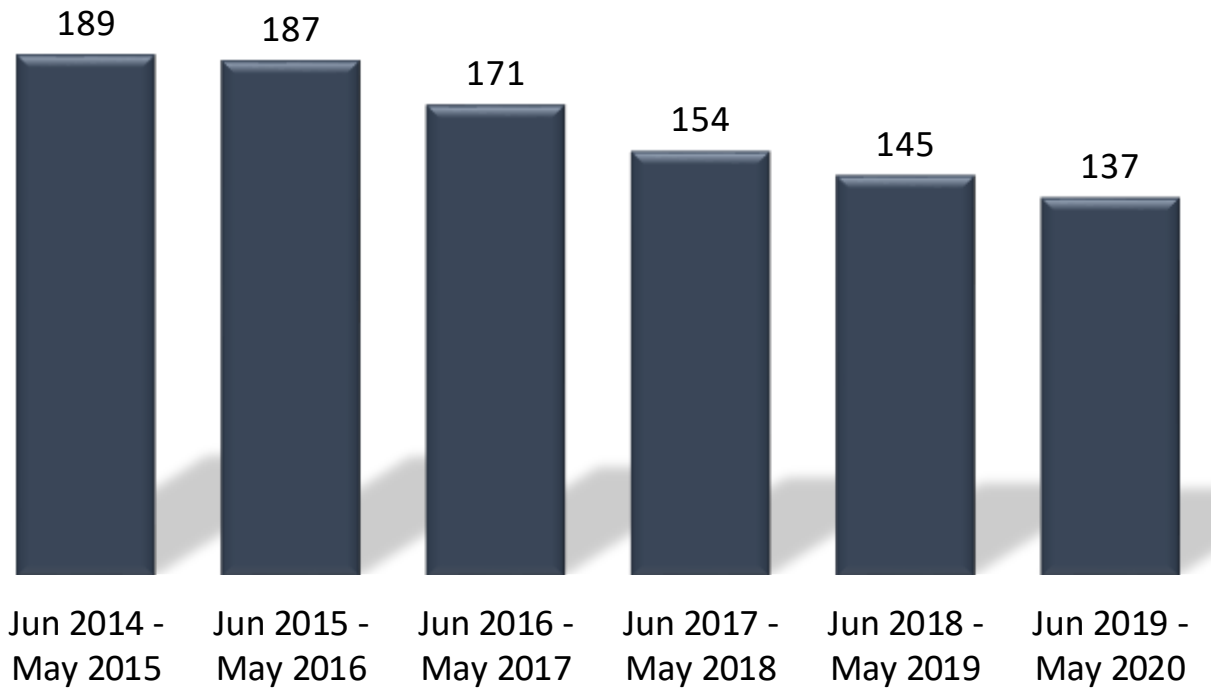
Monthly Sales Volume Past 12 Months



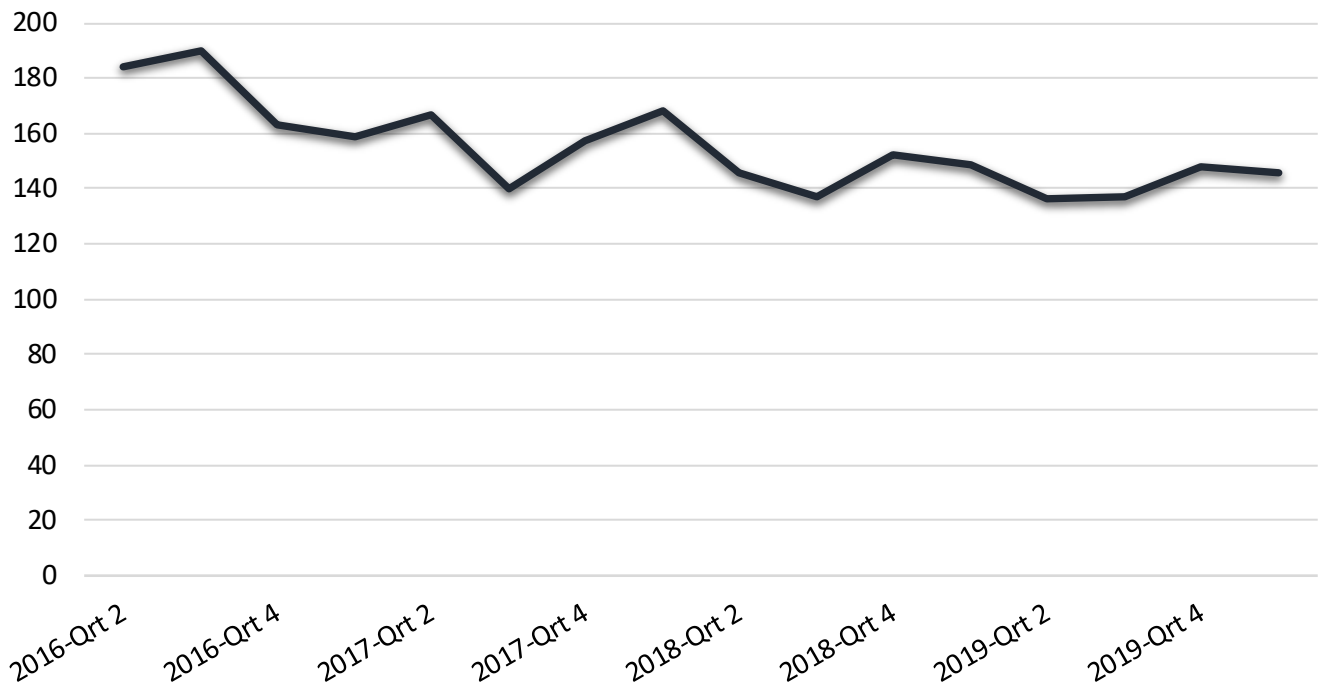
June Year over Year Pending Sales



