

# THE SHACKELFORD REPORT 2Q 2017

Residential Real Estate Market Trends – Wake County – Second Quarter 2017



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.

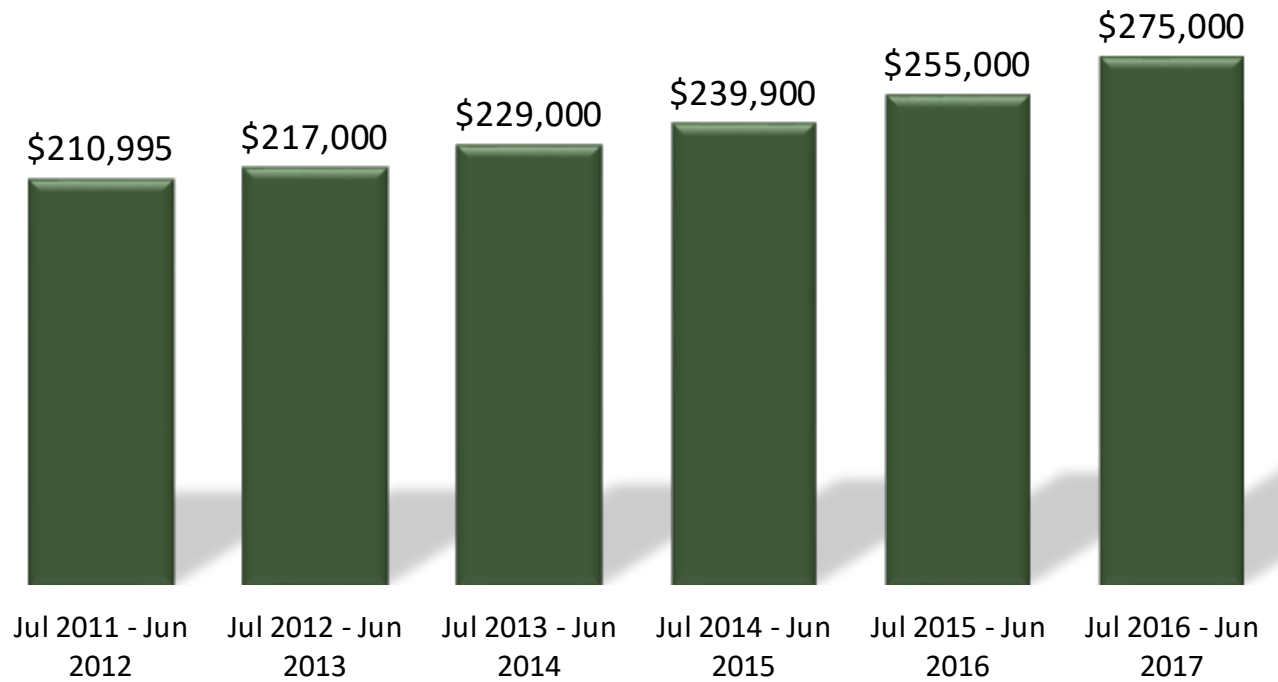
Highlights of the data include:

- 2<sup>nd</sup> quarter sales volume decreased 0.3% over the 2<sup>nd</sup> quarter of 2016.
- June sales volume was 0.3% higher than June 2016 levels.
- Pending sales at the beginning of July increased 20.6% over July 2016.
- There are 2.1 months of inventory currently on the market.
- There are 3.9 months of new construction inventory on the market.

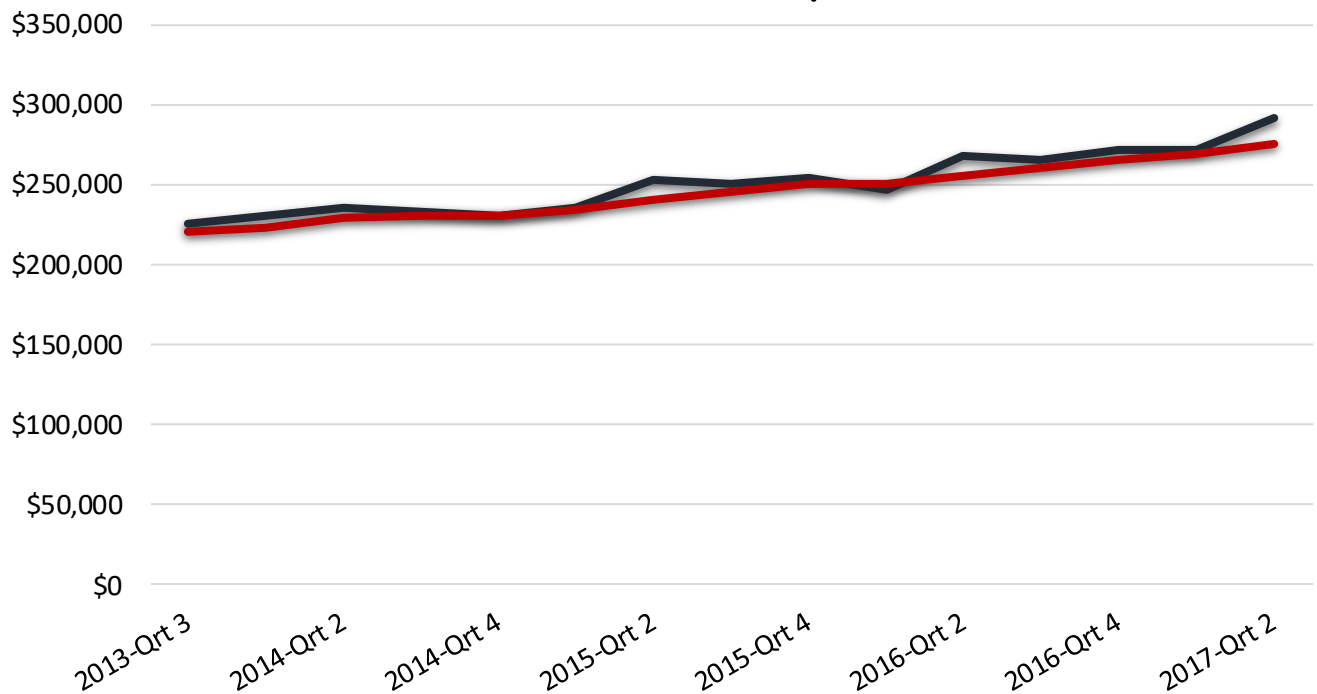
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Jul 2011 - Jun 2012	11,754	18.9%	\$210,995	-0.5%	60	-10.4%
Jul 2012 - Jun 2013	15,164	29.0%	\$217,000	2.8%	41	-31.7%
Jul 2013 - Jun 2014	16,943	11.7%	\$229,000	5.5%	28	-31.7%
Jul 2014 - Jun 2015	18,364	8.4%	\$239,900	4.8%	25	-10.7%
Jul 2015 - Jun 2016	19,636	6.9%	\$255,000	6.3%	14	-44.0%
Jul 2016 - Jun 2017	20,785	5.9%	\$275,000	7.8%	9	-35.7%
Current Active Listings: 3,673      Months of Inventory: 2.1						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2015-Qrt 3	5,299	-5.8%	\$250,000	-1.2%	\$245,000	2.1%	14	0.0%
2015-Qrt 4	4,430	-16.4%	\$253,791	1.5%	\$249,900	2.0%	20	42.9%
2016-Qrt 1	3,741	-15.6%	\$247,000	-2.7%	\$250,261	0.1%	20	0.0%
2016-Qrt 2	6,166	64.8%	\$268,000	8.5%	\$255,000	1.9%	8	-60.0%
2016-Qrt 3	5,754	-6.7%	\$265,000	-1.1%	\$260,000	2.0%	9	12.5%
2016-Qrt 4	4,706	-18.2%	\$271,700	2.5%	\$264,900	1.9%	13	44.4%
2017-Qrt 1	4,176	-11.3%	\$271,000	-0.3%	\$268,476	1.3%	12	-7.7%
2017-Qrt 2	6,149	47.2%	\$292,000	7.7%	\$275,000	2.4%	6	-50.0%

