

# THE SHACKELFORD REPORT DEC 2019

Residential Real Estate Market Trends – Wake County – December 2019



Produced by:

**SHACKELFORD & ASSOCIATES**

*Your Appraisal & Brokerage Experts*

**Greenville Office**

3750 S Evans Street, Suite A  
Greenville, NC 27834  
Ph. (252) 215-2250

**Raleigh Office**

6512 Six Forks Road, Suite 502-B  
Raleigh, NC 27615  
Ph. (919) 998-9997

# Quarterly Market Report

## Wake County Market Summary

Data from this report is taken directly from Triangle MLS and includes single-family sales throughout Wake County.

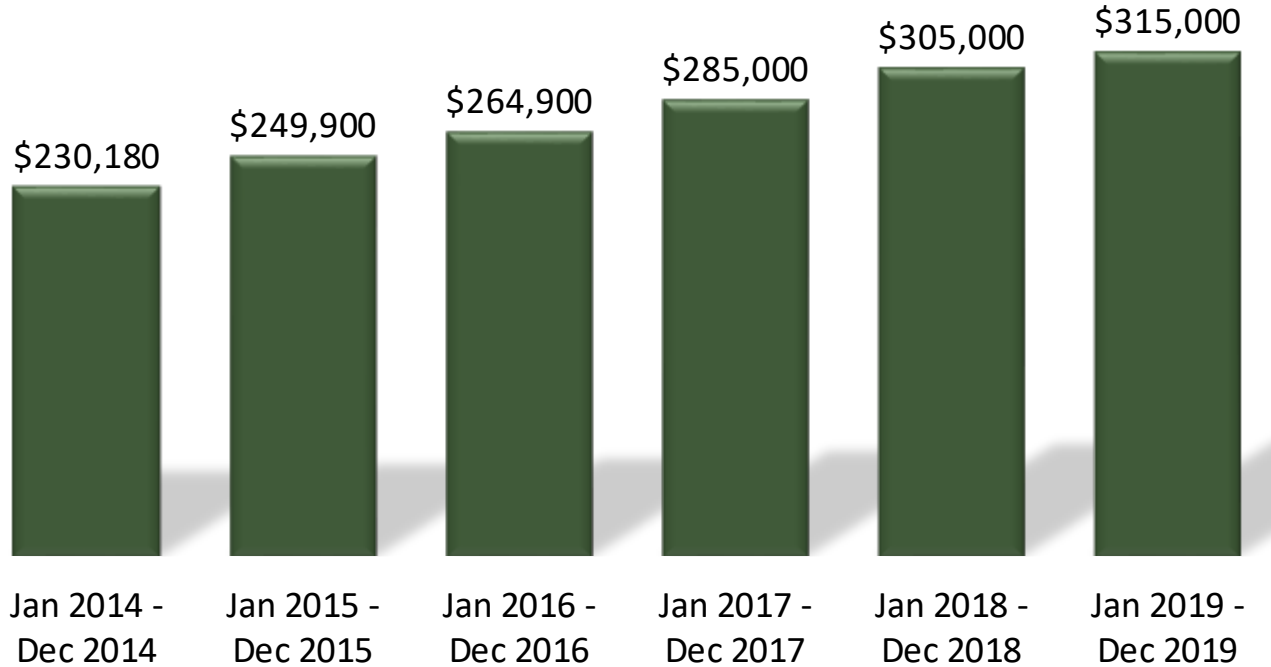
Highlights of the data include:

- 4<sup>th</sup> quarter sales volume increased 18.3% from the 4<sup>th</sup> quarter of 2018.
- December sales volume was 31.2% higher than December 2018 levels.
- Pending sales at the beginning of January increased 11.5% over January 2019.
- There are 1.7 months of inventory currently on the market.
- There are 3.5 months of new construction inventory on the market.

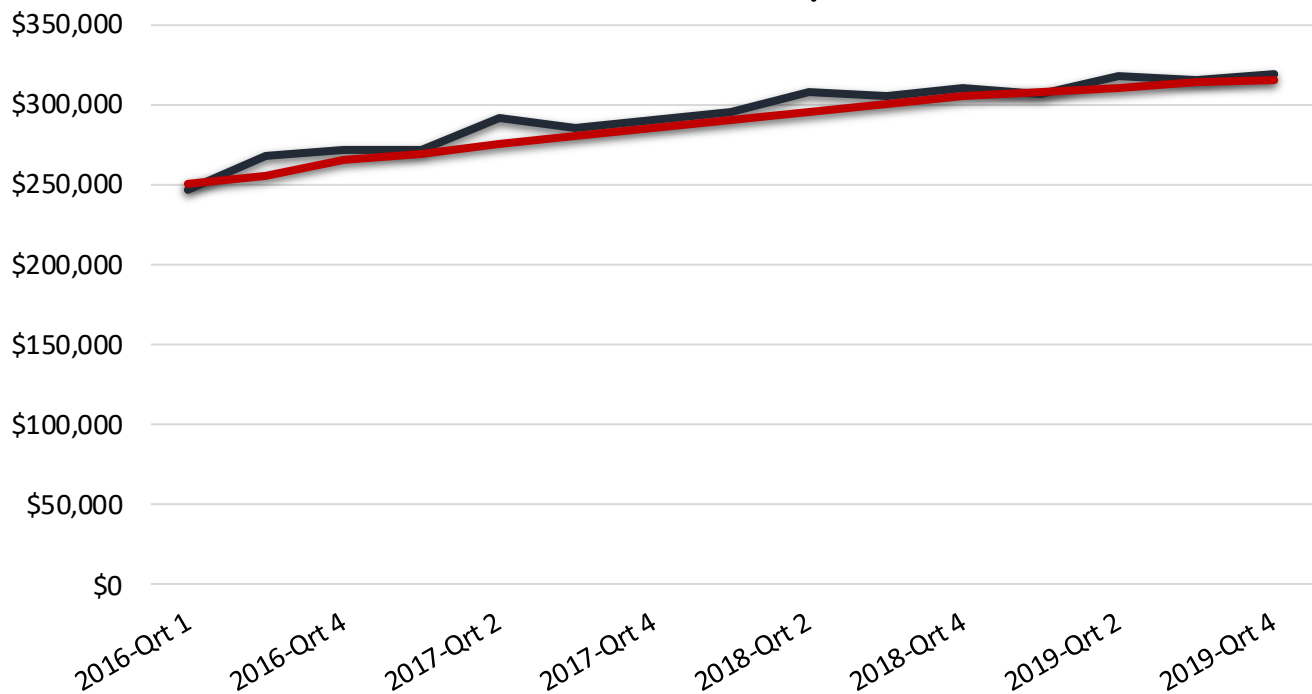
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jan 2014 - Dec 2014	17,486	4.8%	\$230,180	3.2%	28	-12.5%
Jan 2015 - Dec 2015	18,977	8.5%	\$249,900	8.6%	17	-39.3%
Jan 2016 - Dec 2016	20,367	7.3%	\$264,900	6.0%	11	-35.3%
Jan 2017 - Dec 2017	21,060	3.4%	\$285,000	7.6%	9	-18.2%
Jan 2018 - Dec 2018	20,335	-3.4%	\$305,000	7.0%	4	-55.6%
Jan 2019 - Dec 2019	21,454	5.5%	\$315,000	3.3%	4	0.0%
Current Active Listings:		3,064	Months of Inventory:		1.7	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 1	3,979	-20.3%	\$295,000	1.7%	\$290,000	1.8%	4	-66.7%
2018-Qrt 2	6,167	55.0%	\$308,000	4.4%	\$295,000	1.7%	3	-25.0%
2018-Qrt 3	5,624	-8.8%	\$305,000	-1.0%	\$300,000	1.7%	4	33.3%
2018-Qrt 4	4,565	-18.8%	\$310,000	1.6%	\$305,000	1.7%	4	0.0%
2019-Qrt 1	4,090	-10.4%	\$306,500	-1.1%	\$307,500	0.8%	5	25.0%
2019-Qrt 2	6,225	52.2%	\$317,500	3.6%	\$310,000	0.8%	4	-20.0%
2019-Qrt 3	5,738	-7.8%	\$315,000	-0.8%	\$313,764	1.2%	5	25.0%
2019-Qrt 4	5,401	-5.9%	\$319,000	1.3%	\$315,000	0.4%	5	0.0%

