

THE SHACKELFORD REPORT AUG 2020

Residential Real Estate Market Trends – Wake County – August 2020



Produced by:

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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.

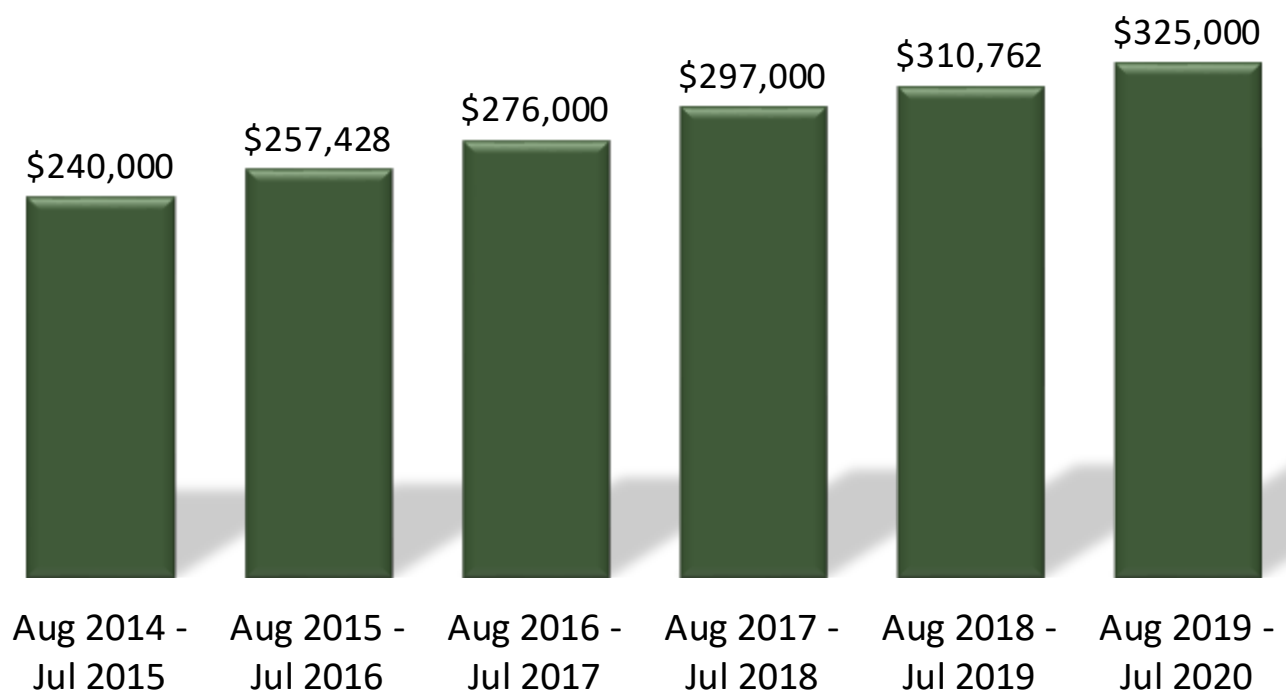
Highlights of the data include:

- 2nd quarter sales volume decreased 10.6% from the 2nd quarter of 2019.
- July sales volume was 12.1% higher than July 2019 levels.
- Pending sales at the beginning of August increased 19.2% from August 2019.
- There are 1.3 months of inventory currently on the market.
- There are 2.6 months of new construction inventory on the market.

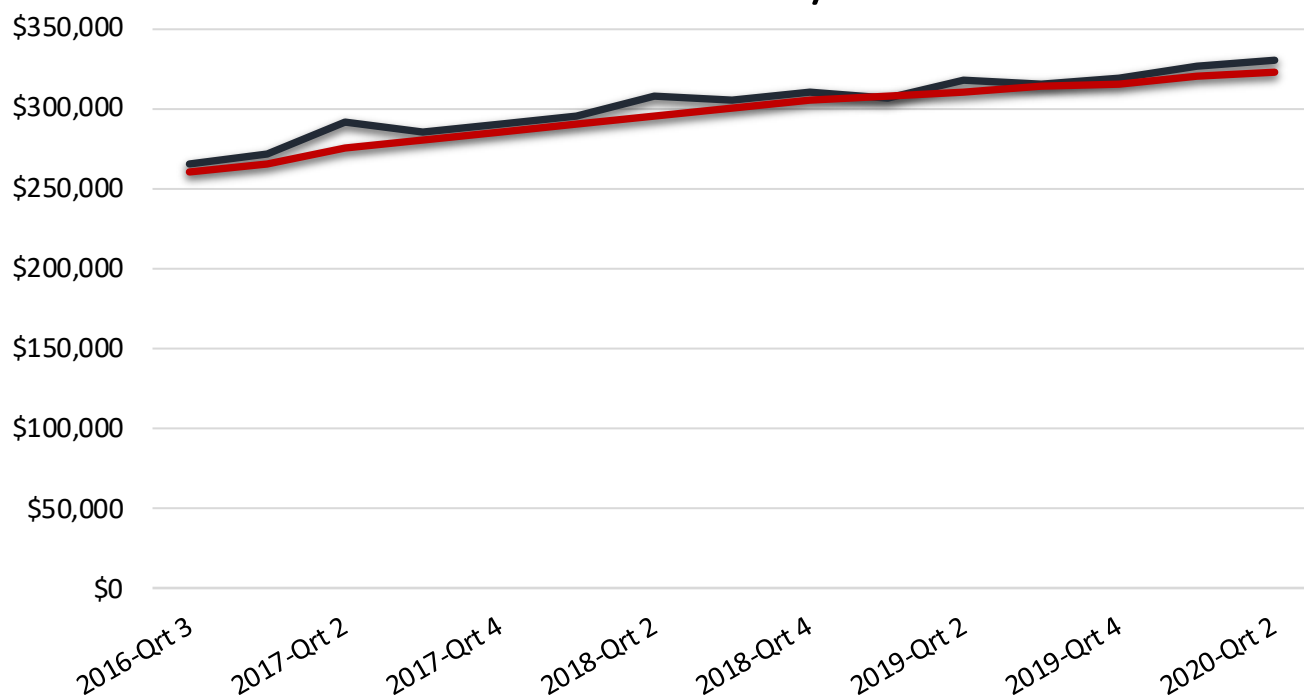
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Aug 2014 - Jul 2015	18,490	8.8%	\$240,000	4.3%	23	-17.9%
Aug 2015 - Jul 2016	19,689	6.5%	\$257,428	7.3%	13	-43.5%
Aug 2016 - Jul 2017	20,727	5.3%	\$276,000	7.2%	9	-30.8%
Aug 2017 - Jul 2018	21,054	1.6%	\$297,000	7.6%	5	-44.4%
Aug 2018 - Jul 2019	20,534	-2.5%	\$310,762	4.6%	4	-20.0%
Aug 2019 - Jul 2020	21,621	5.3%	\$325,000	4.6%	4	0.0%
Current Active Listings:		2,396	Months of Inventory:		1.3	