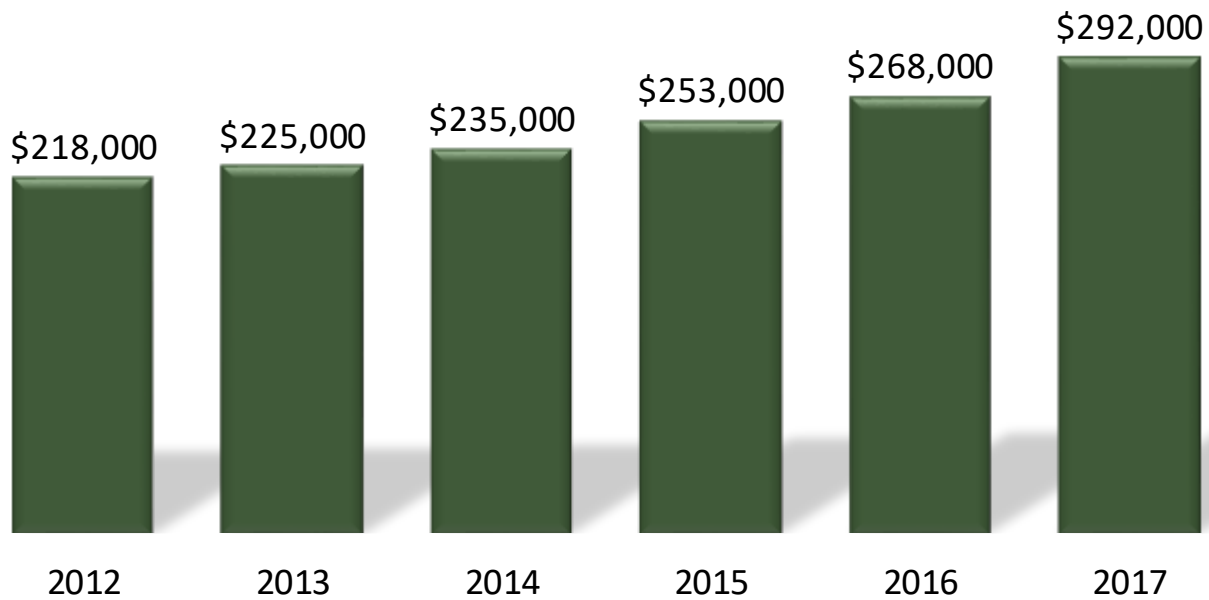
## Annual Median Sales Price



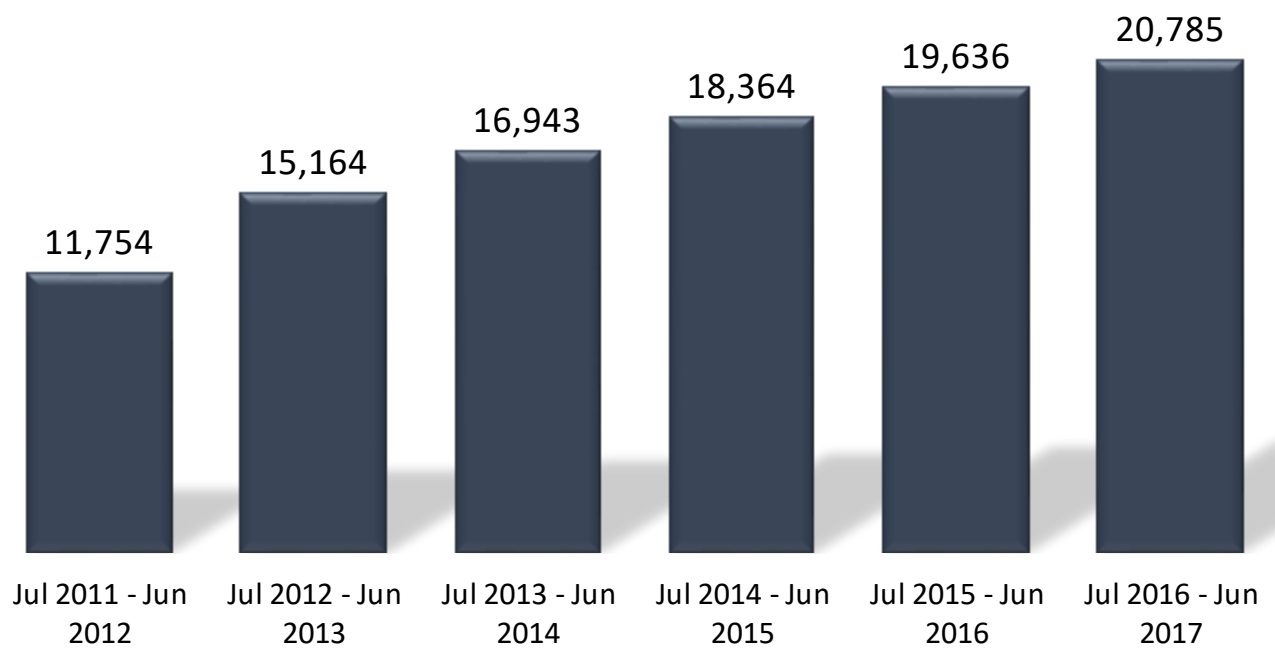
## Median Sales Price by Quarter



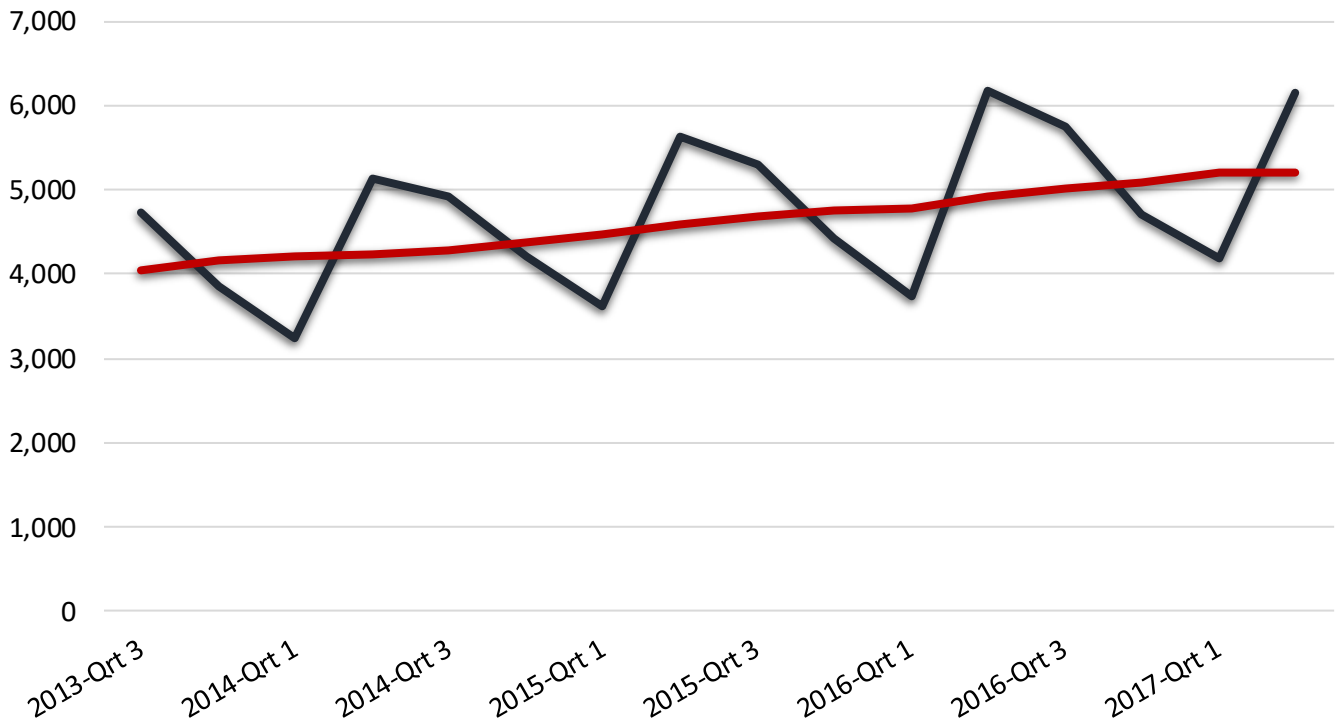
## 2nd Qtr Year over Year Median Sales Price