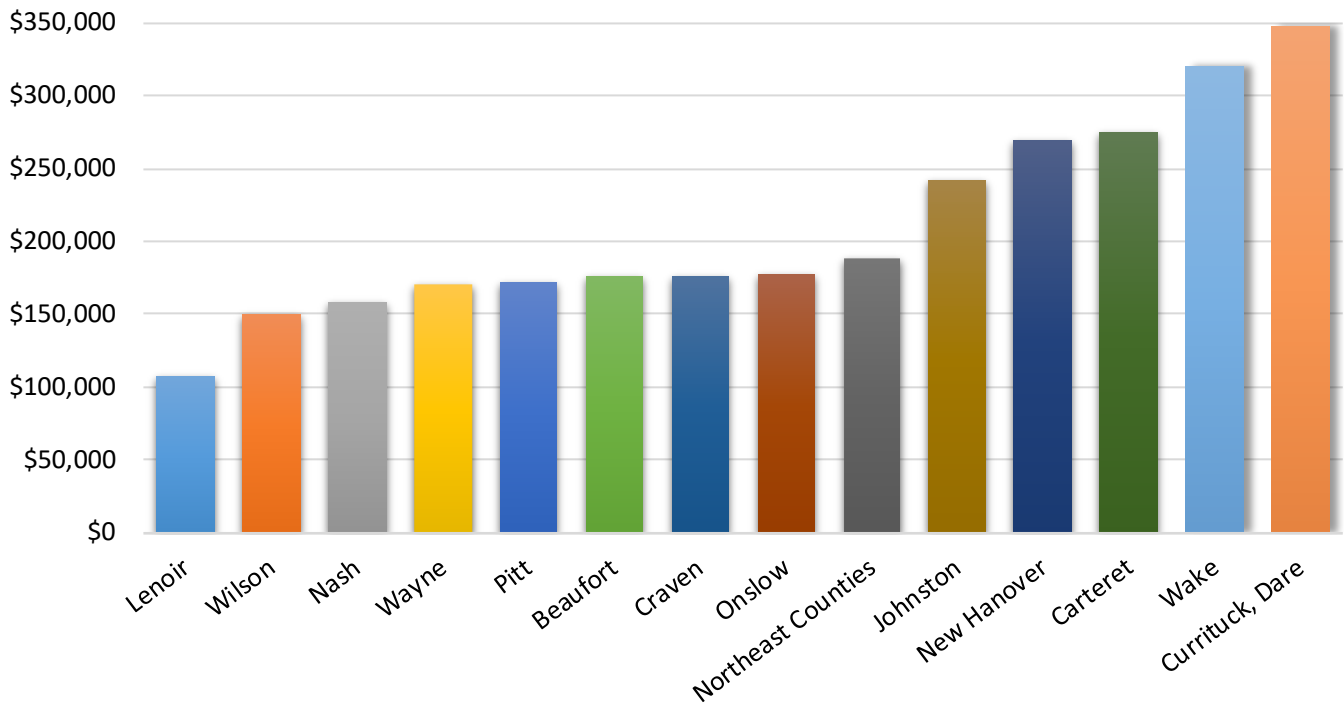
Annual Average Days on the Market



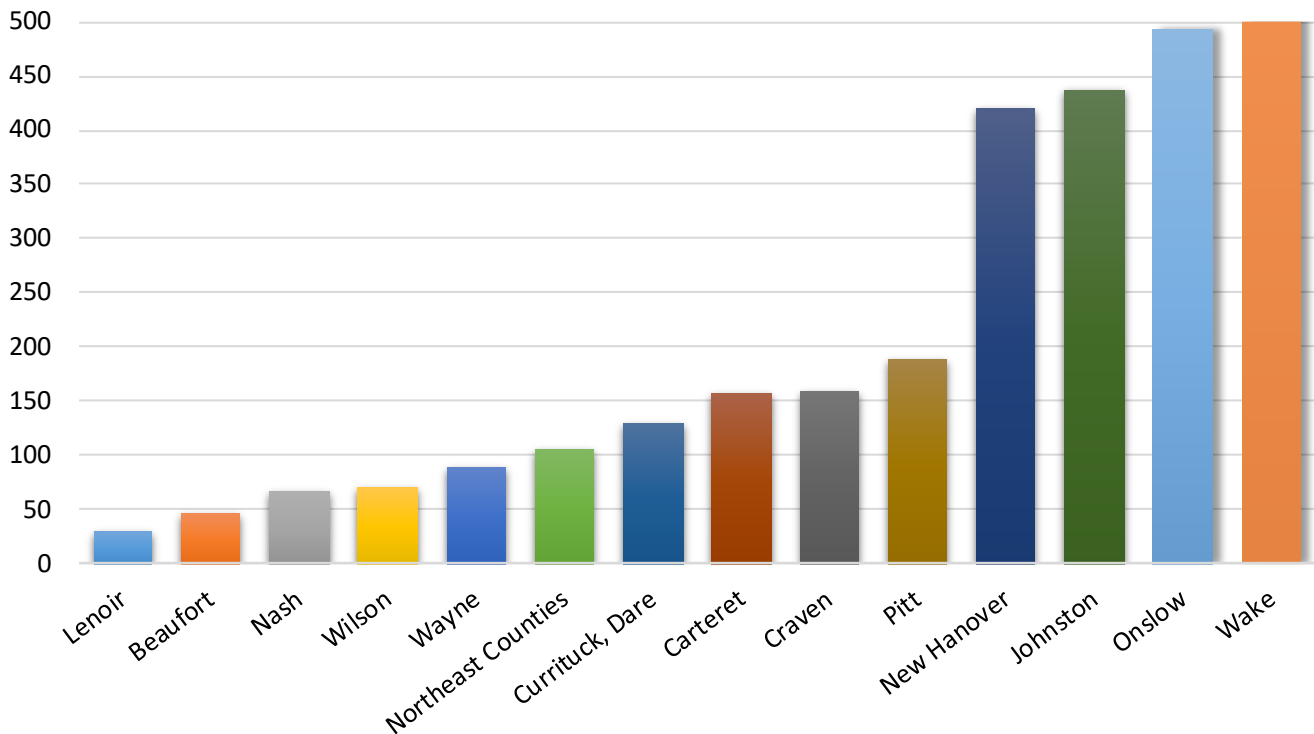
Average Days on Market by Quarter