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
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	5,739	-7.8%	\$315,000	-0.8%	\$313,764	1.2%	5	25.0%
2019-Qrt 4	5,416	-5.6%	\$319,000	1.3%	\$315,000	0.4%	5	0.0%
2020-Qrt 1	4,627	-14.6%	\$326,000	2.2%	\$319,525	1.4%	4	-20.0%
2020-Qrt 2	5,566	20.3%	\$330,250	1.3%	\$322,900	1.1%	3	-25.0%

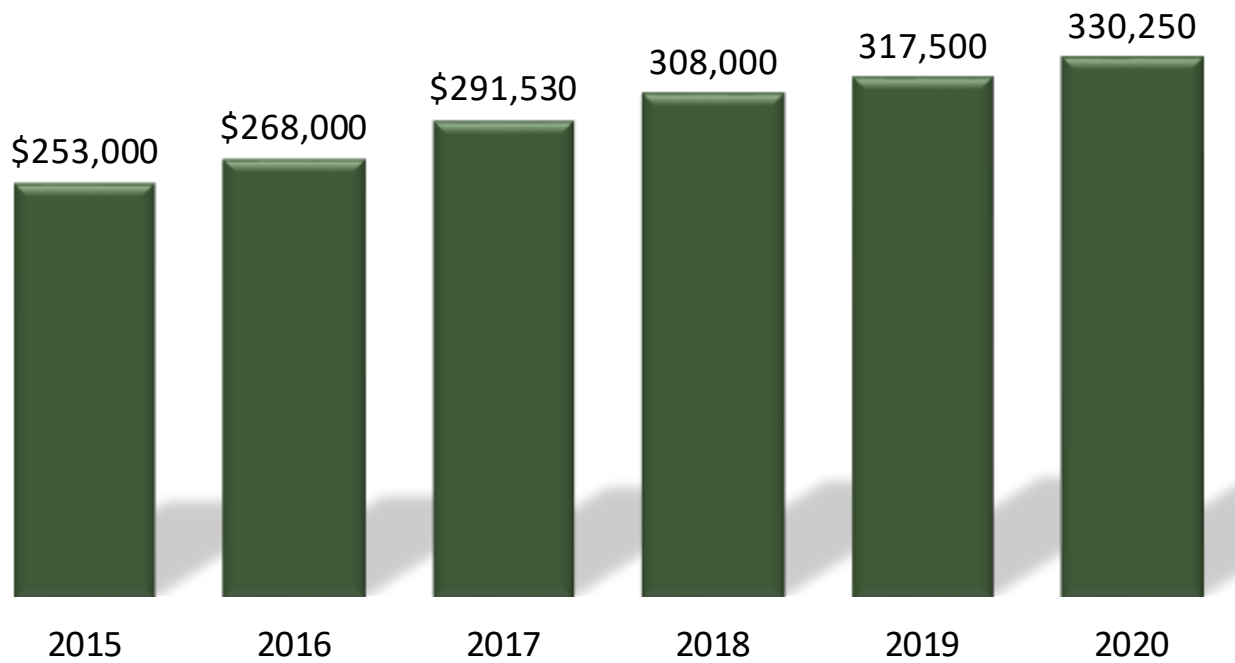
Annual Median Sales Price



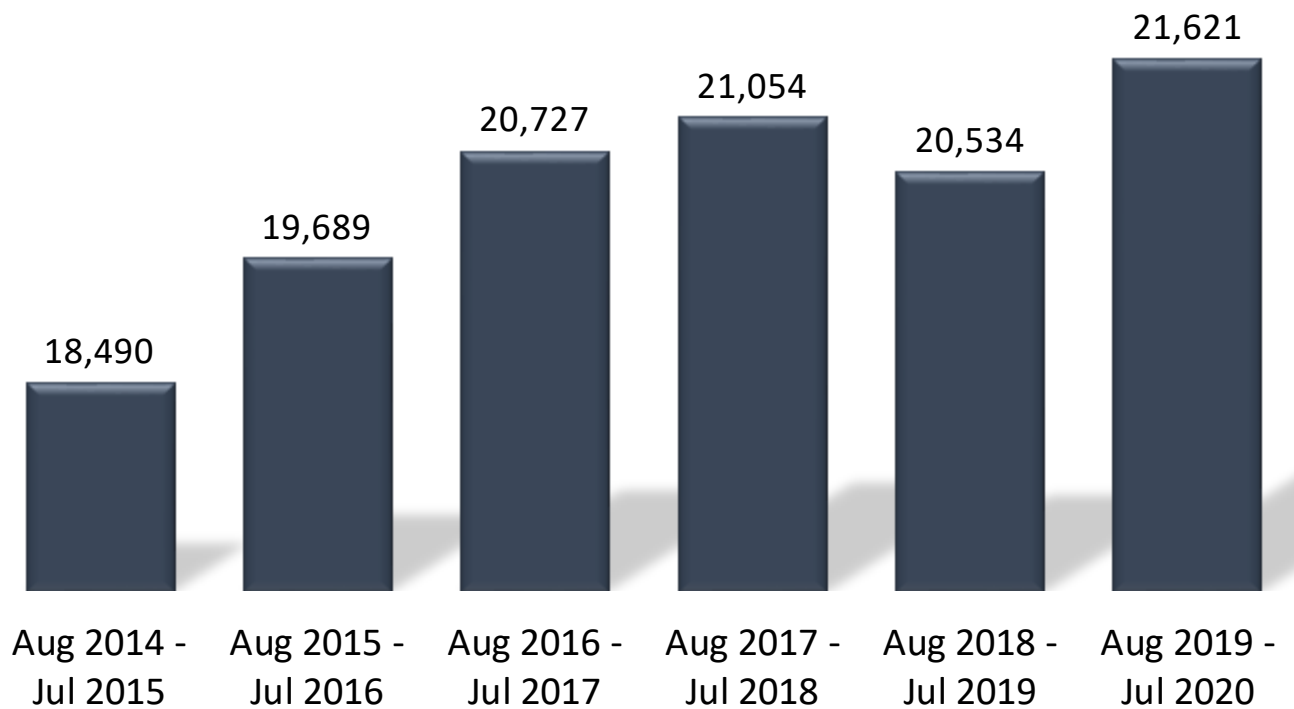
Median Sales Price by Quarter



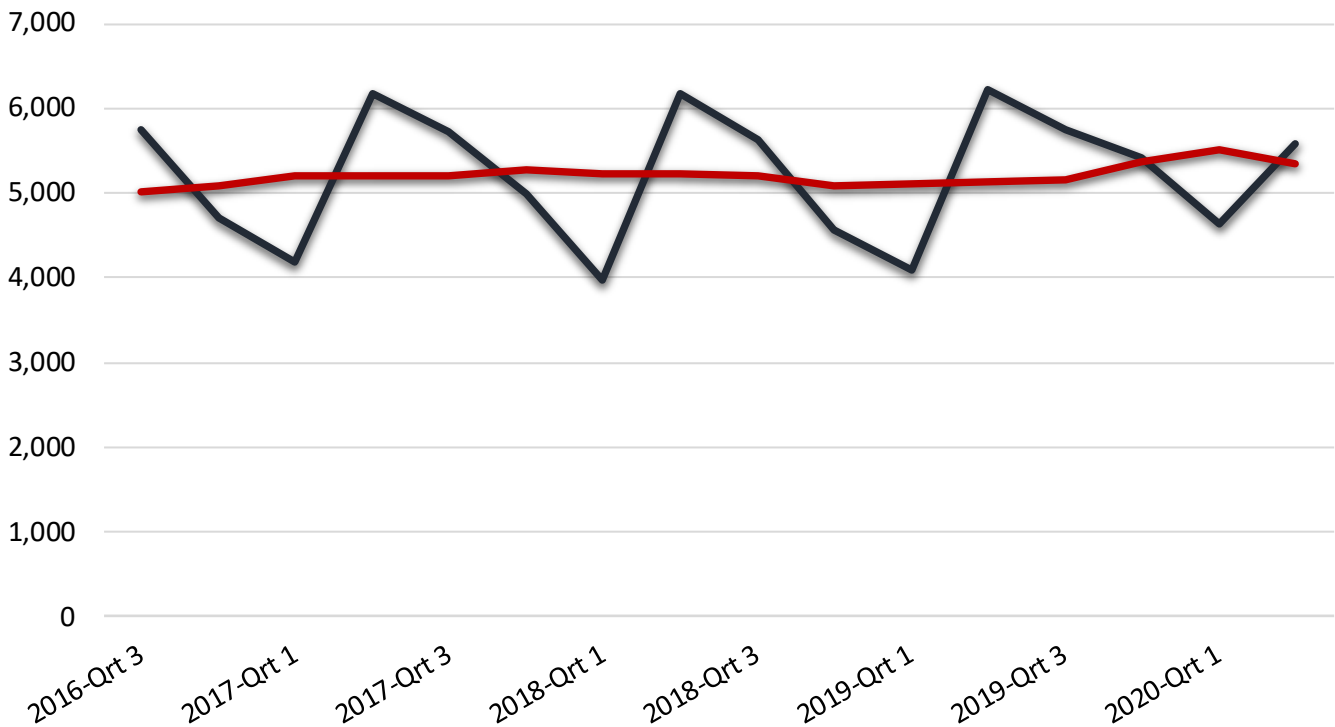
2nd Qtr Year over Year Median Sales Price