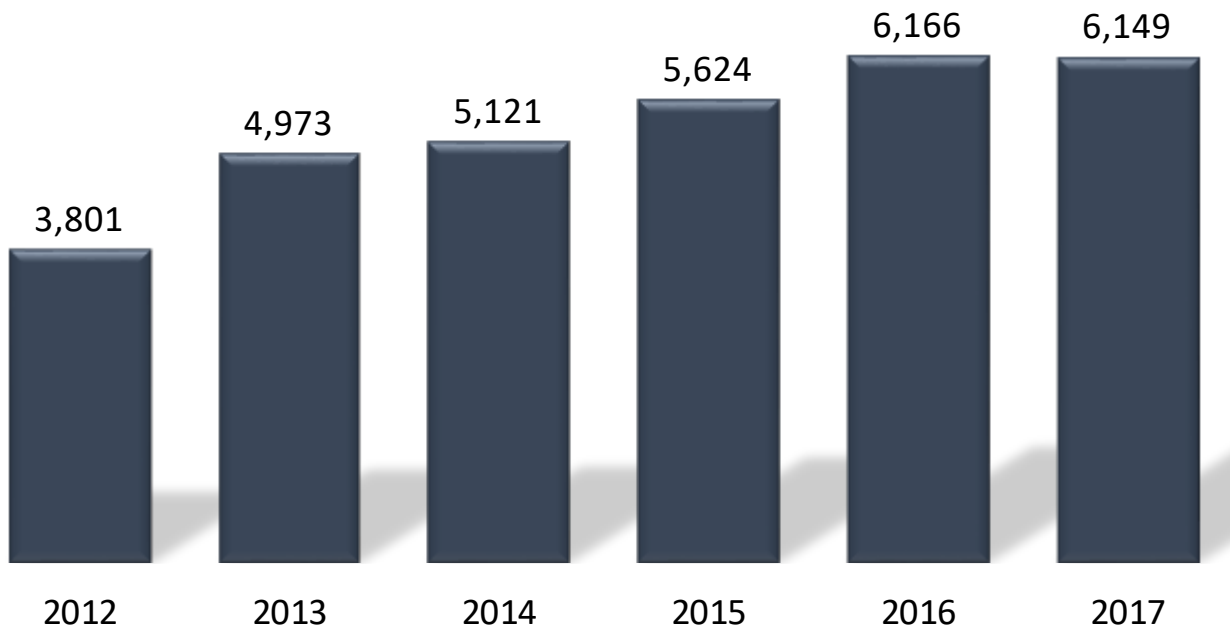
## Annual Sales Volume



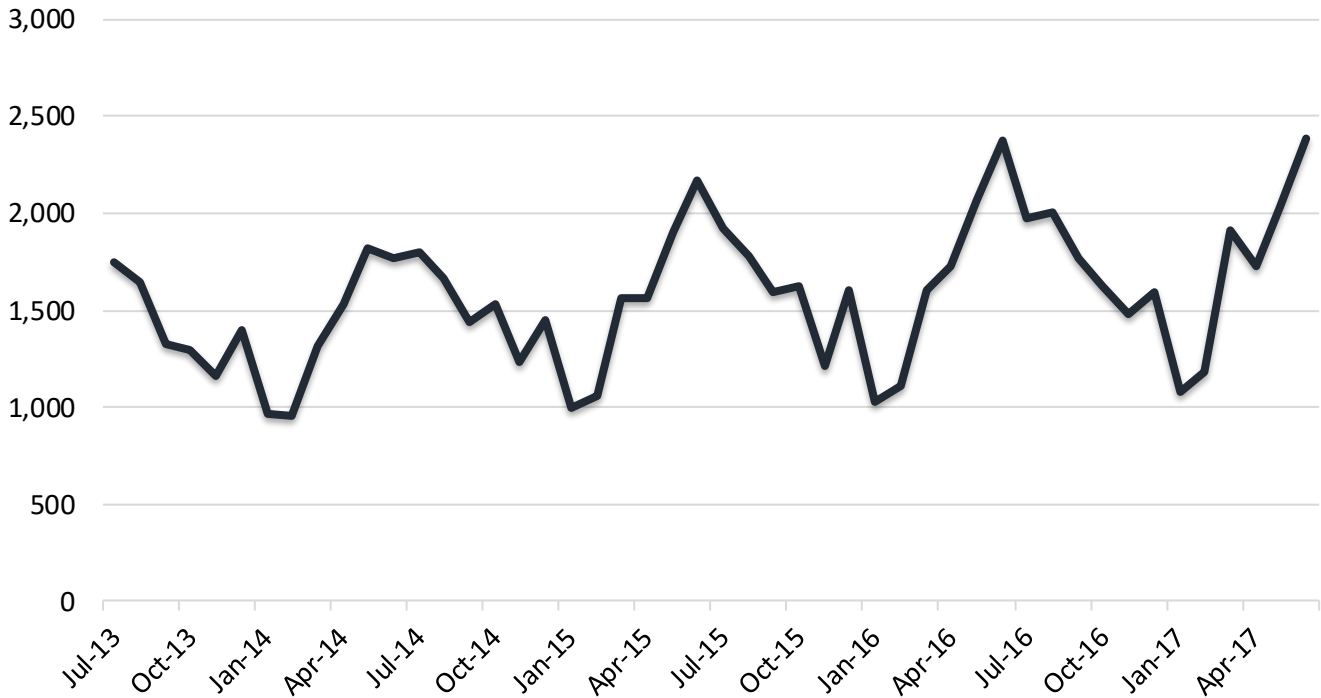
## Sales Volume by Quarter



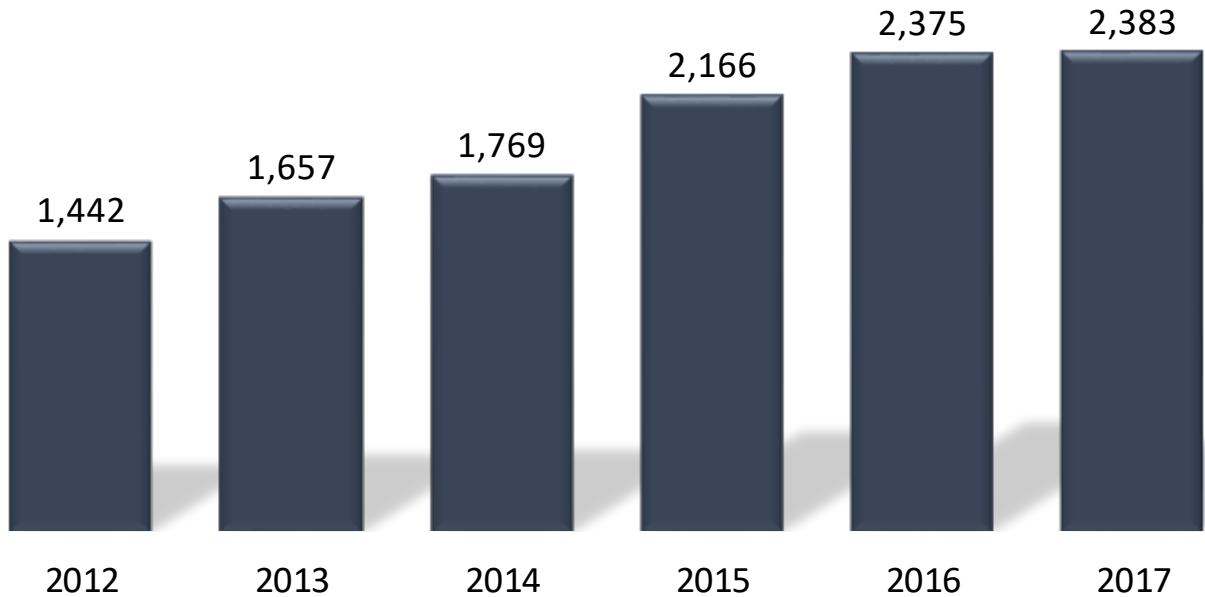