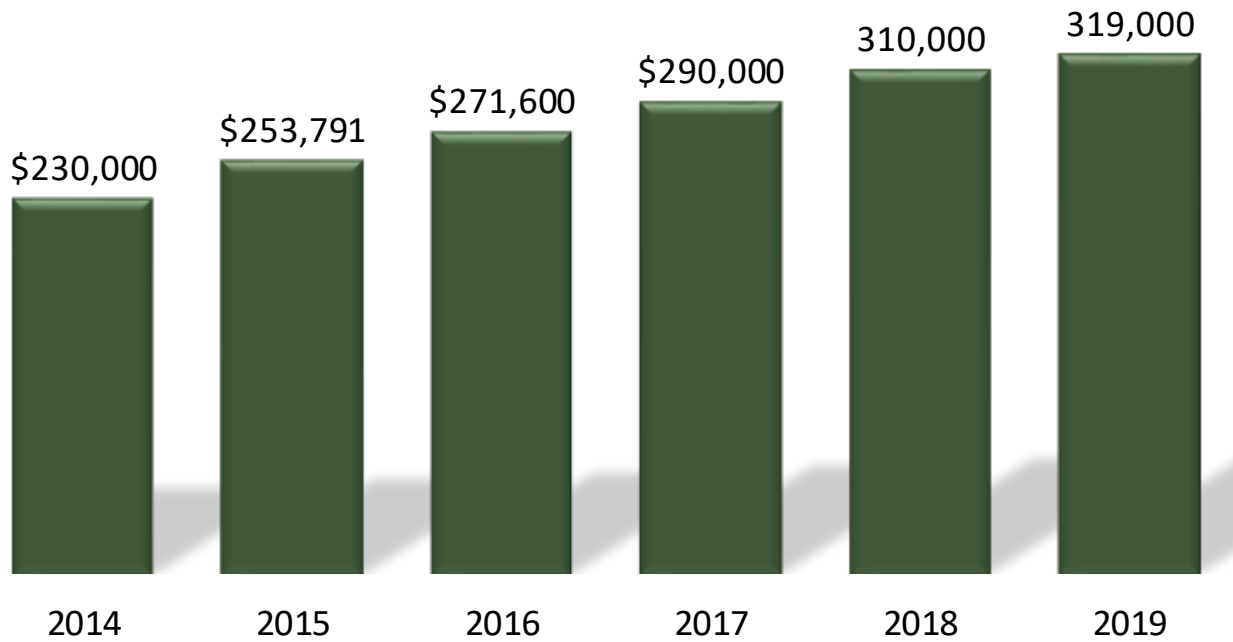
## Annual Median Sales Price



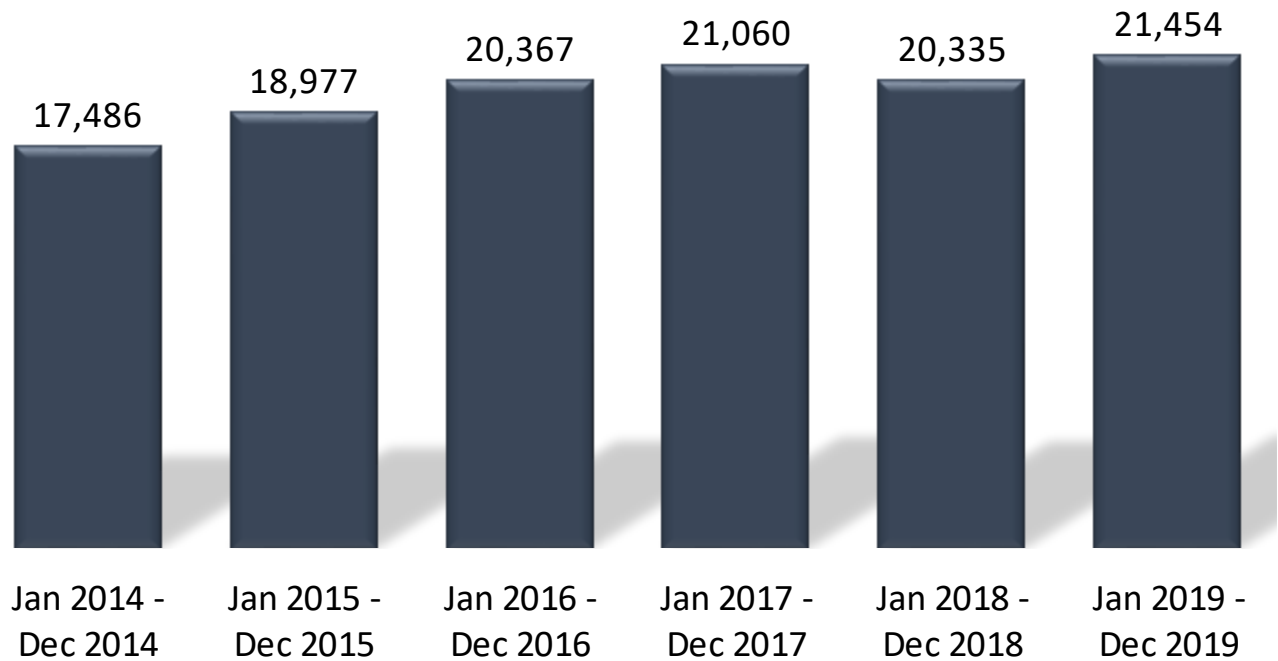