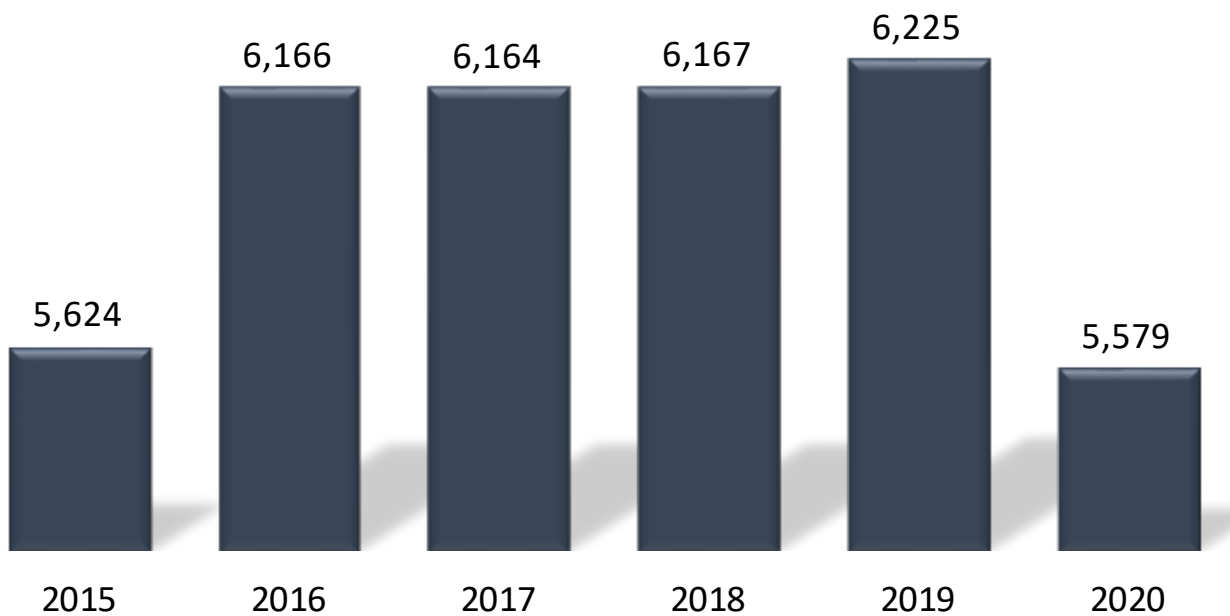
Annual Sales Volume



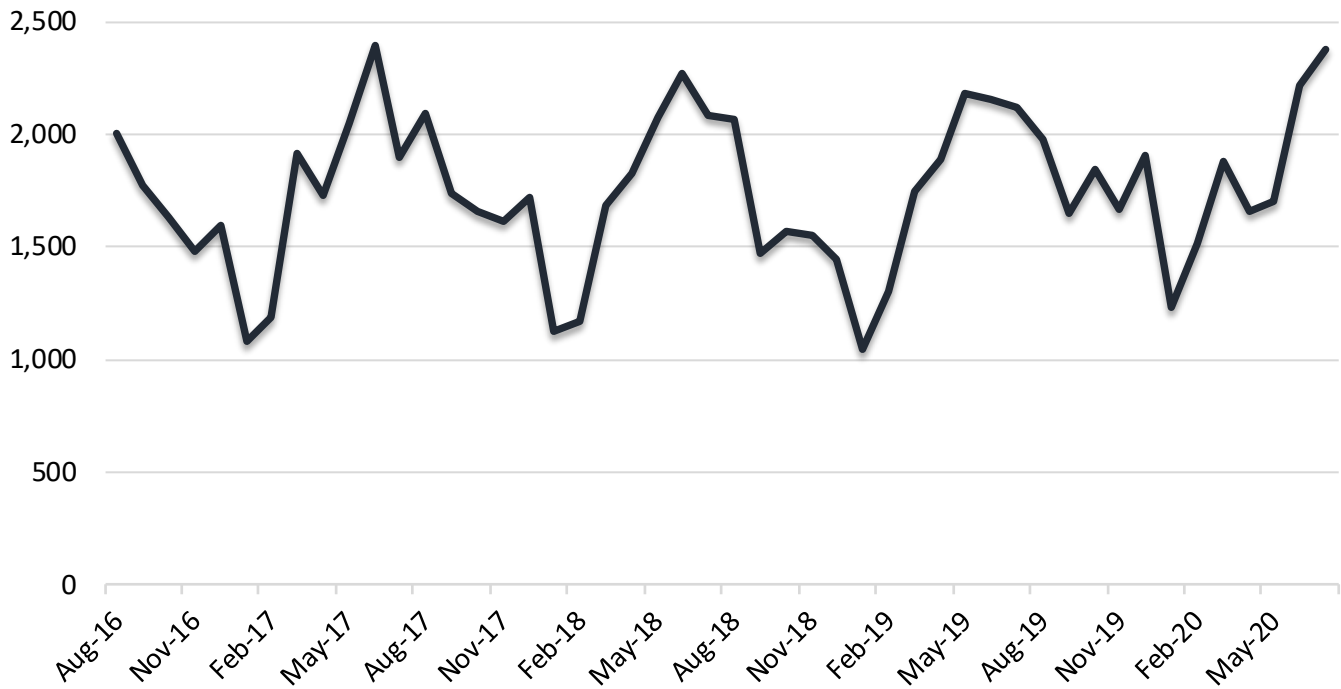
Sales Volume by Quarter



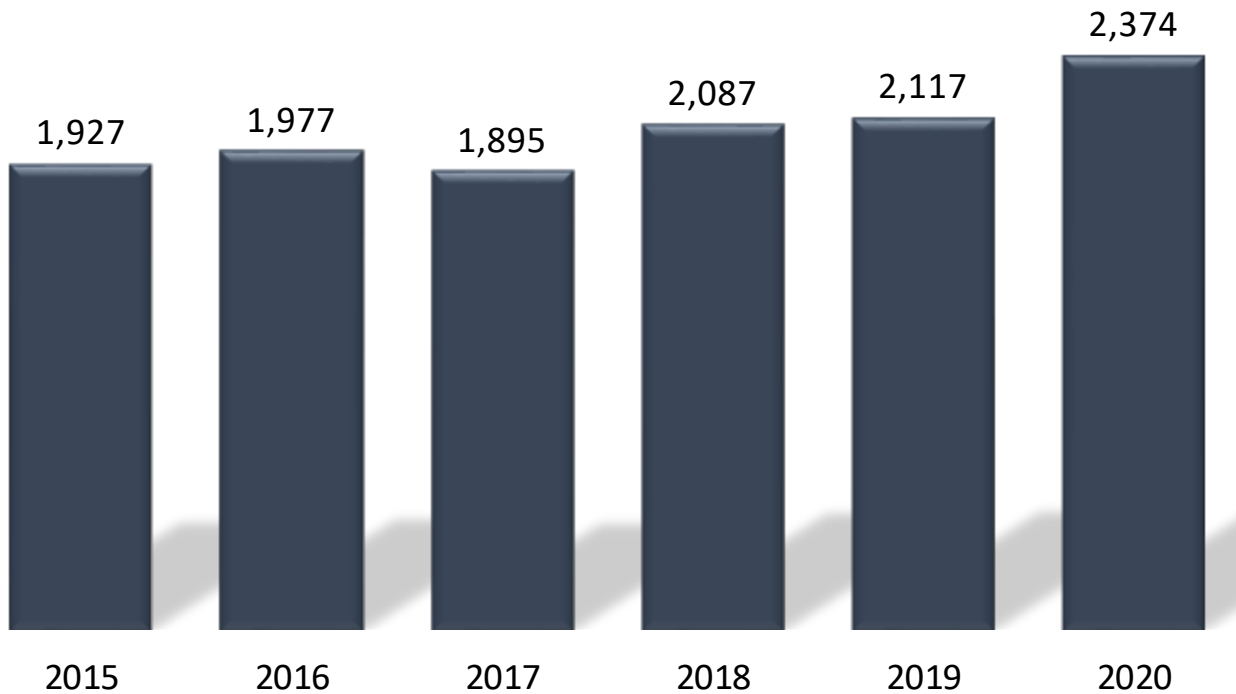
