

# THE SHACKELFORD REPORT FEB 2021

Residential Real Estate Market Trends — New Hanover County — February 2021



Produced by:

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# Quarterly Market Report

## New Hanover County Market Summary

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

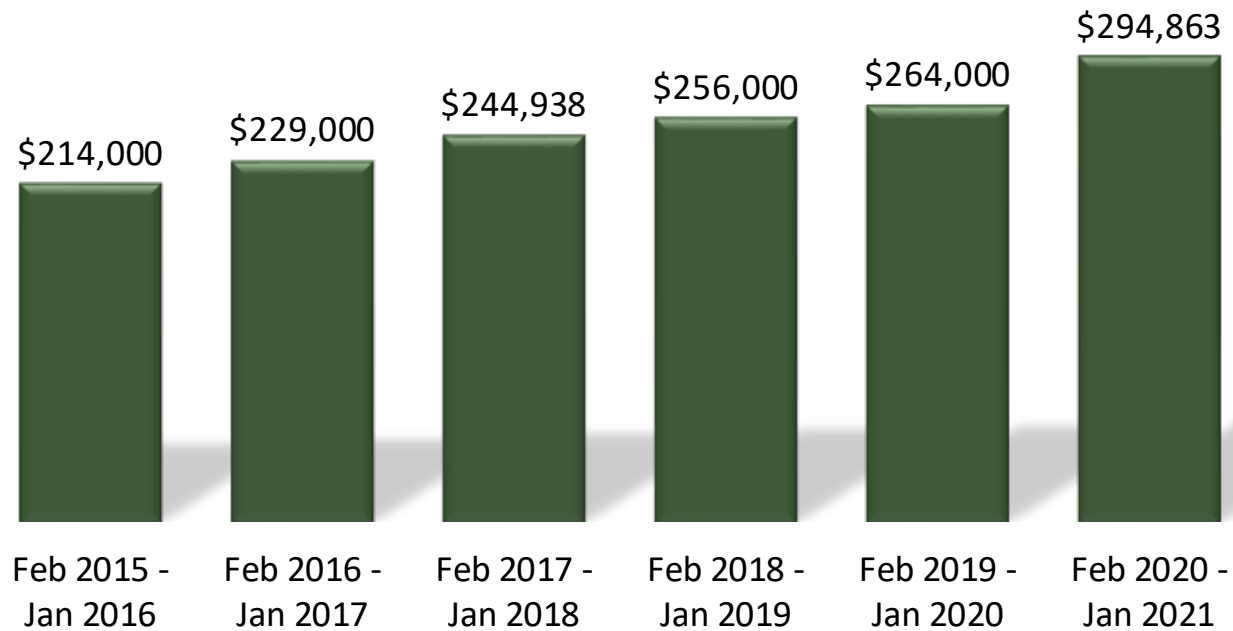
Highlights of the data include:

- 4<sup>th</sup> quarter sales volume increased 29.1% from the 4<sup>th</sup> quarter of 2019.
- January sales volume was 3.5% higher than the January 2020 levels.
- Pending sales at the beginning of February increased 19.2% from February 2020.
- There are 1.0 months of inventory currently on the market.
- There are 1.7 months of new construction inventory on the market.

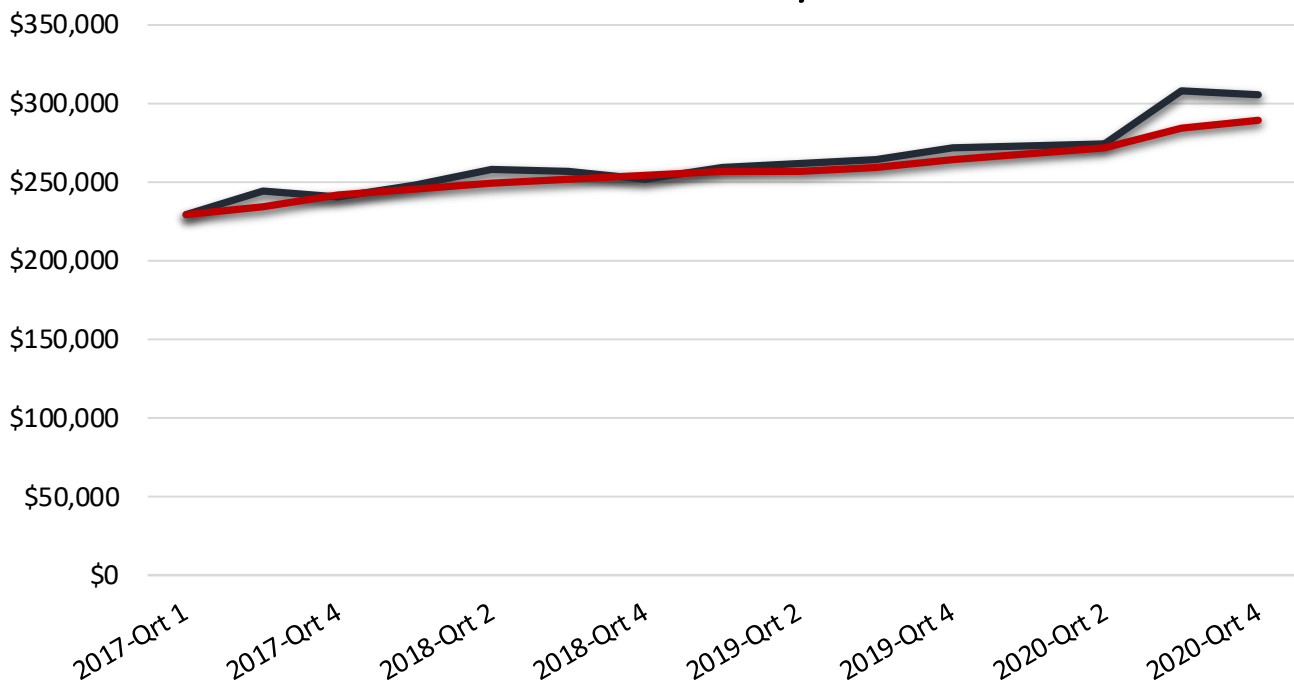
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Feb 2015 - Jan 2016	4,527	15.5%	\$214,000	1.9%	55	-26.7%
Feb 2016 - Jan 2017	5,025	11.0%	\$229,000	7.0%	36	-34.5%
Feb 2017 - Jan 2018	5,202	3.5%	\$244,938	7.0%	26	-27.8%
Feb 2018 - Jan 2019	5,250	0.9%	\$256,000	4.5%	25	-3.8%
Feb 2019 - Jan 2020	5,603	6.7%	\$264,000	3.1%	19	-24.0%
Feb 2020 - Jan 2021	6,374	13.8%	\$294,863	11.7%	13	-31.6%
Current Active Listings: 508 Months of Inventory: 1.0						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 1	1,050	-13.7%	\$260,000	3.0%	\$257,000	0.8%	25	-24.2%
2019-Qrt 2	1,604	52.8%	\$262,250	0.9%	\$257,500	0.2%	14	-44.0%
2019-Qrt 3	1,557	-2.9%	\$265,000	1.0%	\$260,000	1.0%	17	21.4%
2019-Qrt 4	1,318	-15.4%	\$272,000	2.6%	\$265,000	1.9%	21	23.5%
2020-Qrt 1	1,250	-5.2%	\$274,000	0.7%	\$269,000	1.5%	23	9.5%
2020-Qrt 2	1,498	19.8%	\$275,000	0.4%	\$271,900	1.1%	15	-34.8%
2020-Qrt 3	1,907	27.3%	\$309,000	12.4%	\$284,216	4.5%	15	0.0%
2020-Qrt 4	1,701	-10.8%	\$306,000	-1.0%	\$290,000	2.0%	10	-33.3%