## 2nd Qtr Year over Year Sales Volume



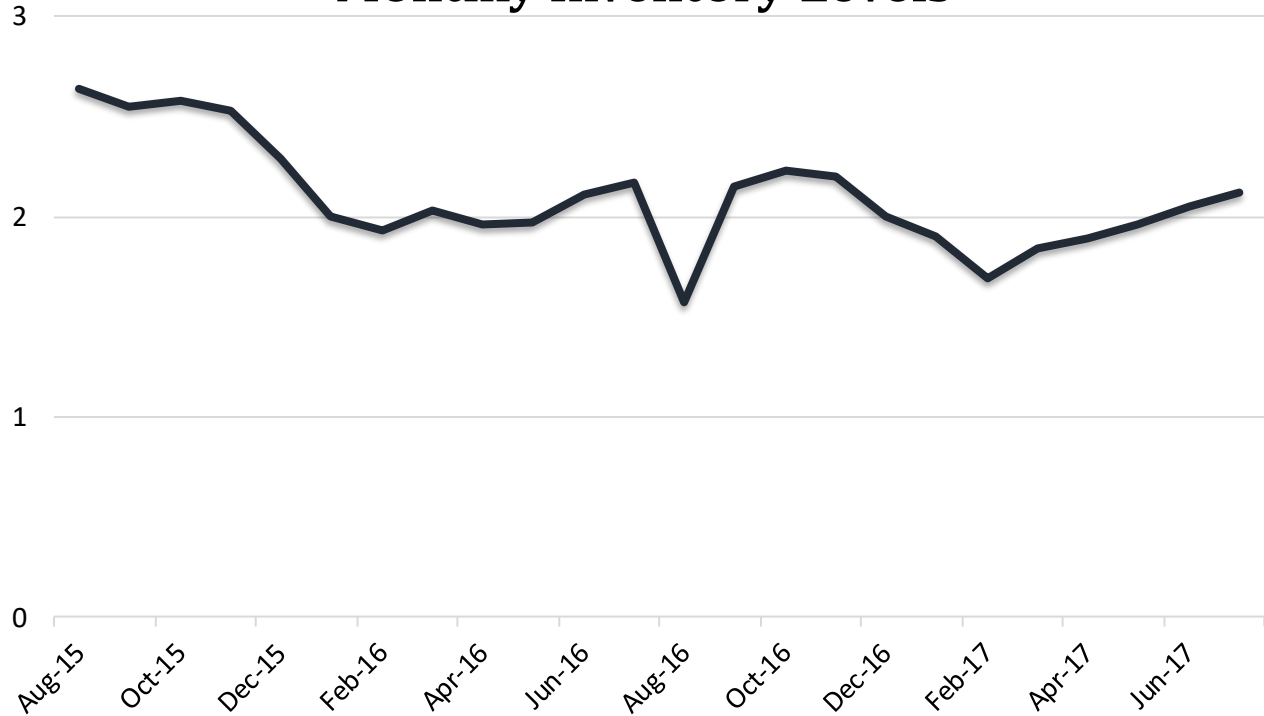
# Monthly Sales Volume



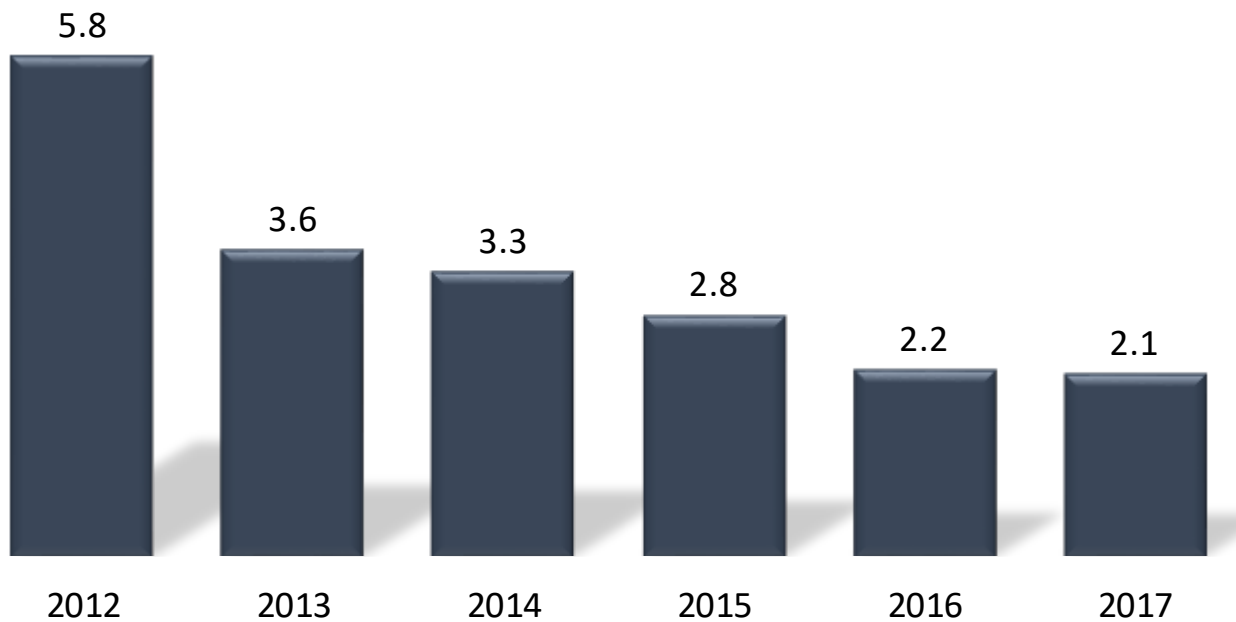
# June Year over Year Sales Volume