2nd Qtr Year over Year Sales Volume



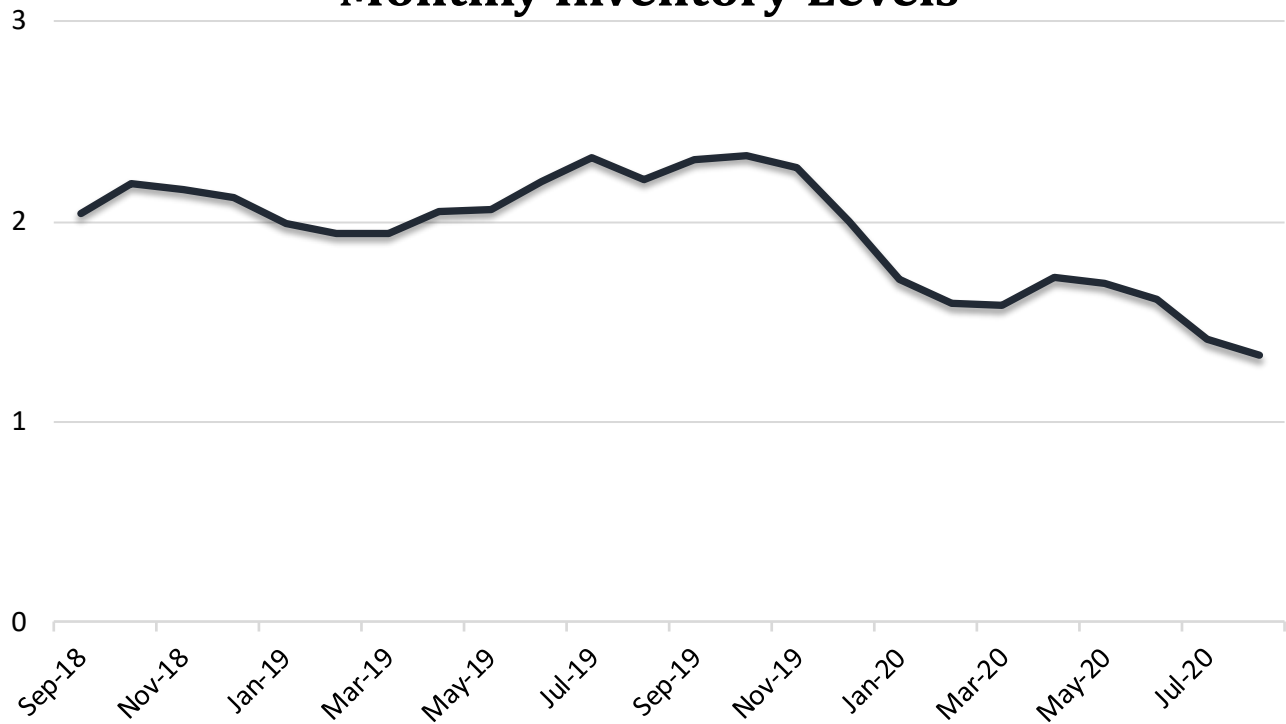
Monthly Sales Volume



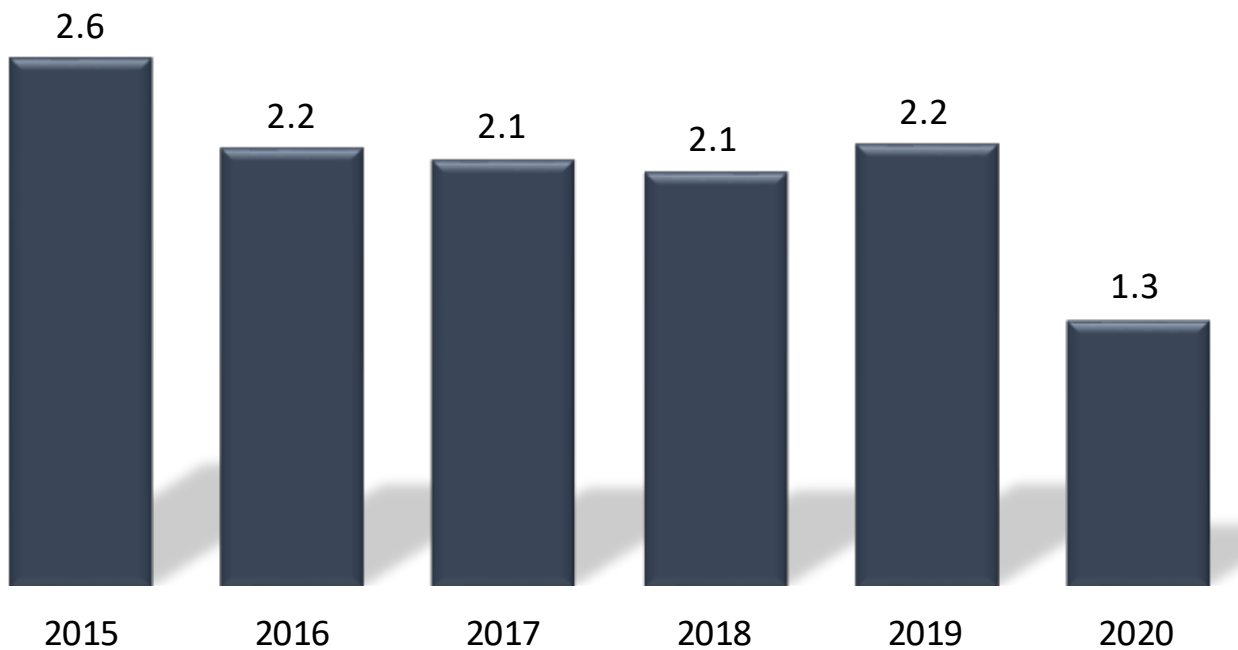
July Year over Year Sales Volume