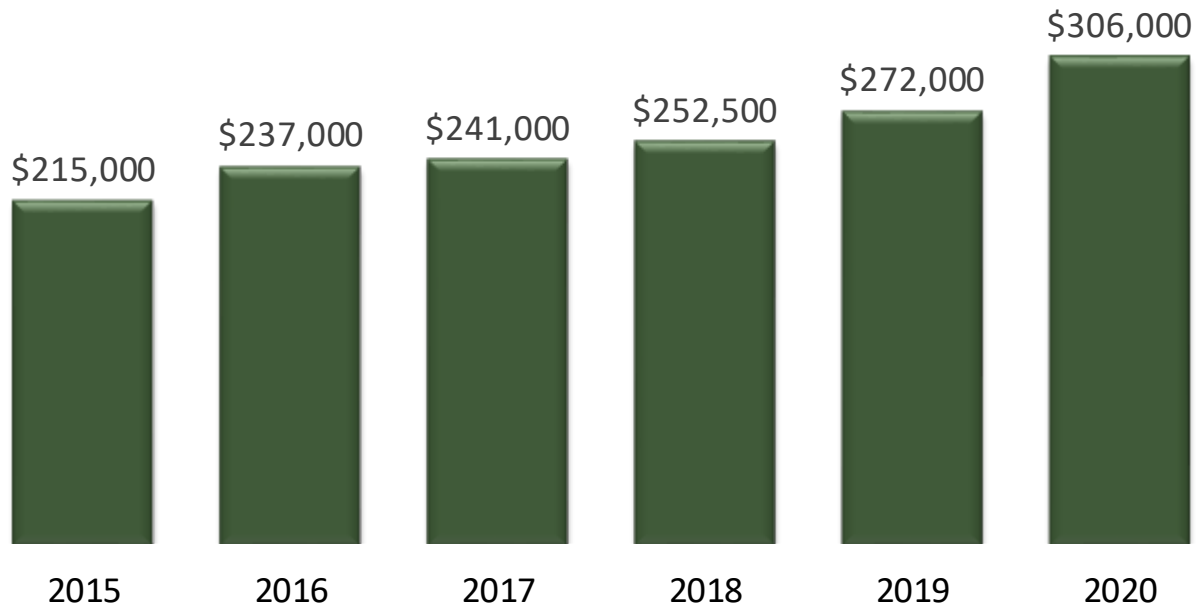
## Annual Median Sales Price



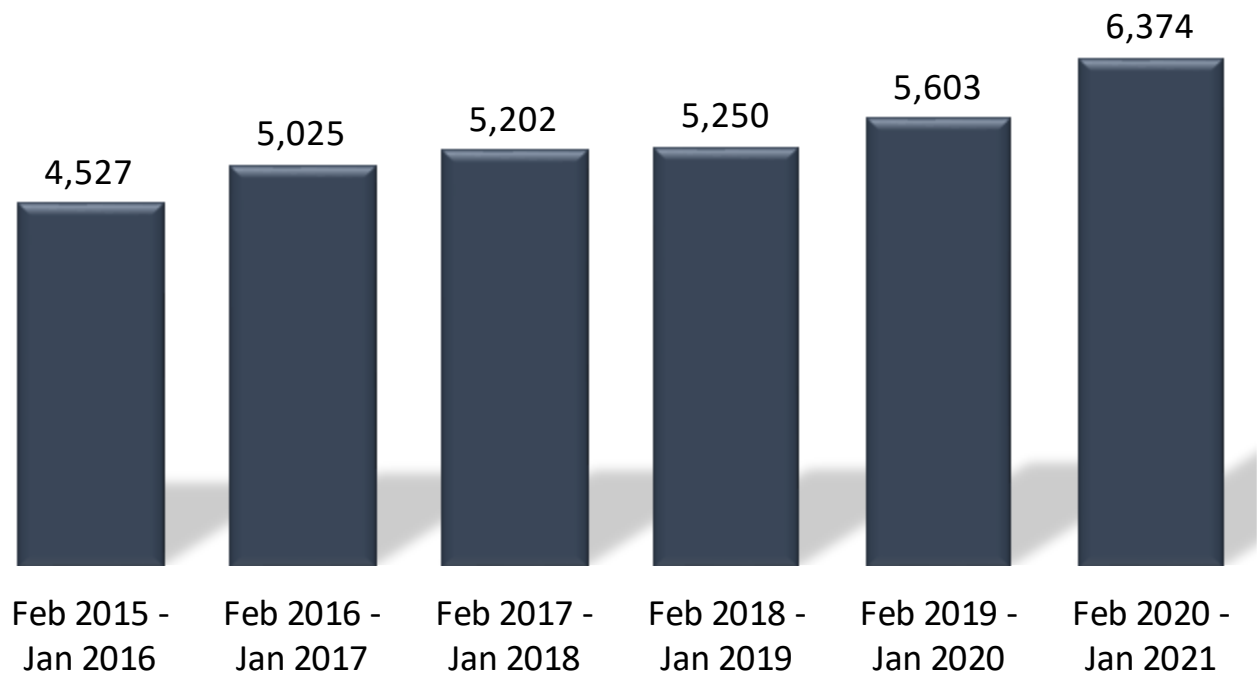
## Median Sales Price by Quarter



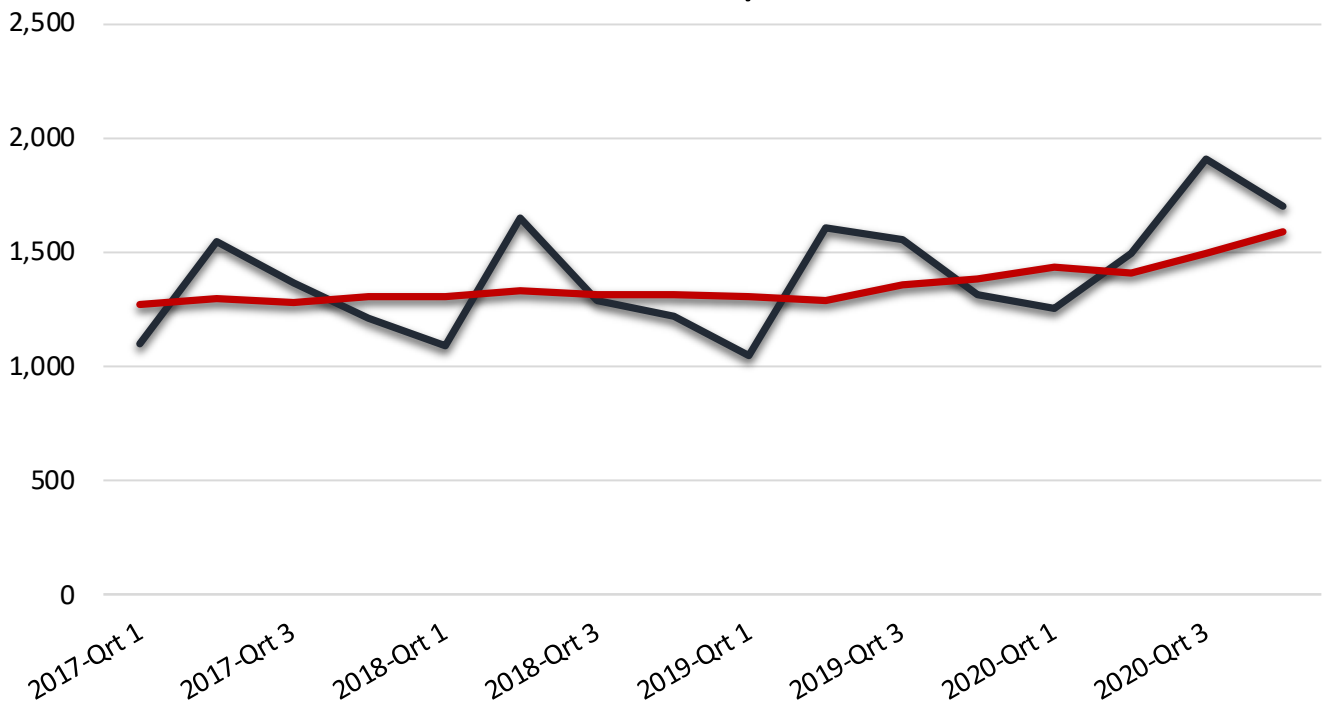
## 4th Qtr Year over Year Median Sales Price