## Median Sales Price by Quarter



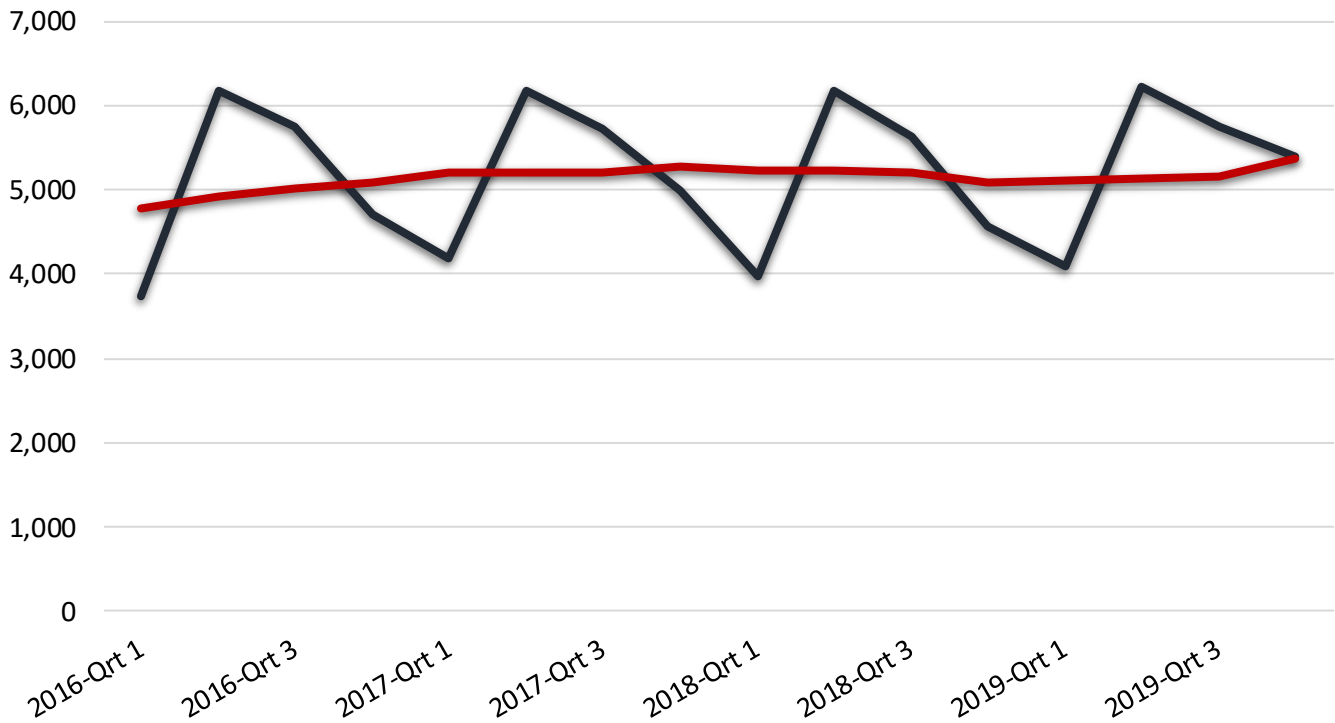
## 4th Qtr Year over Year Median Sales Price