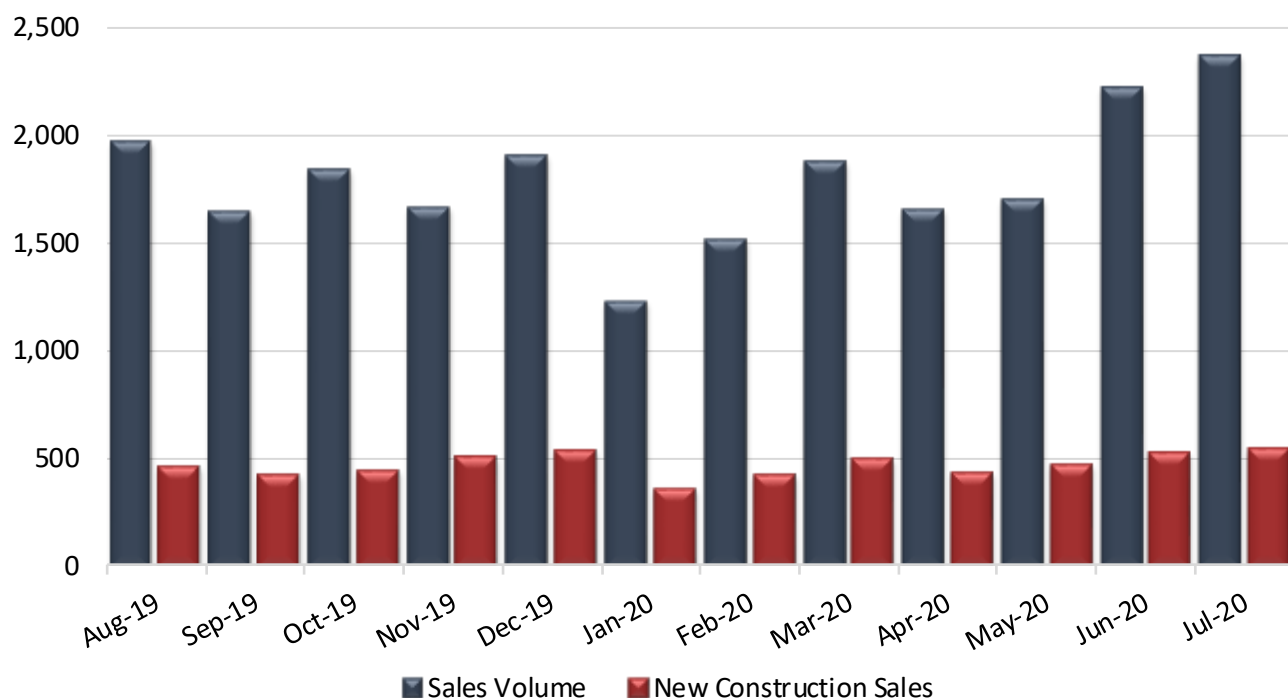
Monthly Inventory Levels



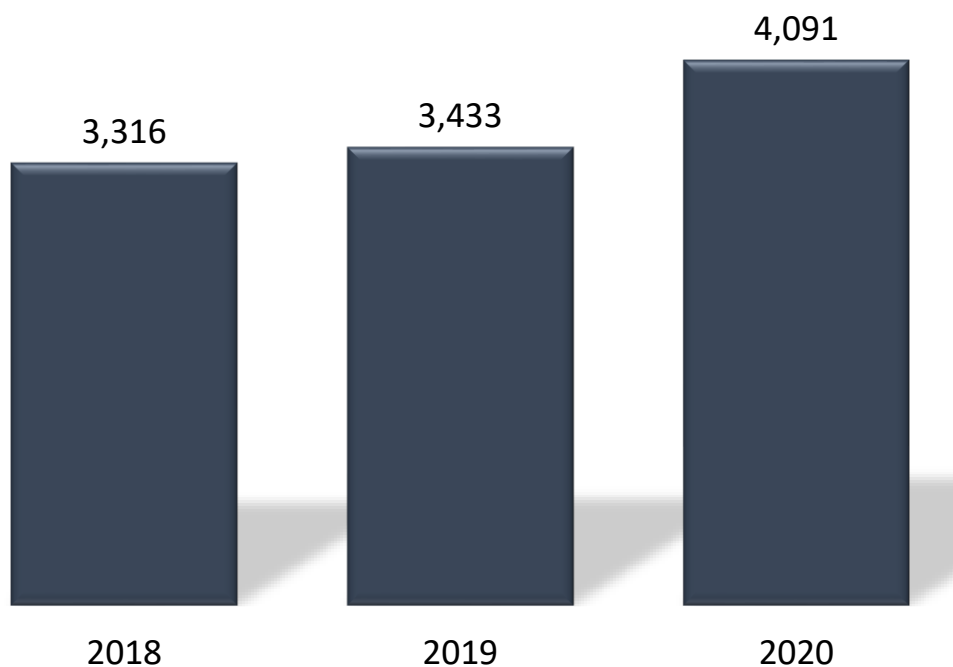
August Year over Year Inventory



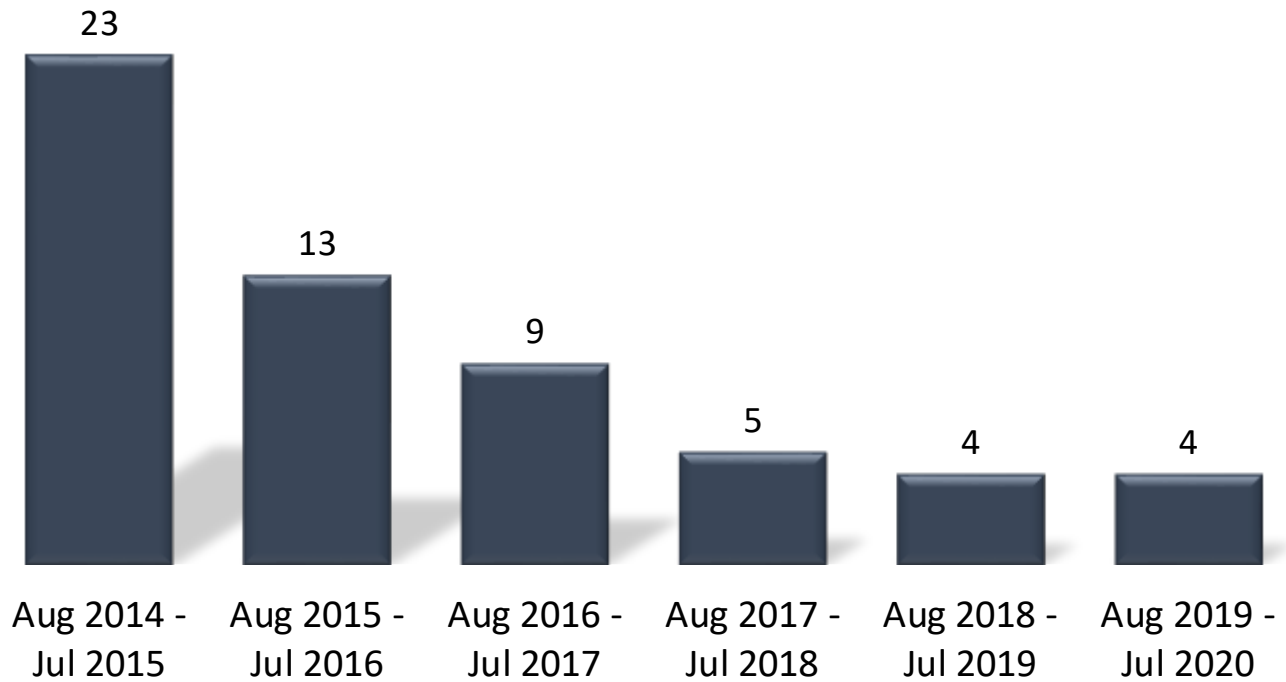
Monthly Sales Volume Past 12 Months