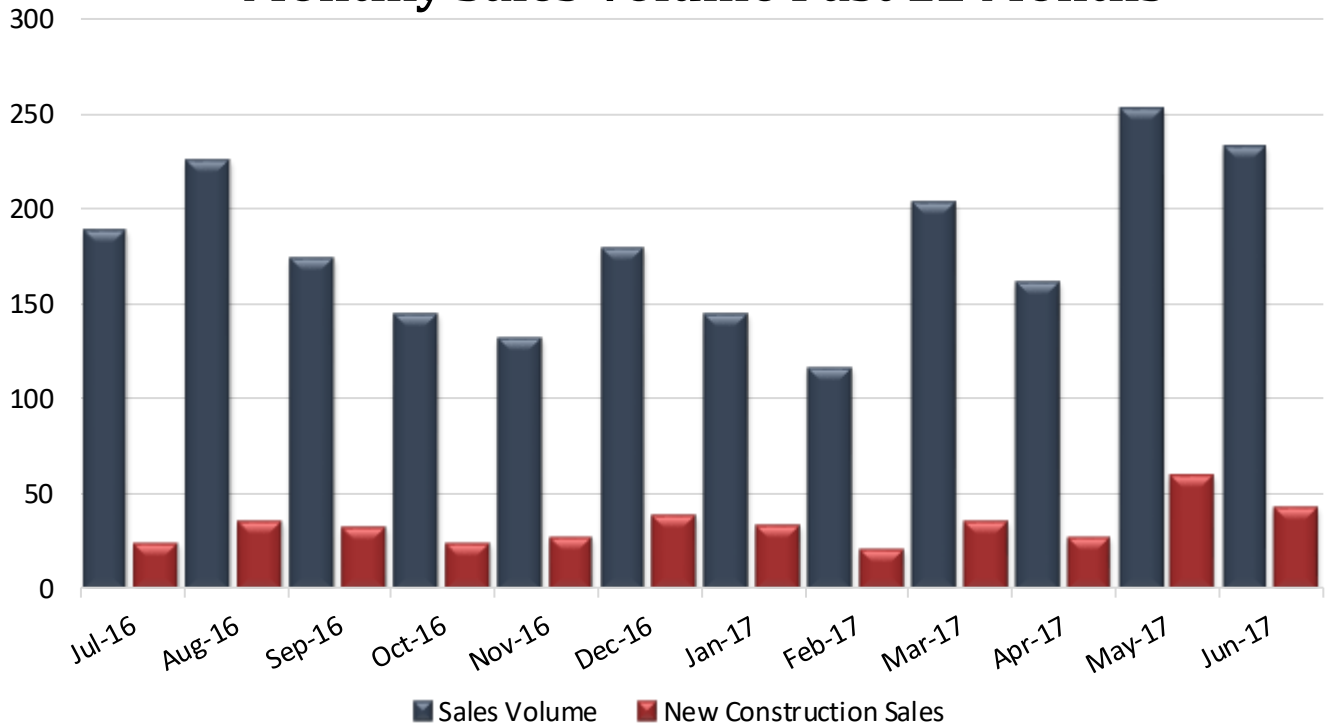
## Monthly Inventory Levels



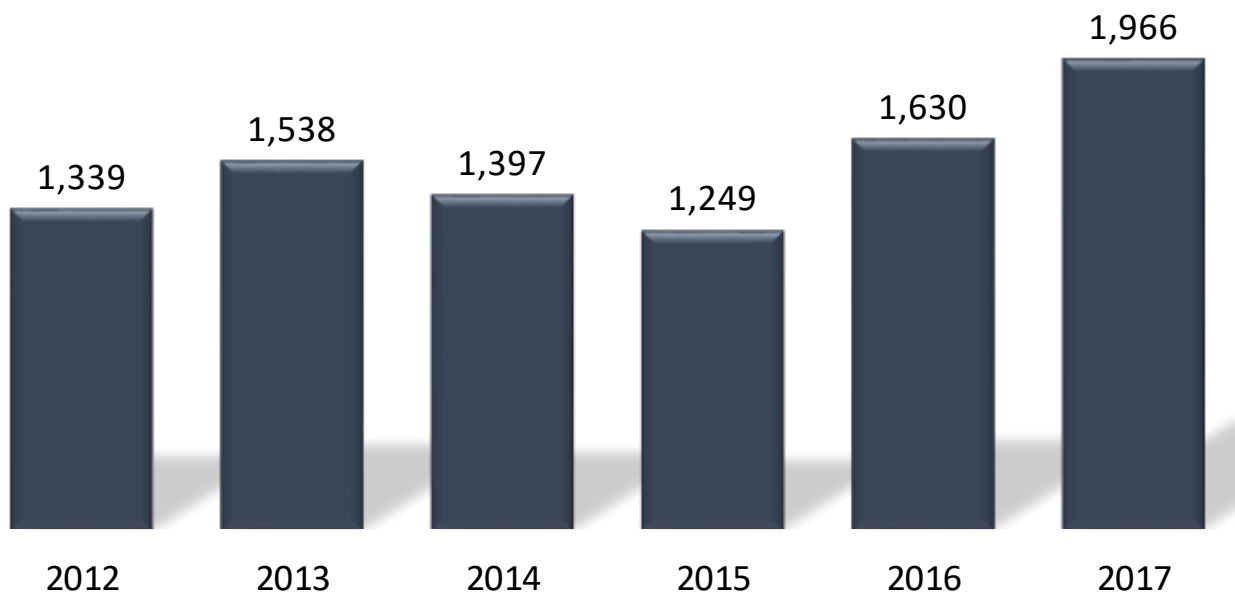
## July Year over Year Inventory



## Monthly Sales Volume Past 12 Months