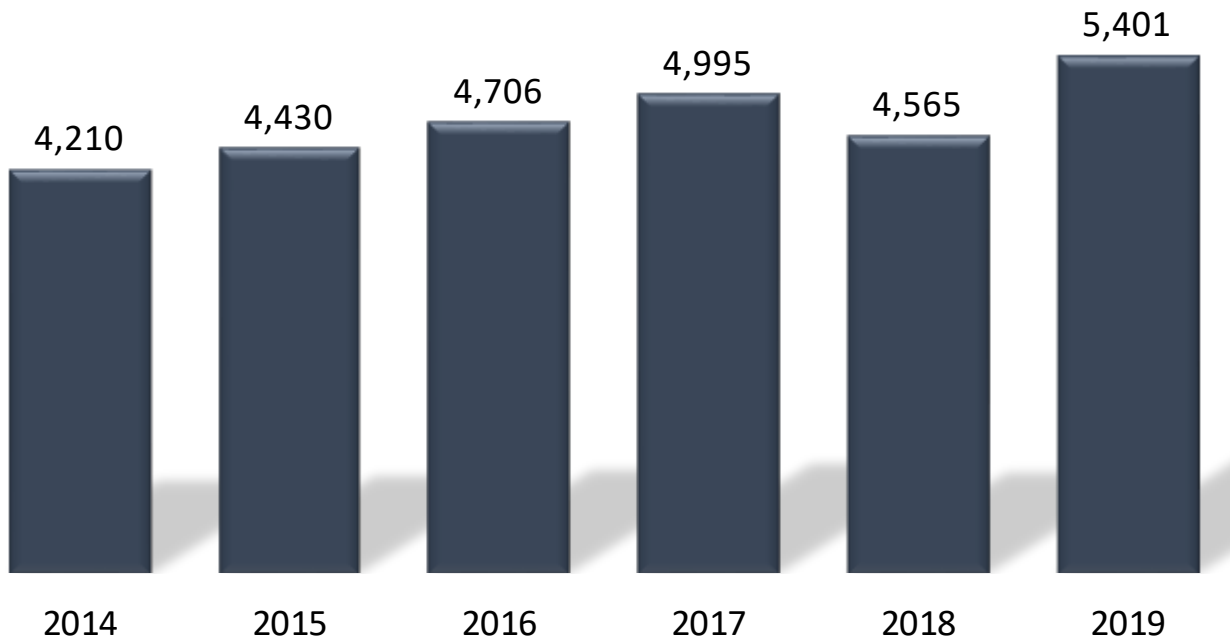
## Annual Sales Volume



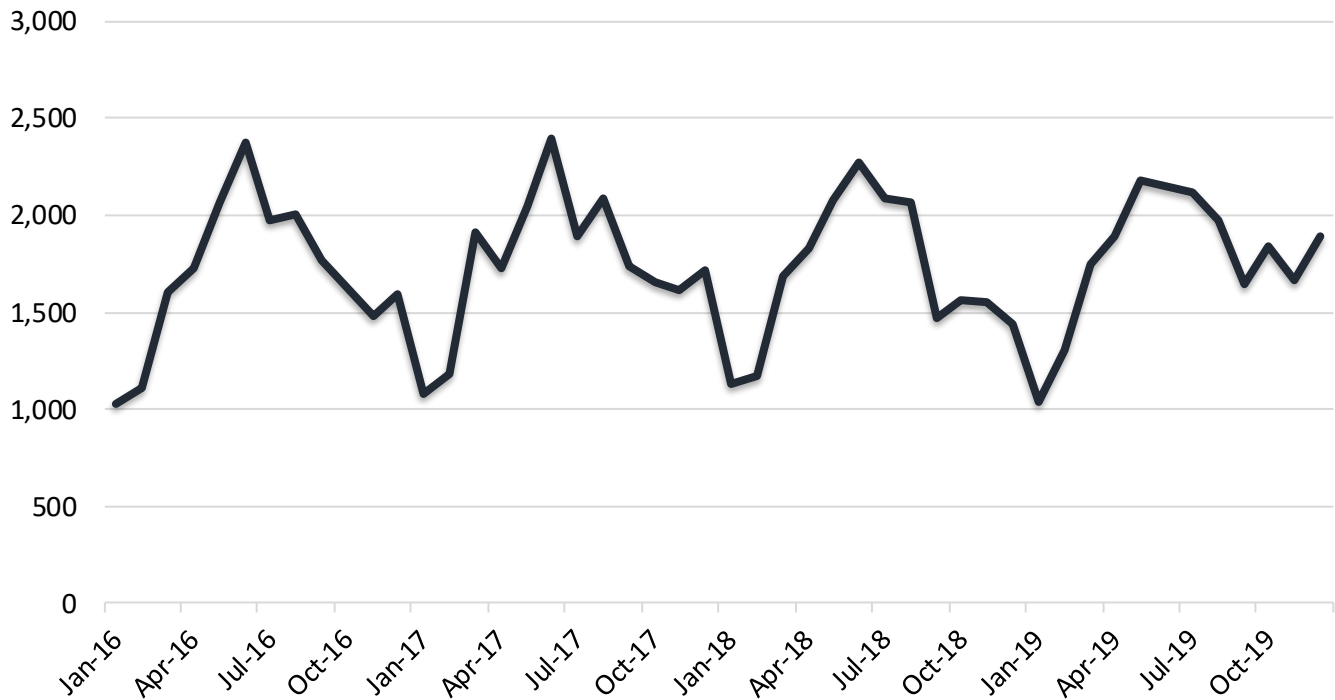
## Sales Volume by Quarter



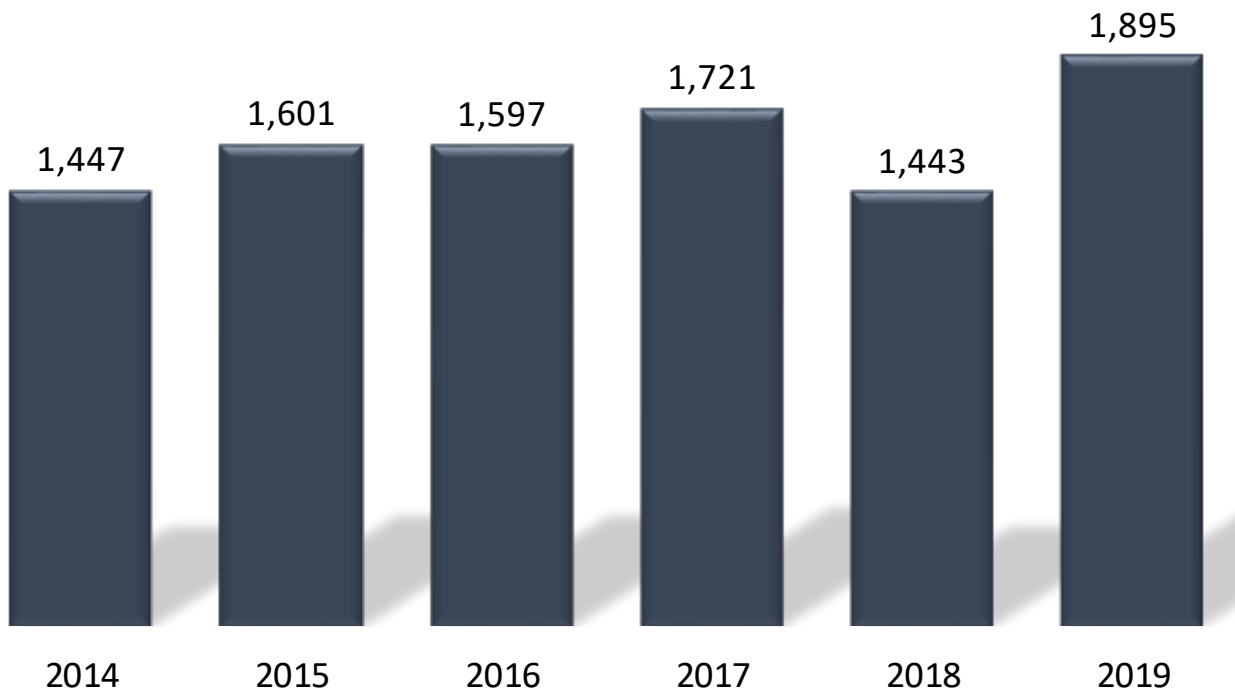