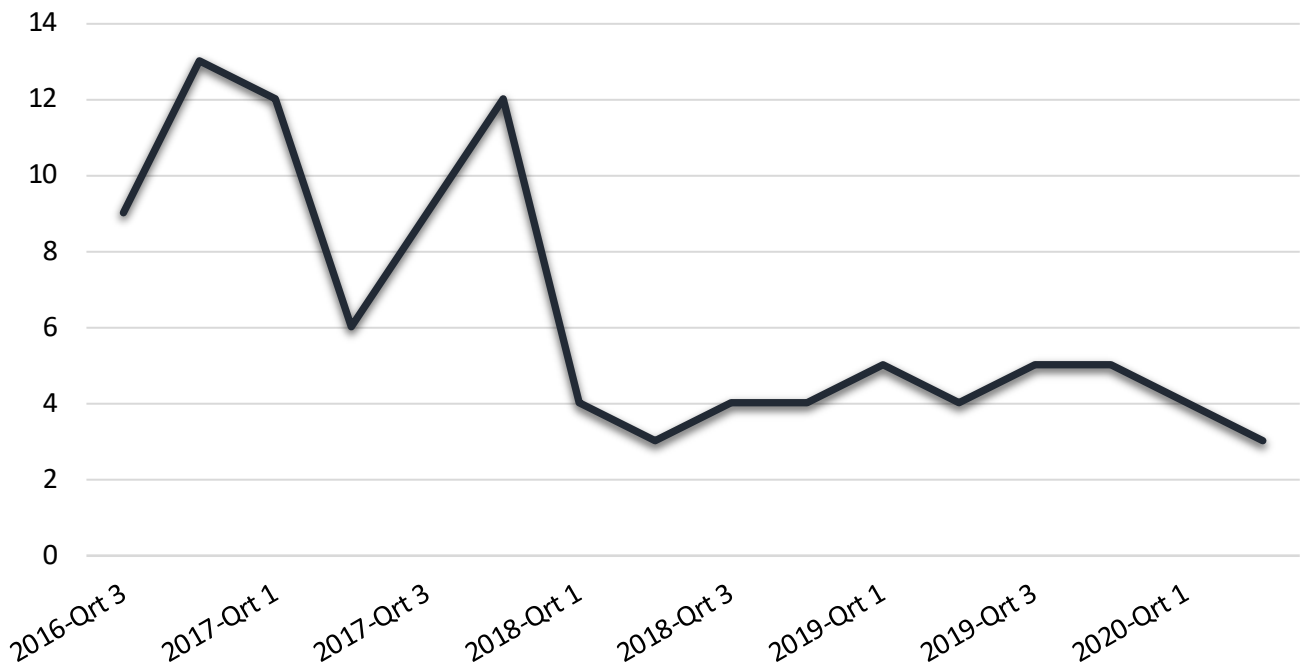
August Year over Year Pending Sales



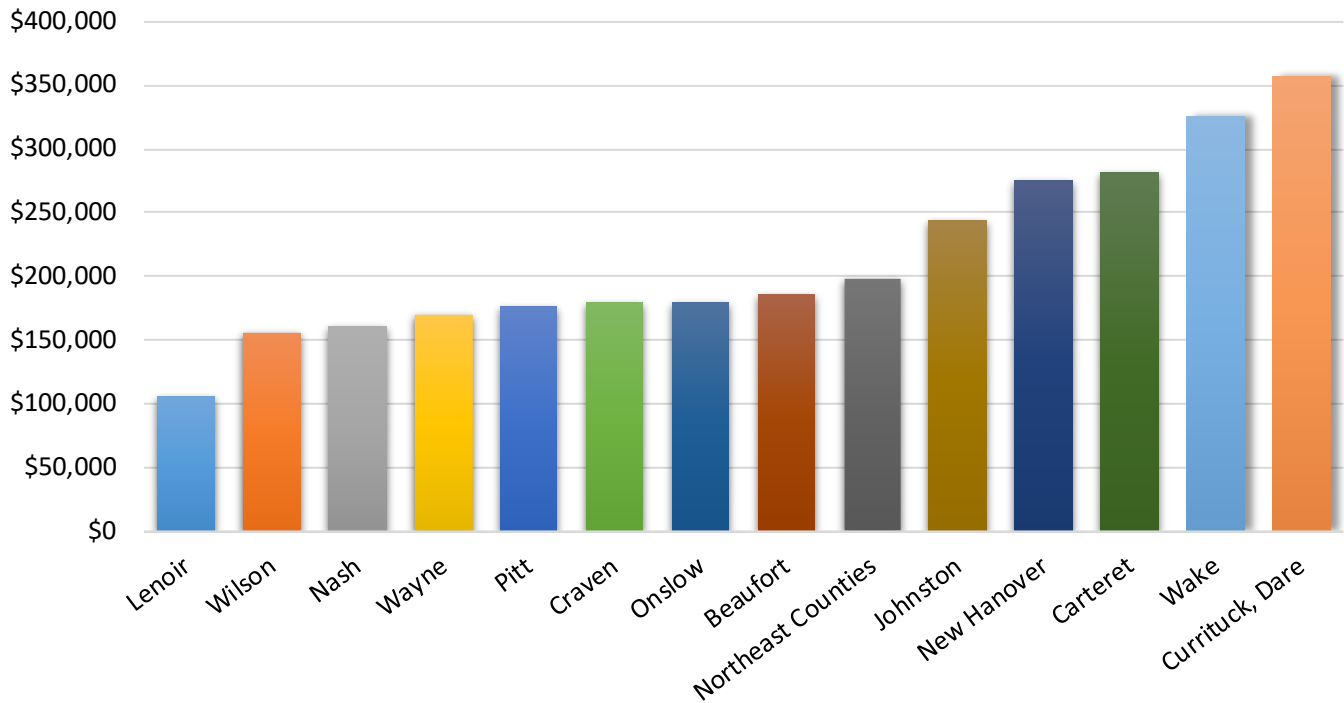
Annual Median Days on the Market