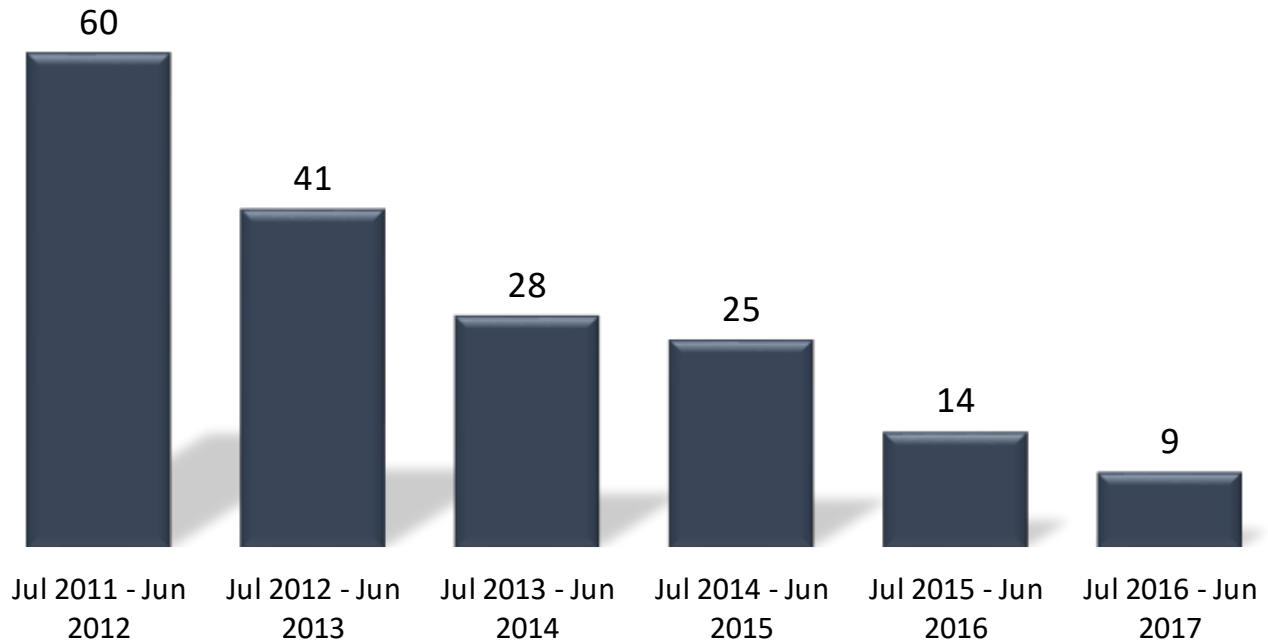


## July Year over Year Pending Sales

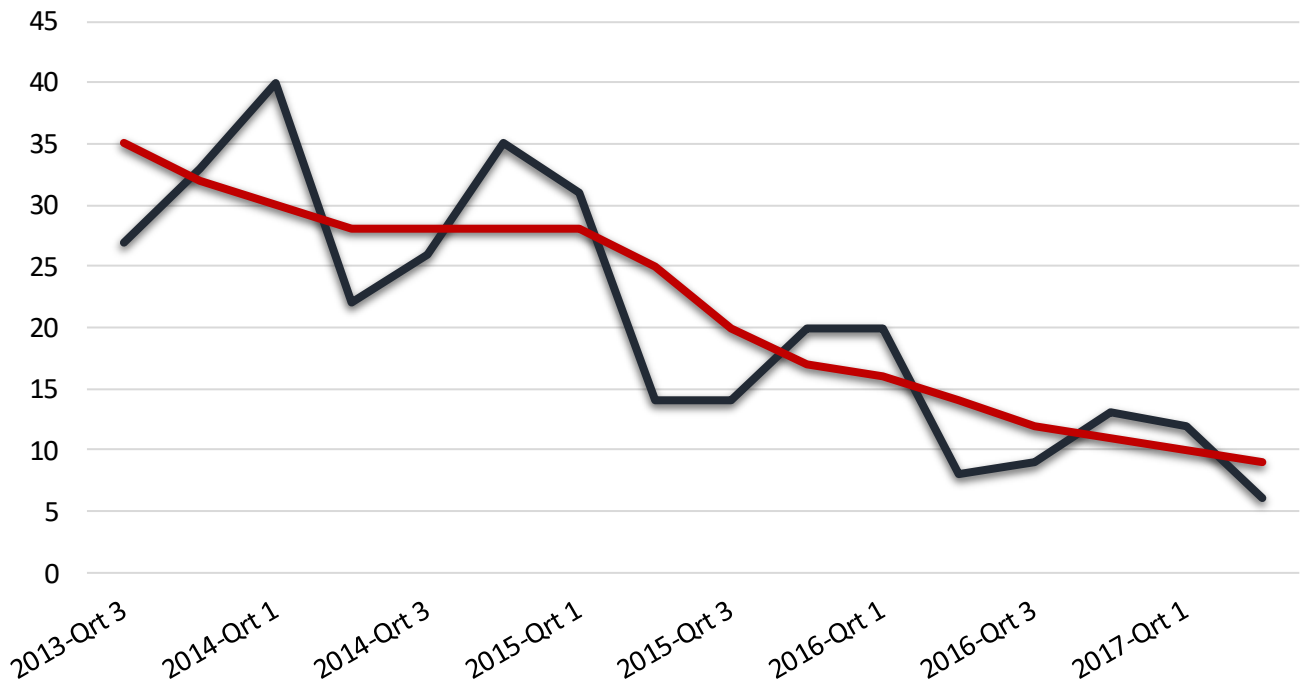




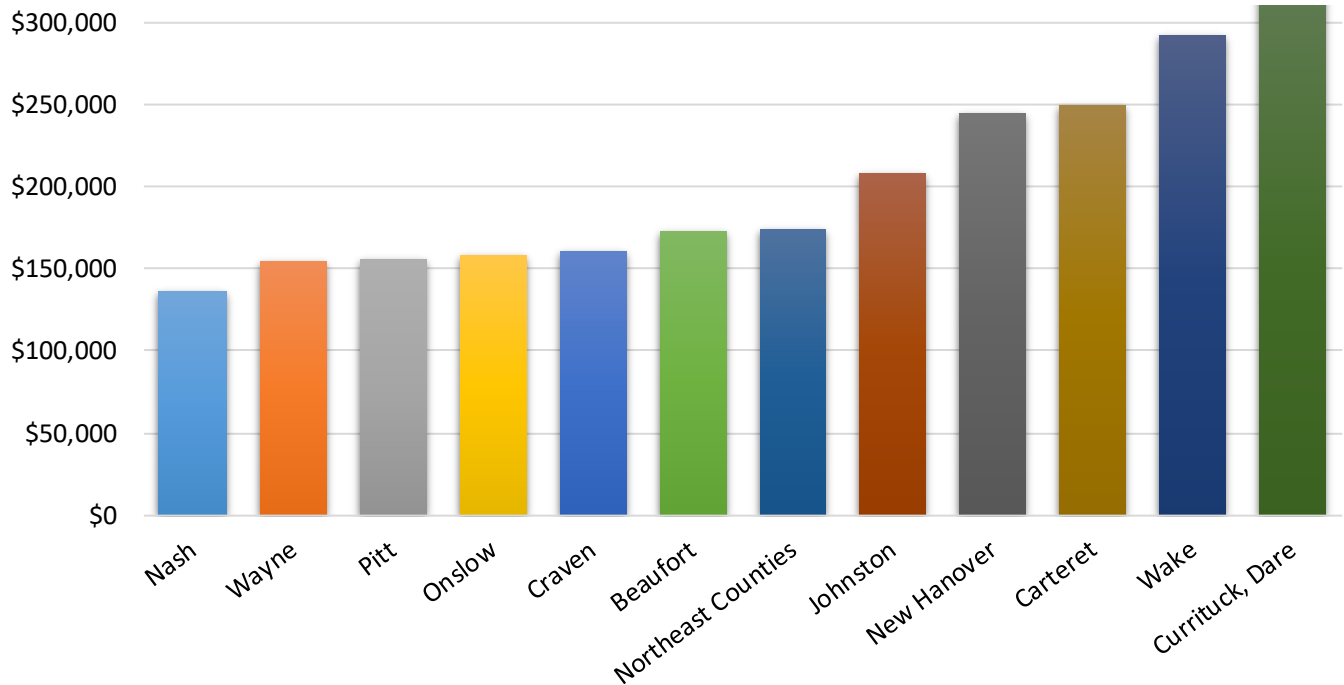