## 4th Qtr Year over Year Sales Volume



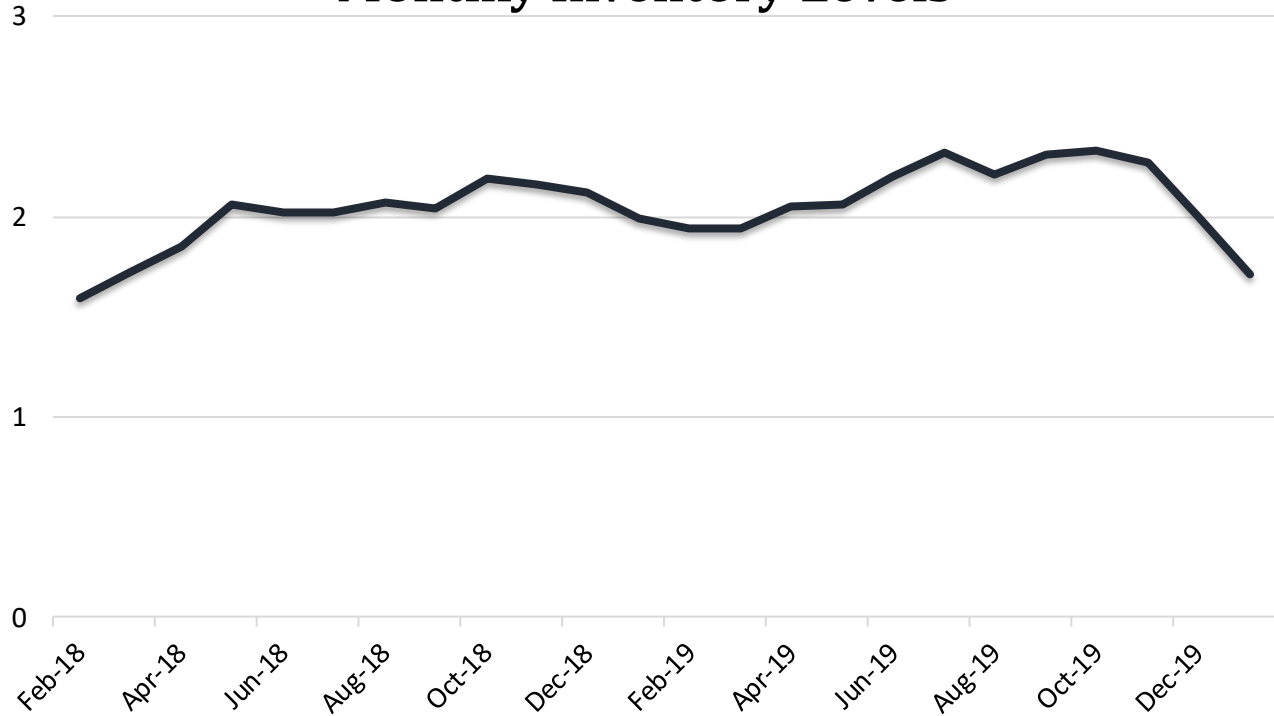
## Monthly Sales Volume



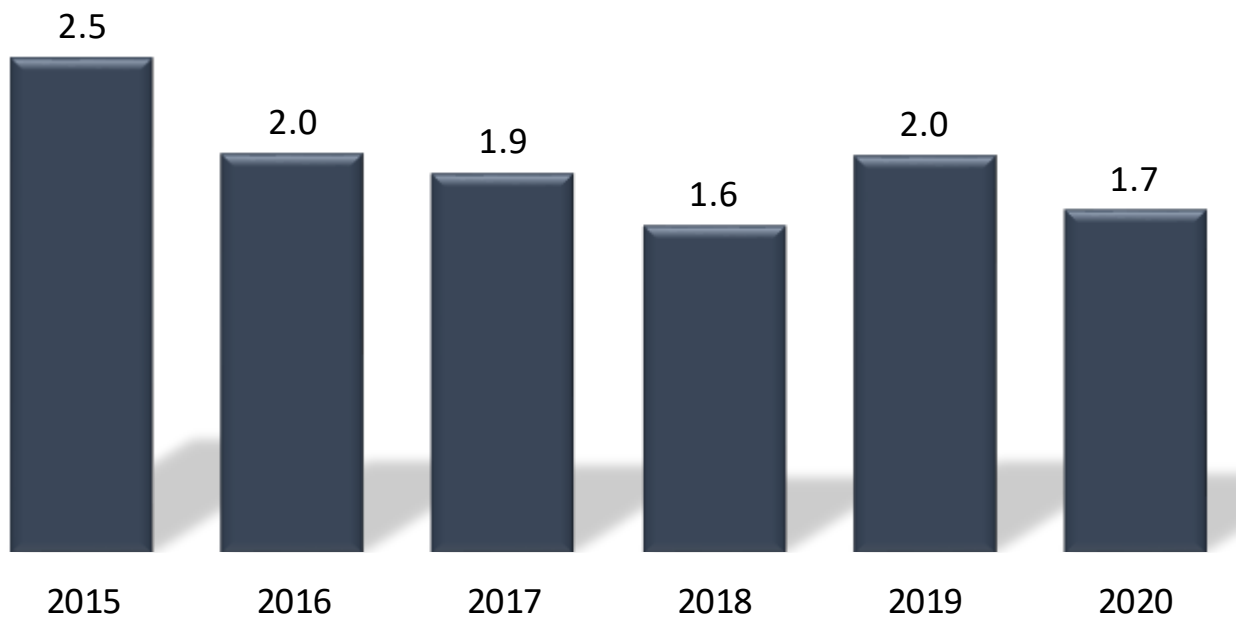
## December Year over Year Sales Volume



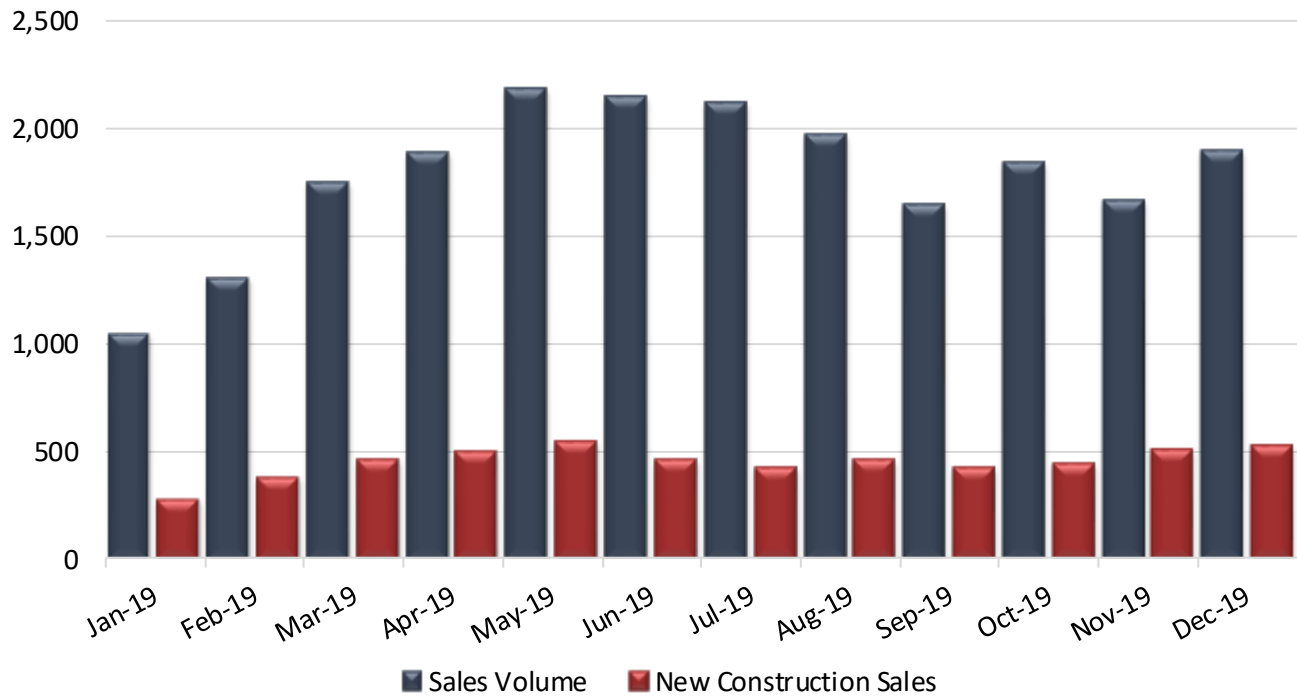