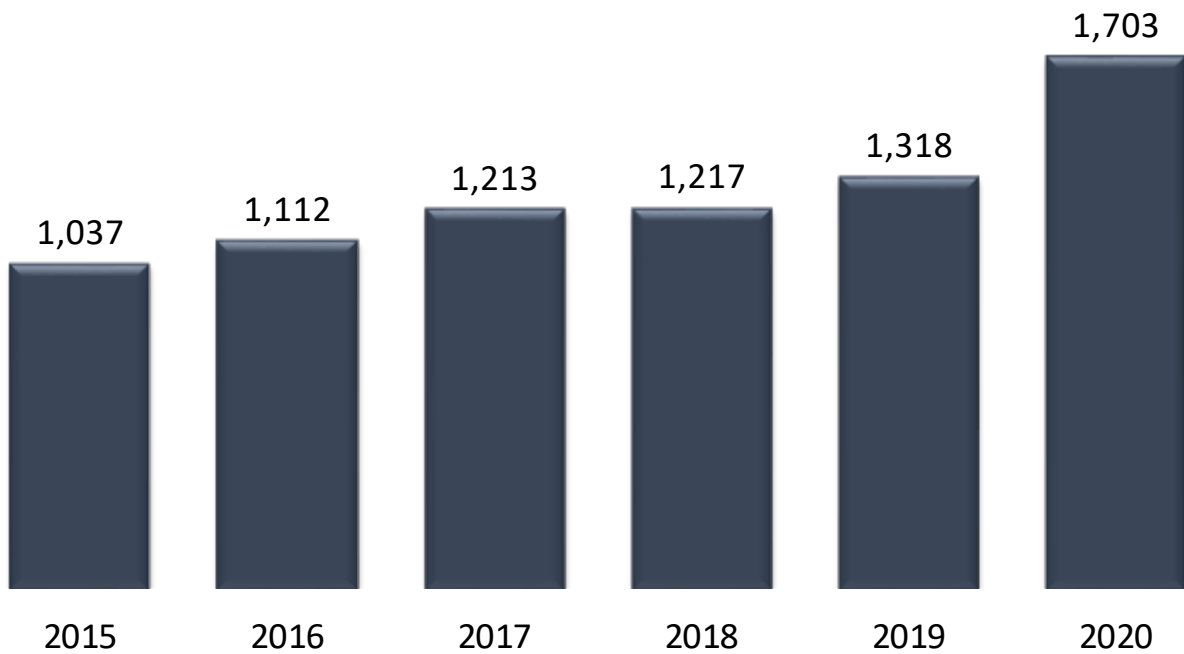
## Annual Sales Volume



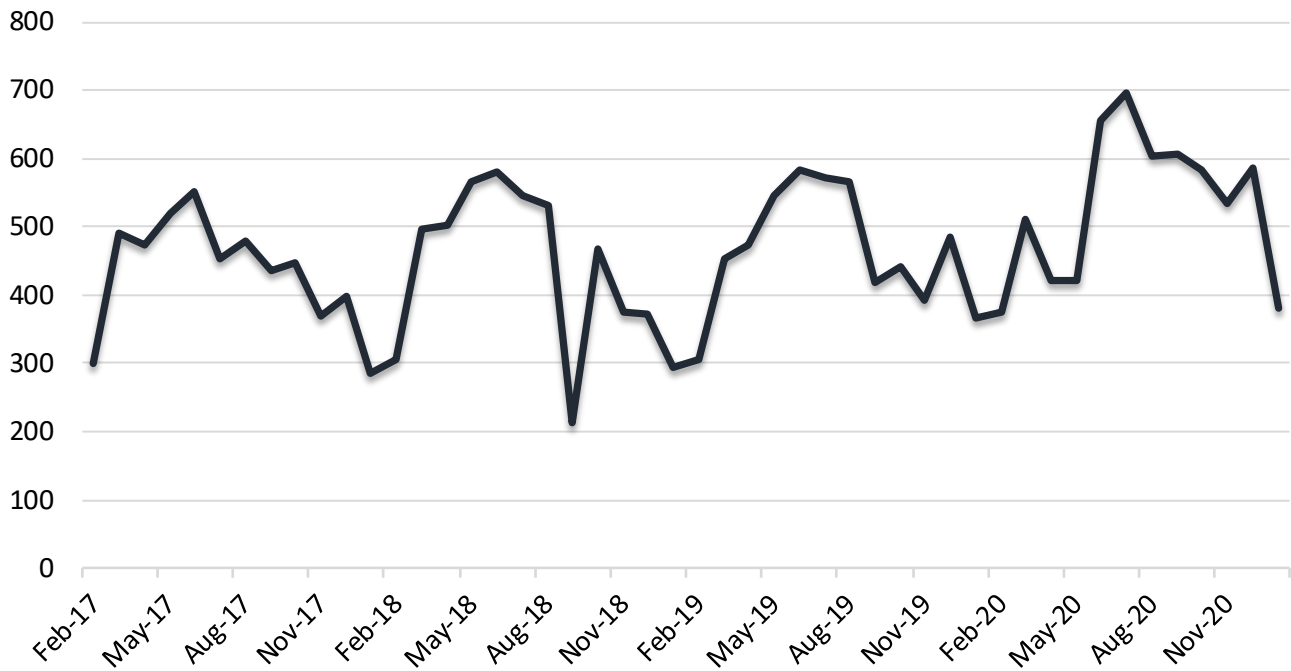
## Sales Volume by Quarter



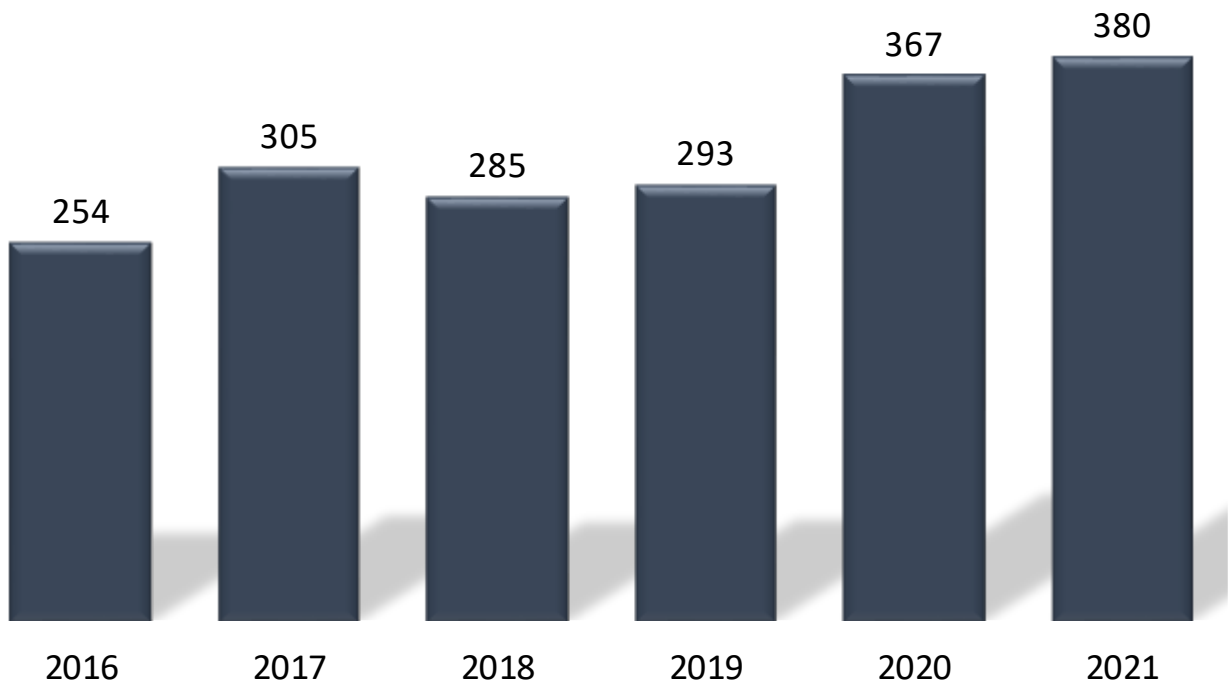