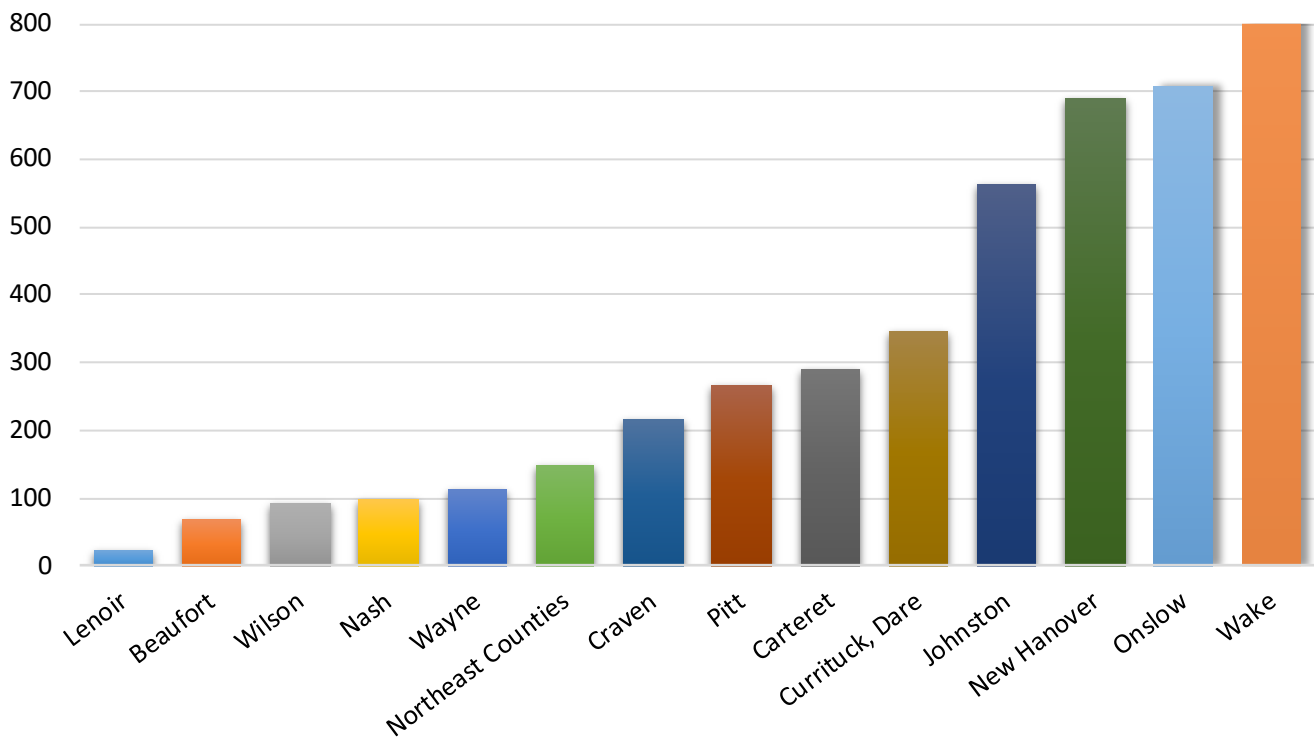
Median Days on Market by Quarter



Current Year Median Sales Price by County

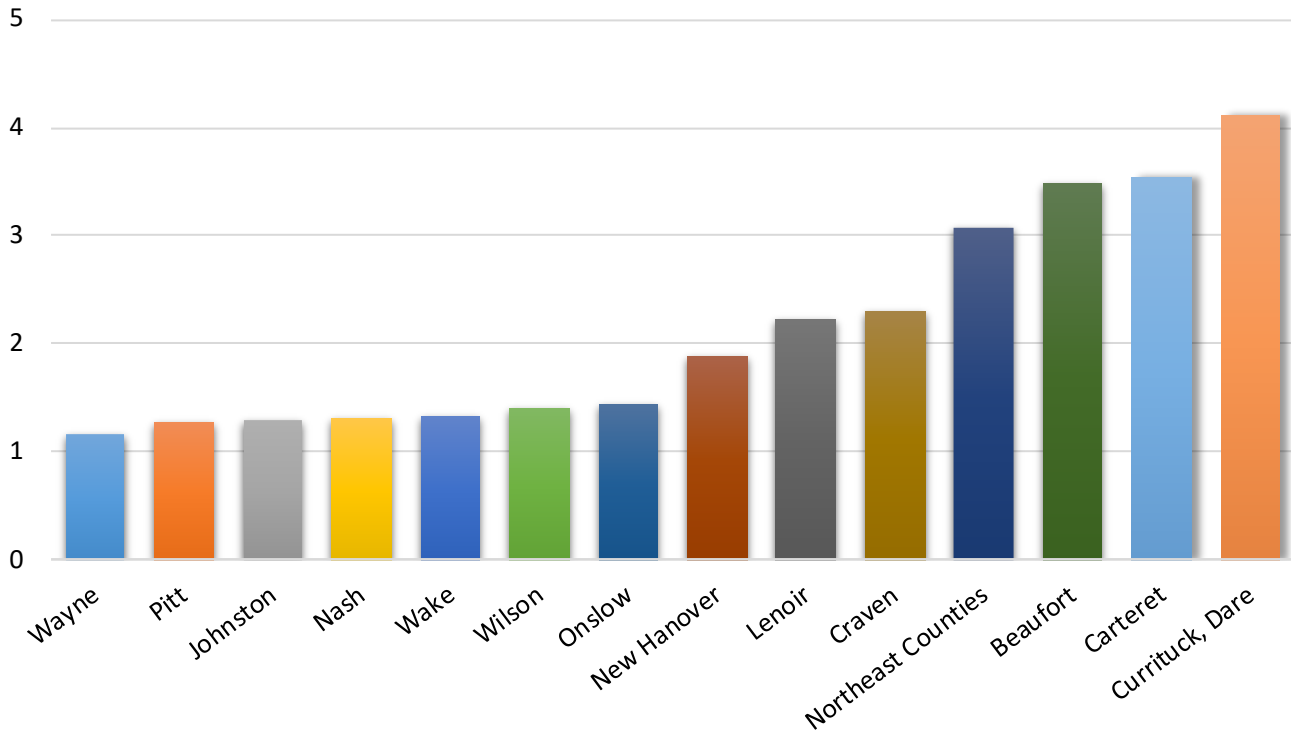


Current Month Sales Volume by County