## Annual Median Days on the Market



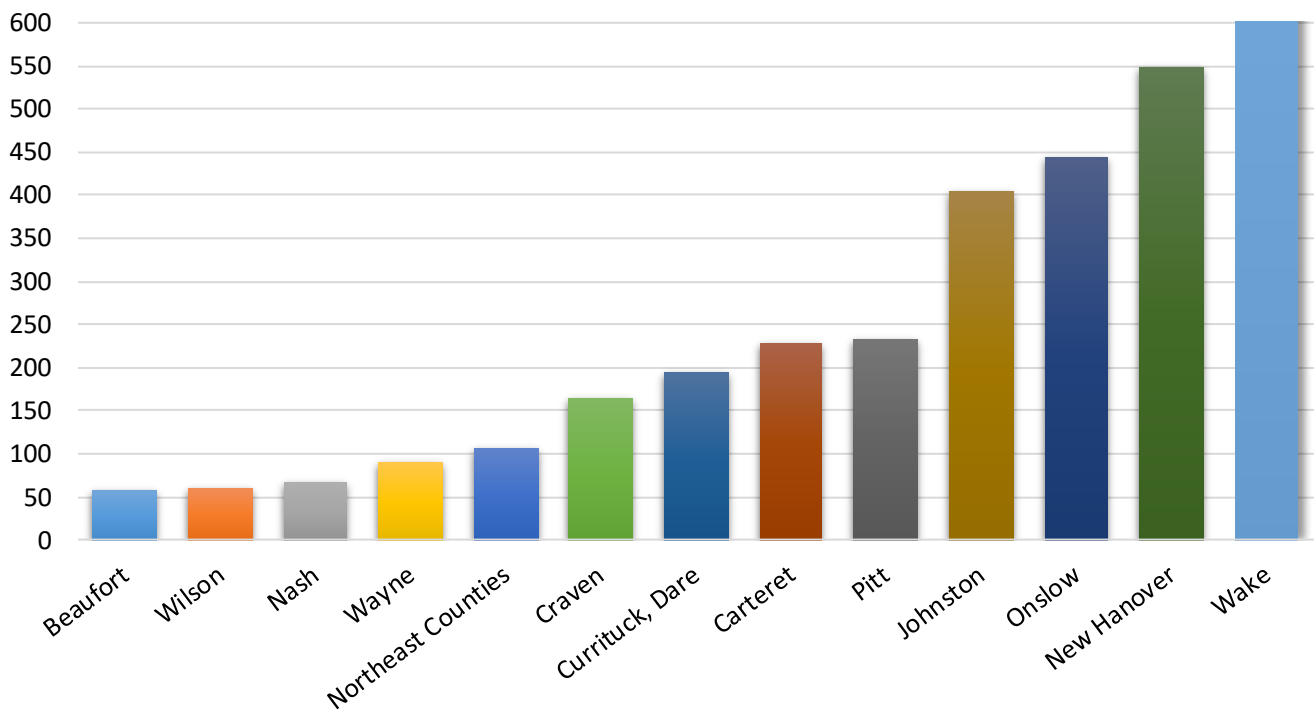
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

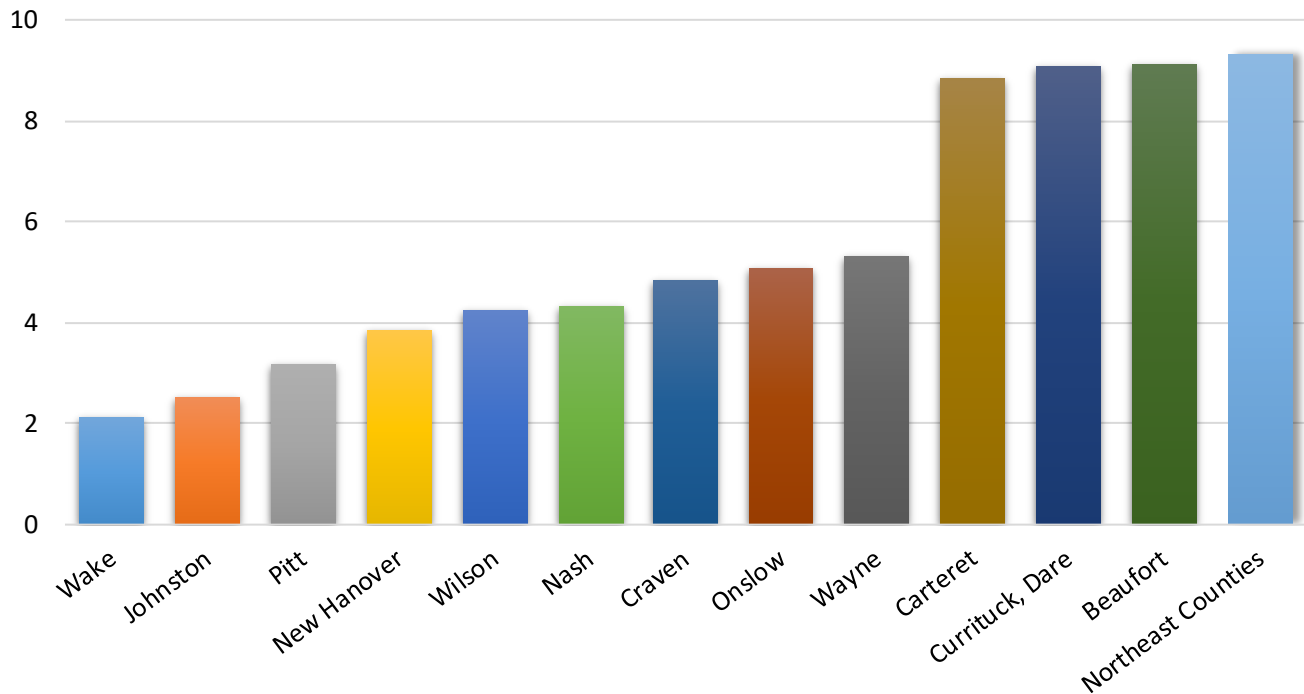


## Current Month Sales Volume by County



\*Wake County is off the chart at 2,383 sales

### Comparison of Inventory Levels by County (Months)



### New Construction Inventory Levels by County (Months)