## 4th Qtr Year over Year Sales Volume



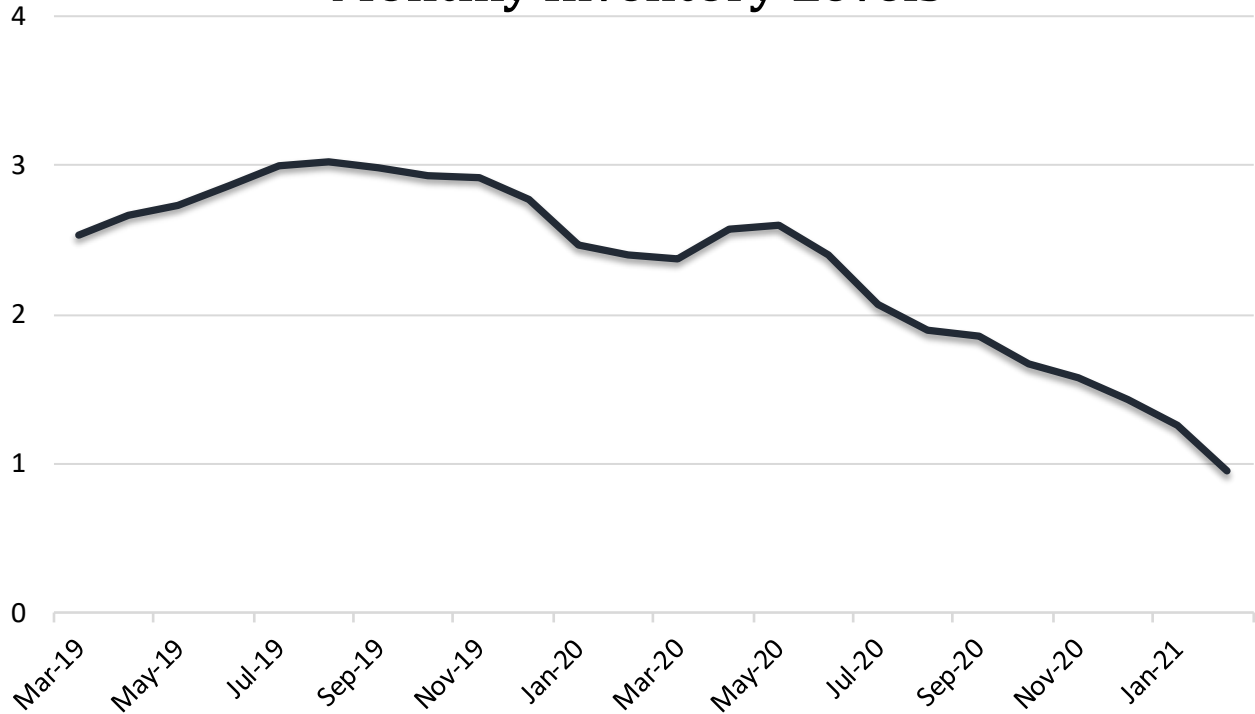
## Monthly Sales Volume



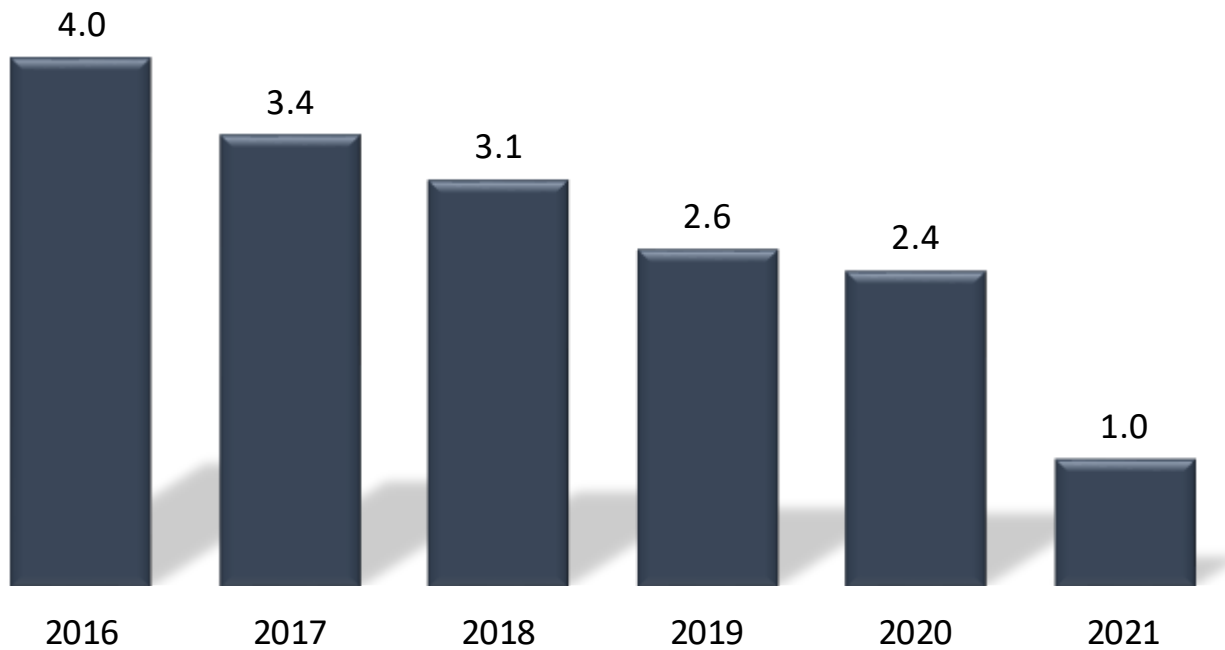