## Monthly Inventory Levels



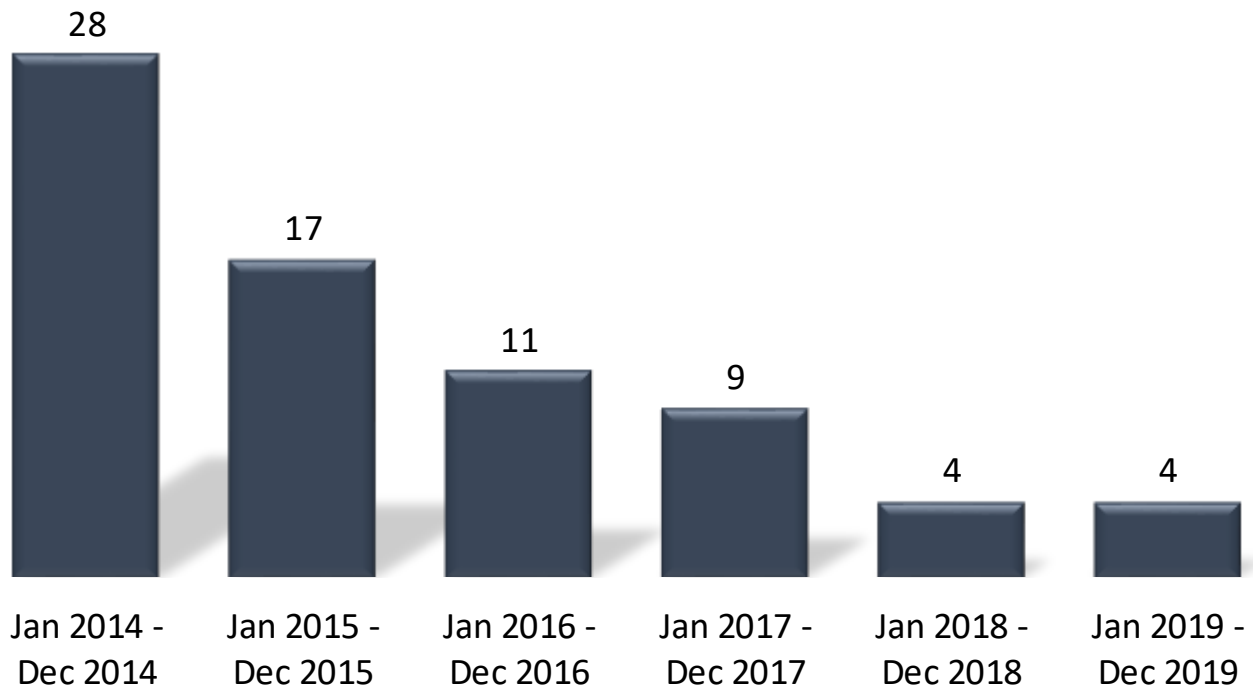
## January Year over Year Inventory



## Monthly Sales Volume Past 12 Months

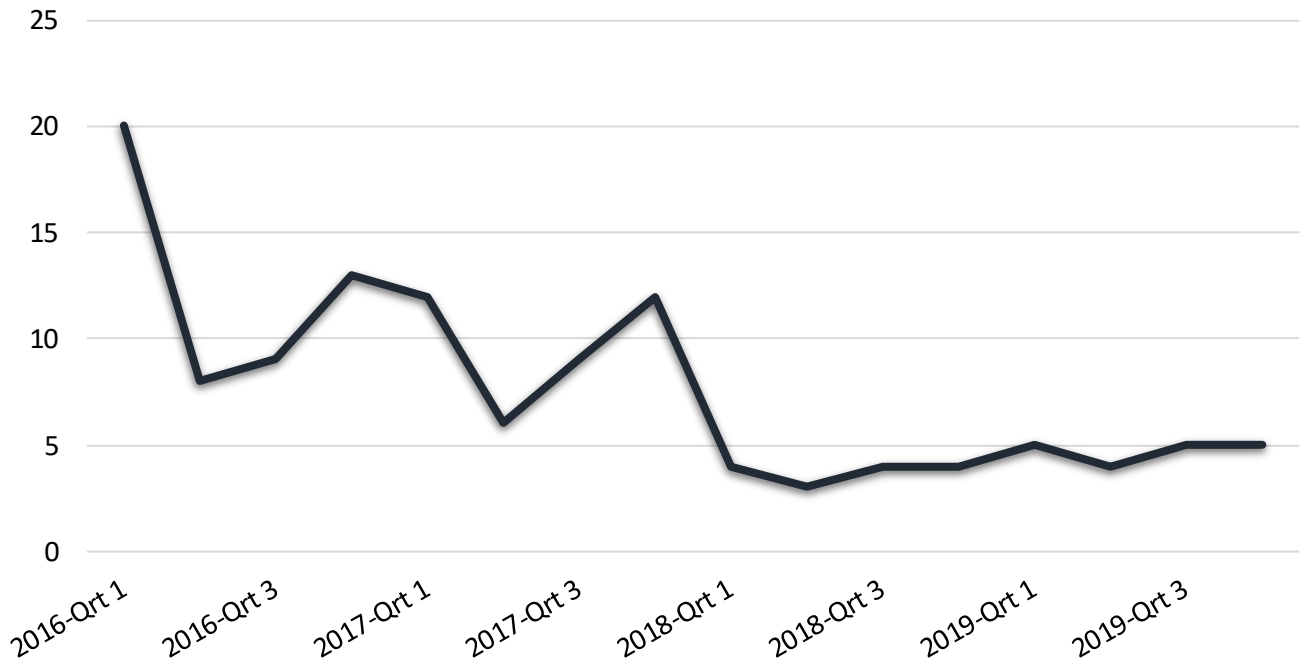