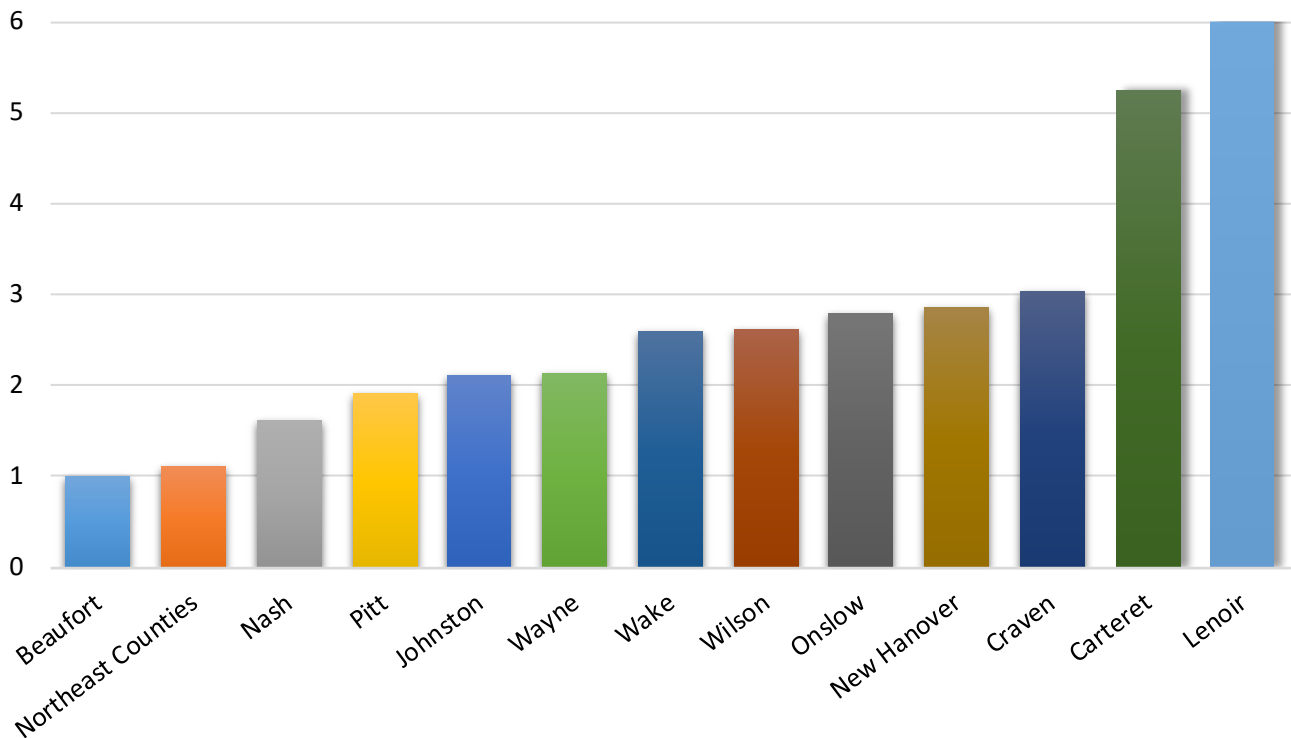


*Wake County is off the chart at 2,374 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)



*Lenoir County is off the chart at 18.0 months