## January Year over Year Sales Volume



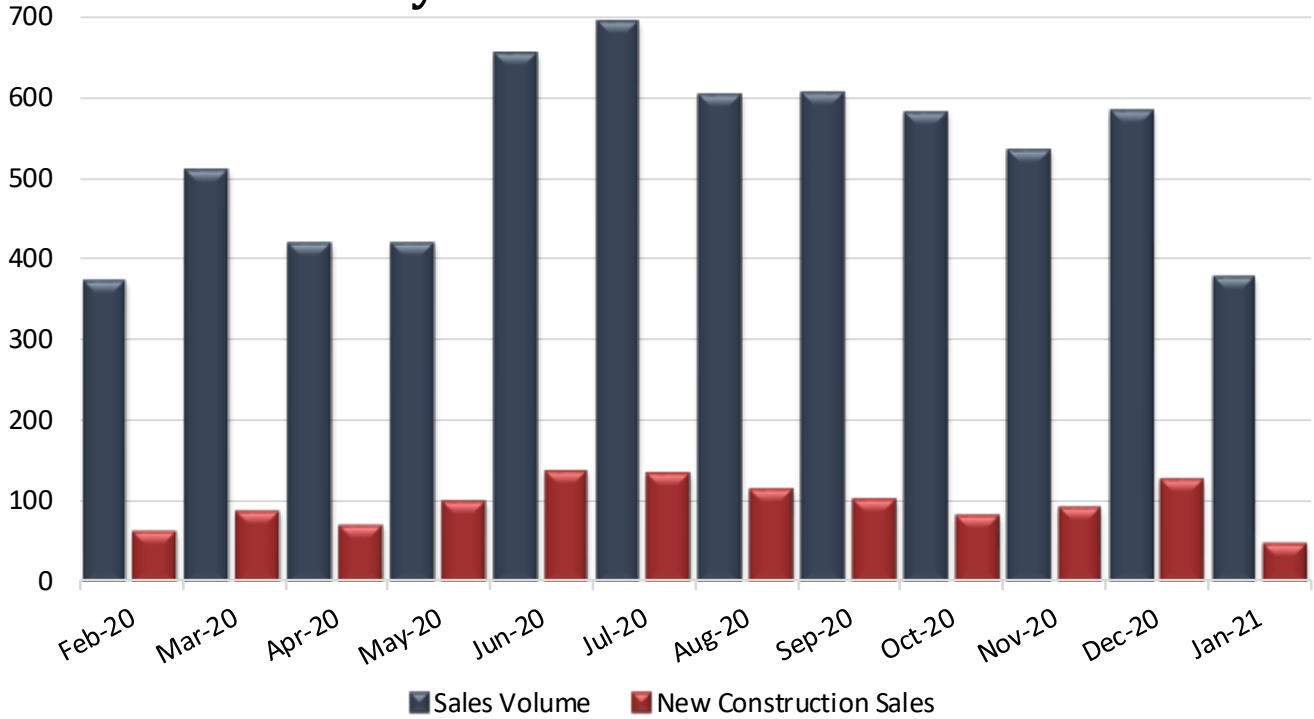
## Monthly Inventory Levels



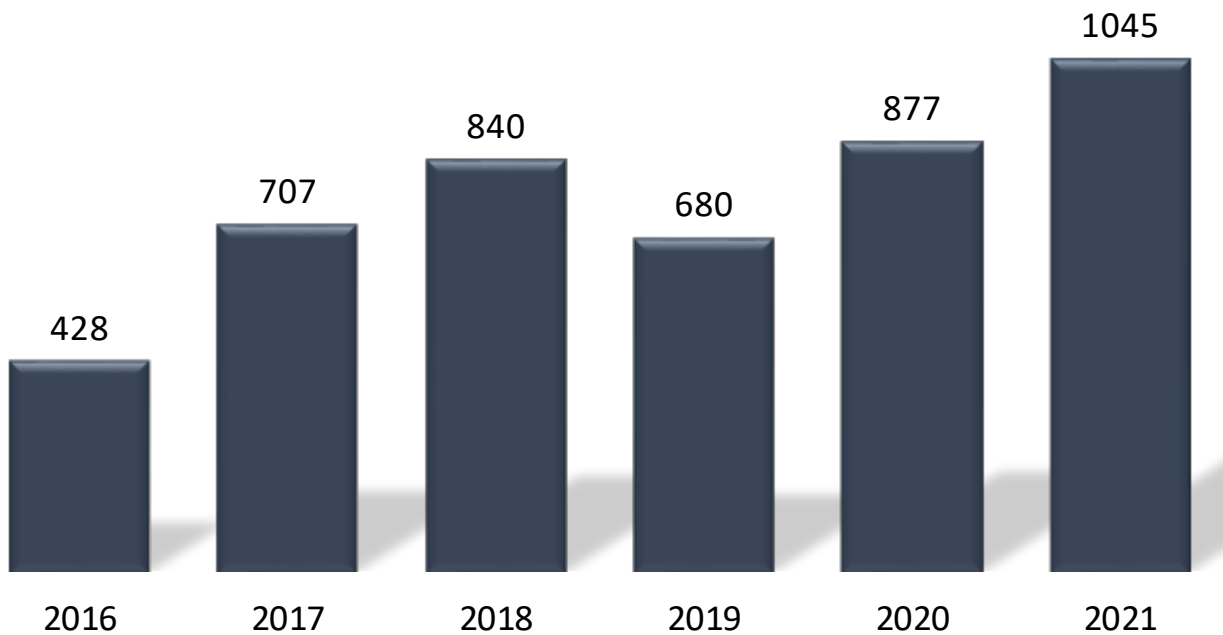
## February Year over Year Inventory