## Annual Median Days on the Market

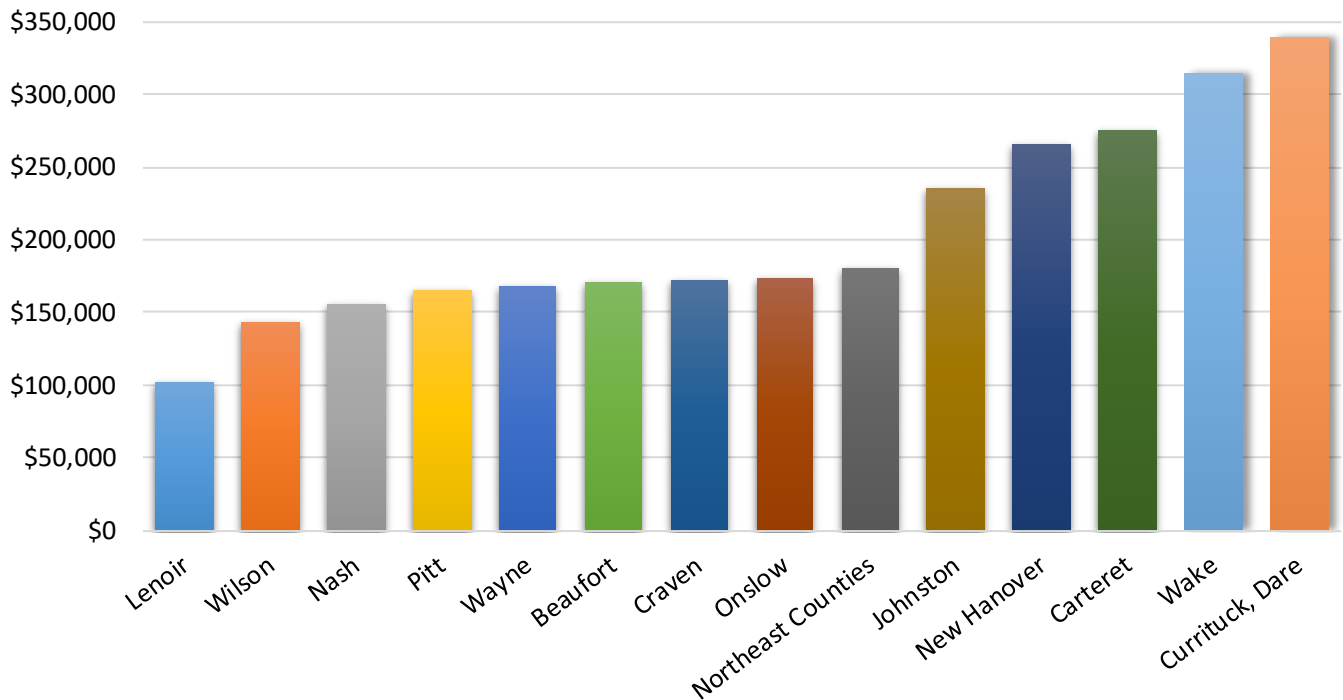




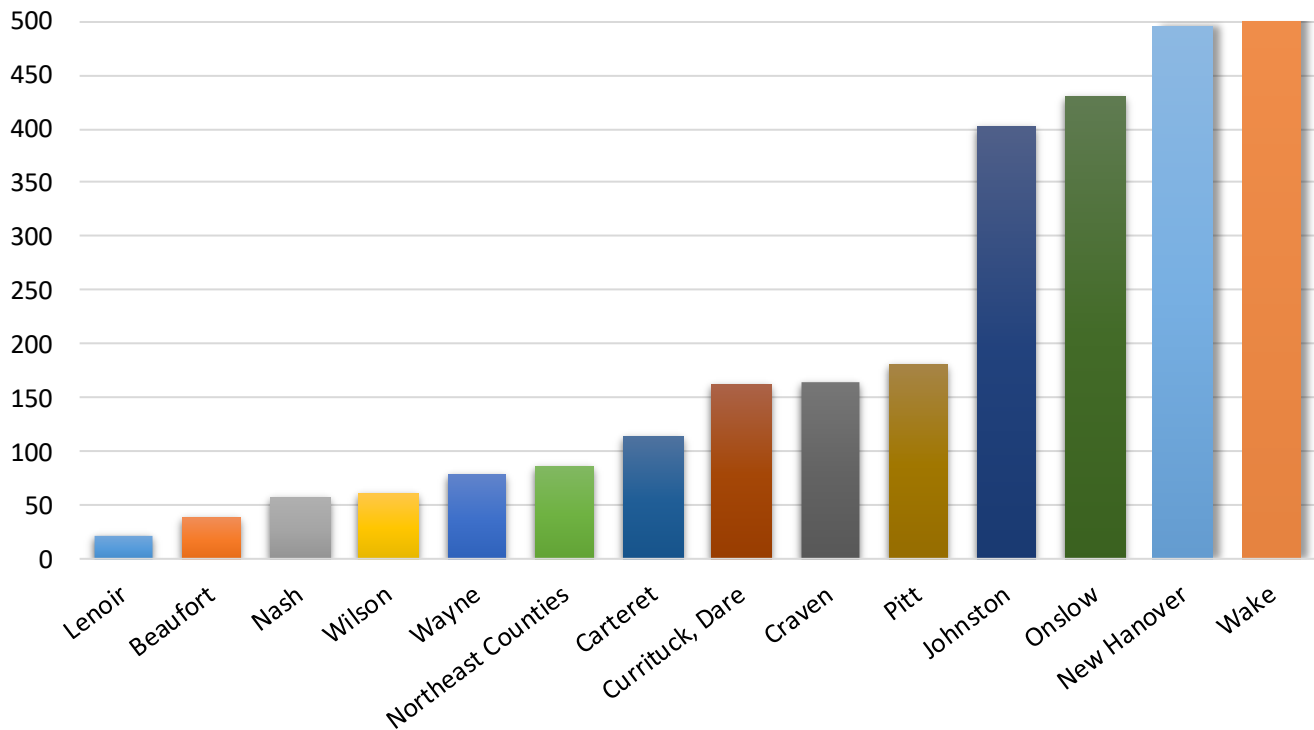
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