Current Year Median Sales Price by County

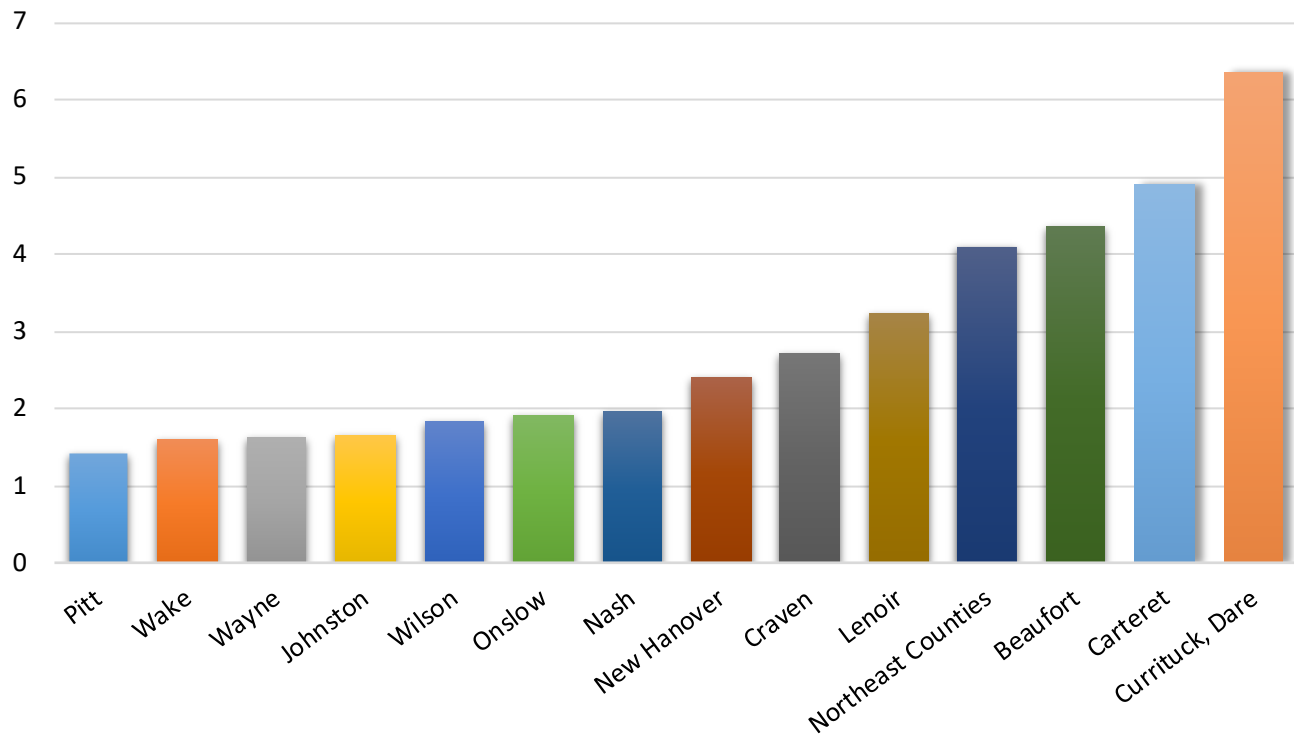


Current Month Sales Volume by County

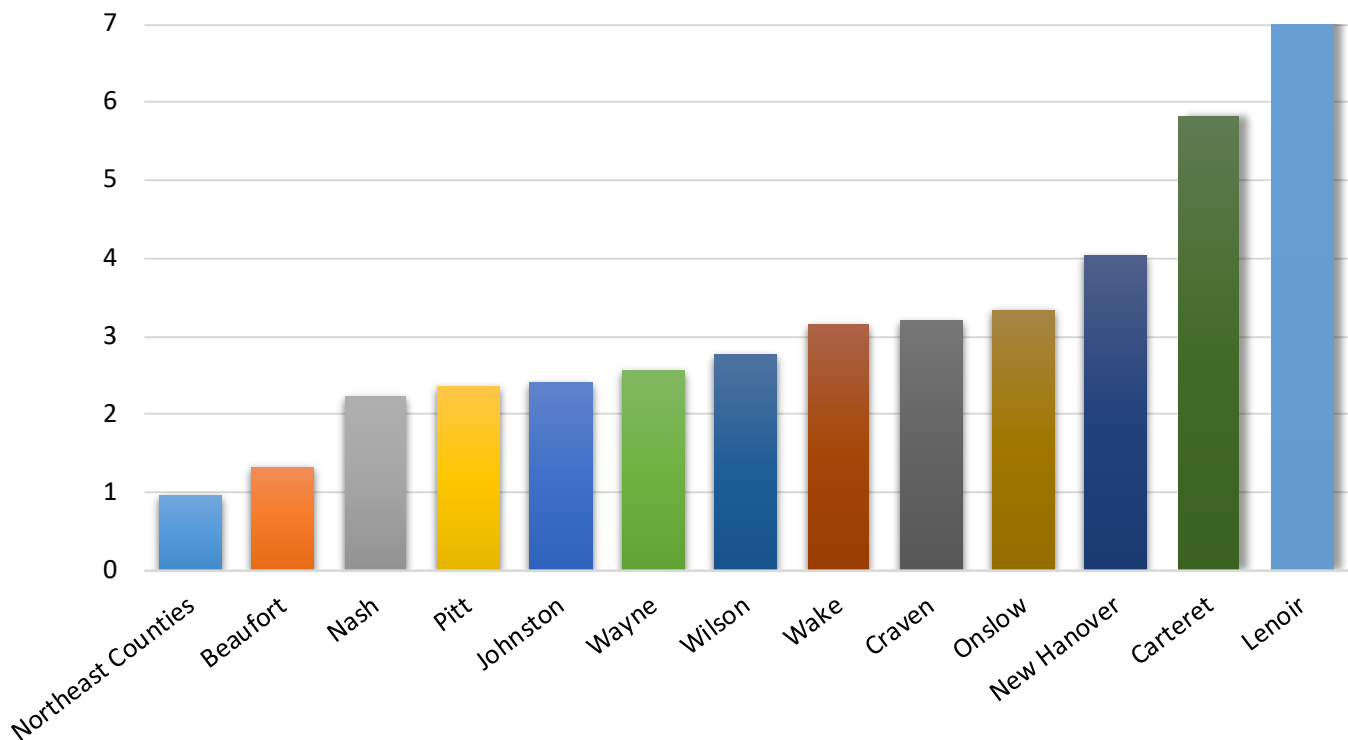


*Wake County is off the chart at 1,701 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)



*Lenoir County is off the chart at 72.0 months