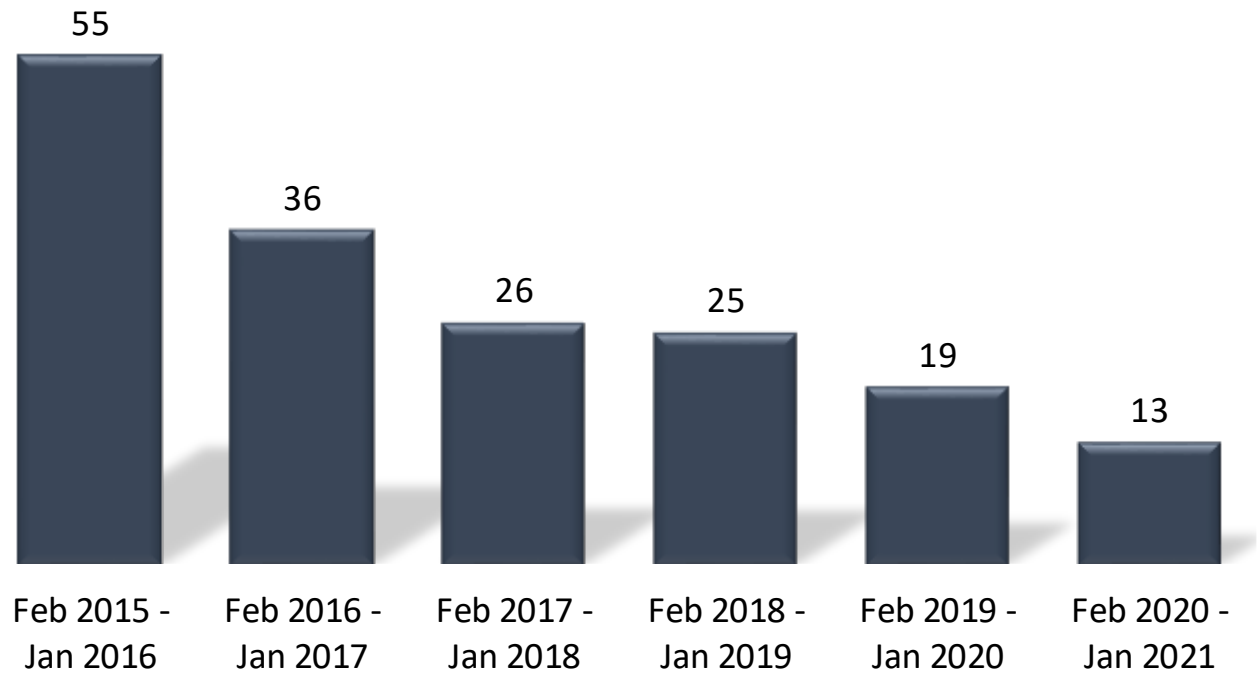
## Monthly Sales Volume Past 12 Months



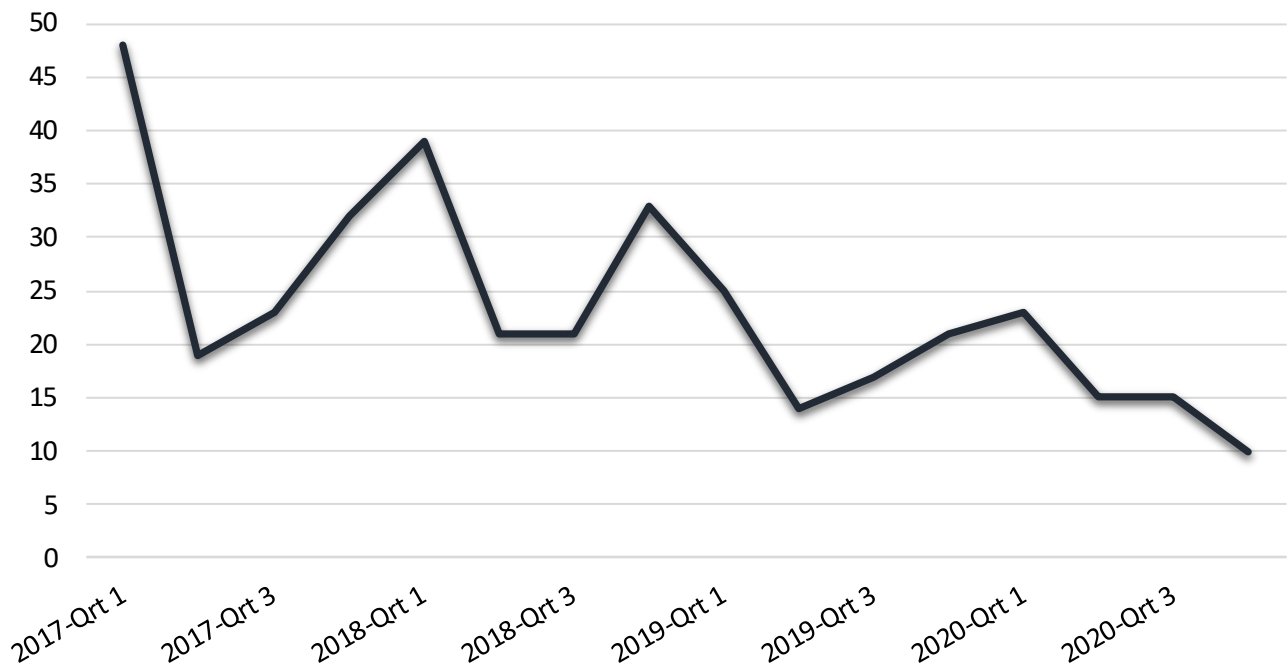
## February Year over Year Pending Sales