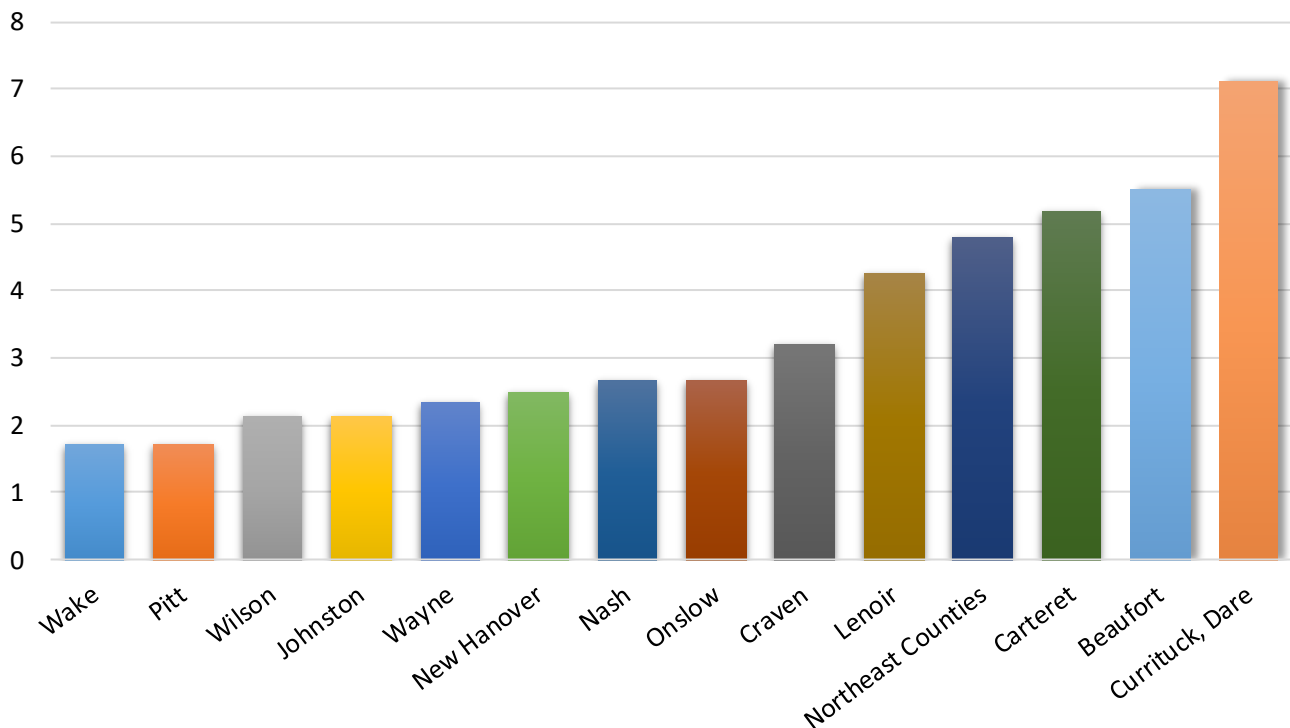


## Current Month Sales Volume by County



\*Wake County is off the chart at 1,895 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)