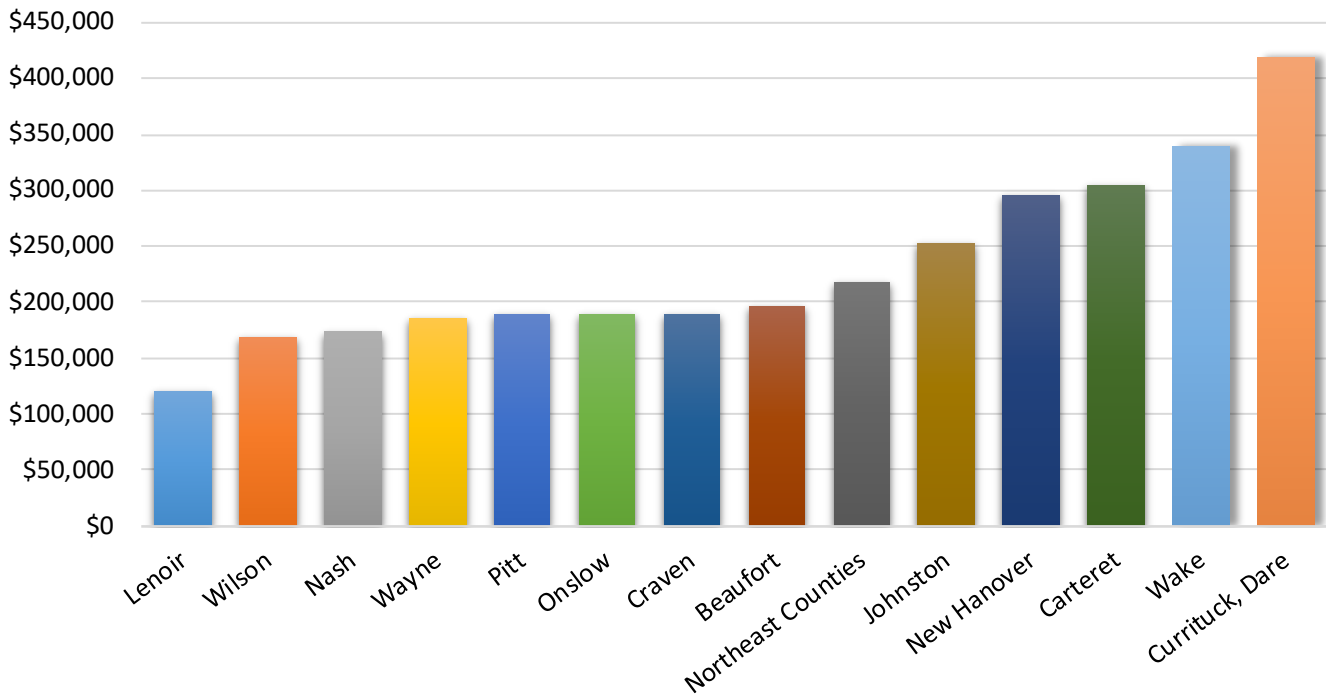
## Annual Median Days on the Market



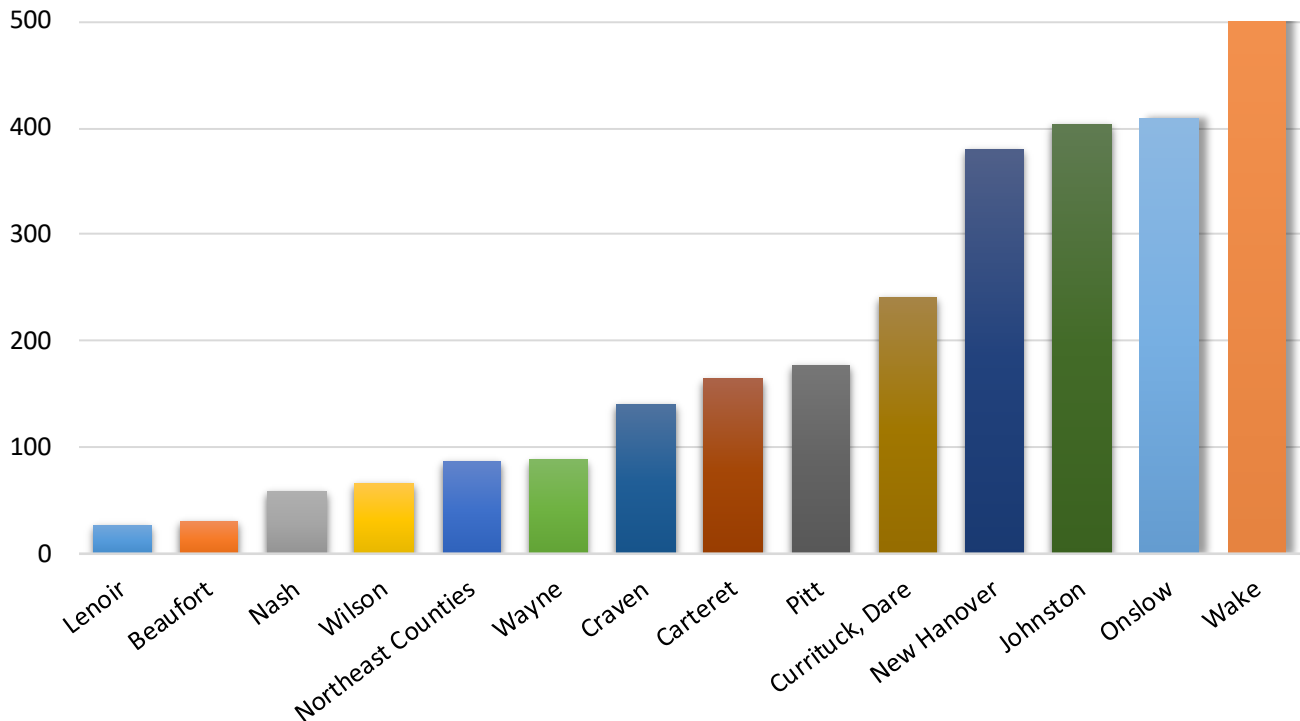
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

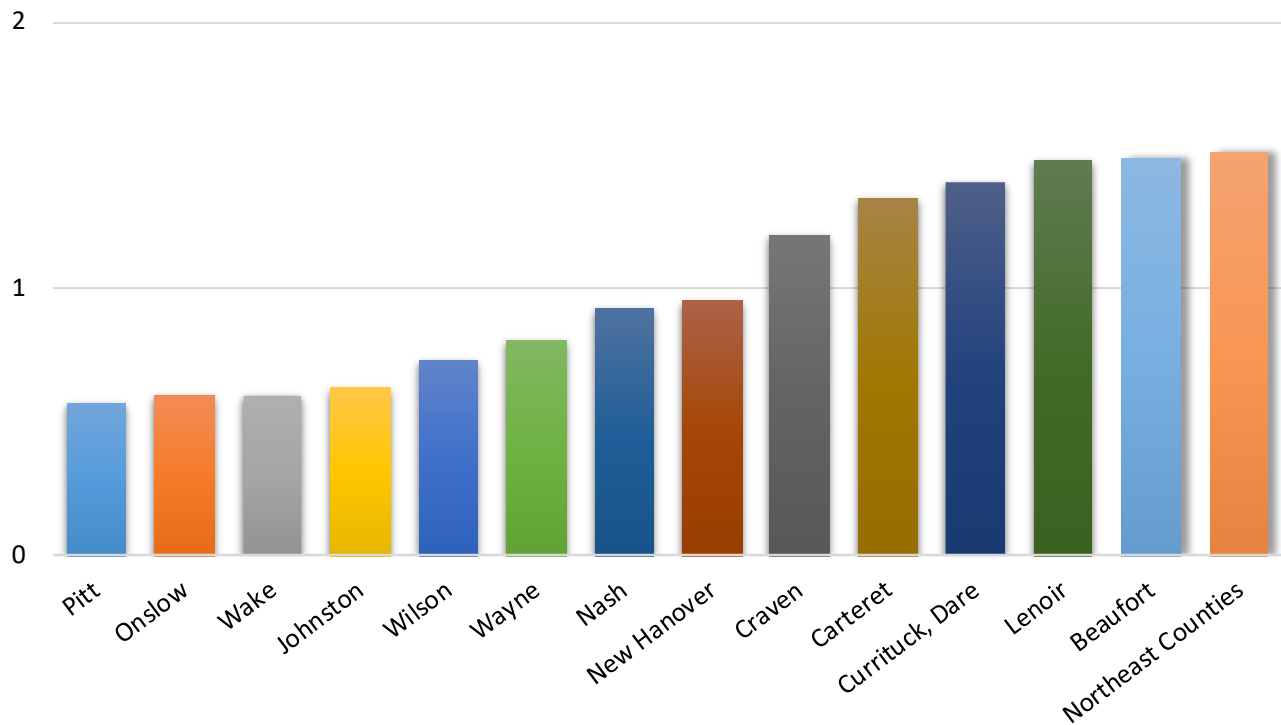


## Current Month Sales Volume by County

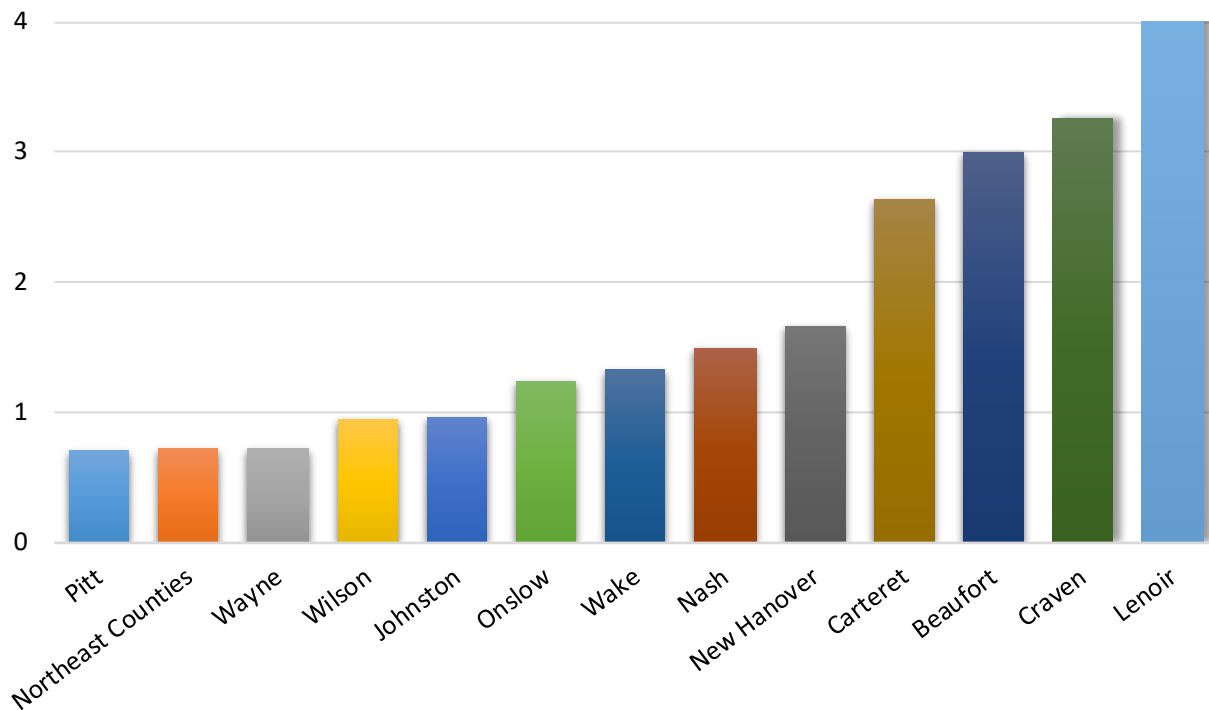


\*Wake County is off the chart at 1,427 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)



\*Lenoir County is off the chart at 7.5 months