

THE SHACKELFORD REPORT FEB 2021

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Residential Real Estate Market Trends – Beaufort County – February 2021



Produced by:

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Quarterly Market Report

Beaufort County Market Summary

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

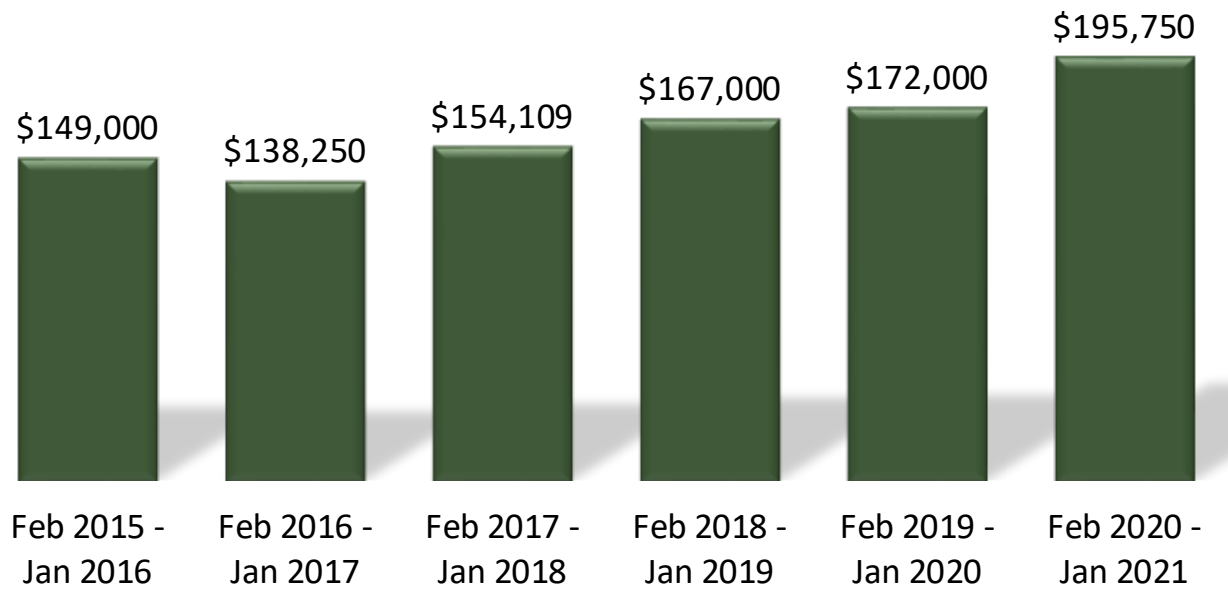
Highlights of the data include:

- 4th quarter sales volume increased 44.8% over the 4th quarter of 2019.
- January sales volume decreased 3.1% over January 2020 levels.
- Pending sales at the beginning of February increased 40.6% from February 2020.
- There are 1.5 months of inventory currently on the market.
- There are 3.0 months of new construction inventory on the market.

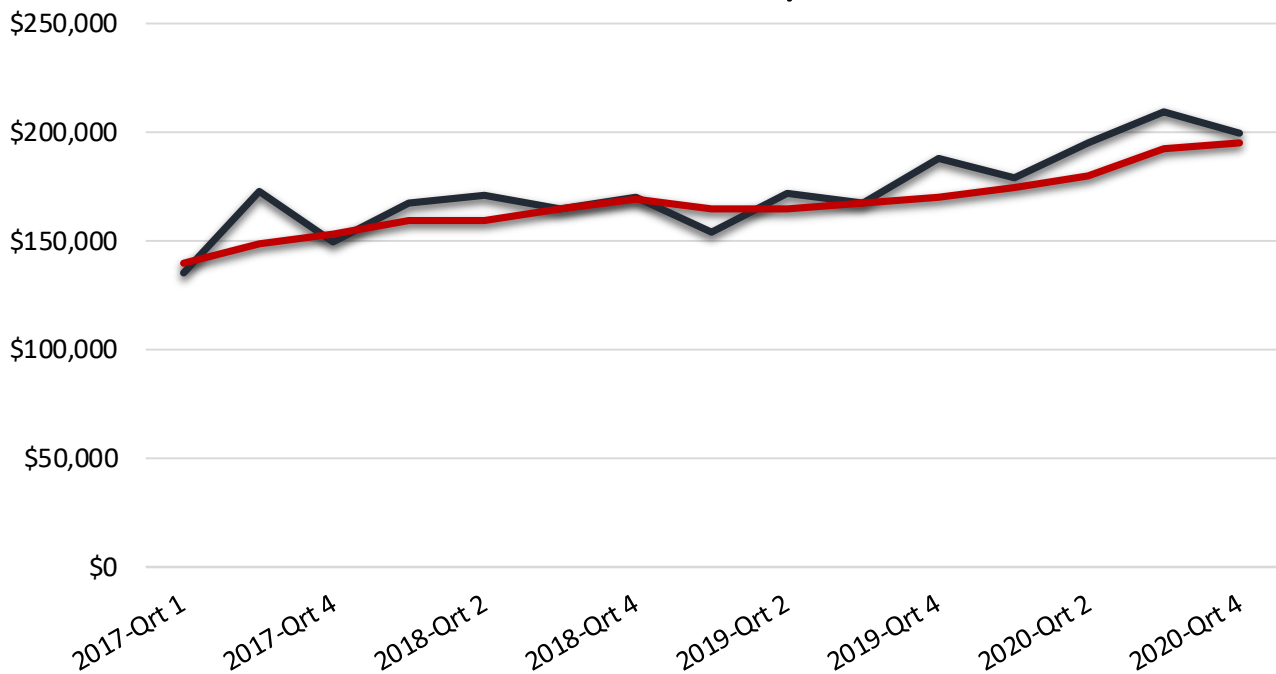
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Feb 2015 - Jan 2016	485	27.0%	\$149,000	16.2%	117	-19.3%
Feb 2016 - Jan 2017	452	-6.8%	\$138,250	-7.2%	103	-12.0%
Feb 2017 - Jan 2018	526	16.4%	\$154,109	11.5%	79	-23.3%
Feb 2018 - Jan 2019	526	0.0%	\$167,000	8.4%	77	-2.5%
Feb 2019 - Jan 2020	510	-3.0%	\$172,000	3.0%	63	-18.2%
Feb 2020 - Jan 2021	596	16.9%	\$195,750	13.8%	38	-39.7%
Current Active Listings: 74 Months of Inventory: 1.5						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 1	96	-24.4%	\$154,000	-9.4%	\$165,000	-2.4%	94	11.9%
2019-Qrt 2	137	42.7%	\$172,500	12.0%	\$165,000	0.0%	59	-37.2%
2019-Qrt 3	162	18.2%	\$168,000	-2.6%	\$167,700	1.6%	68	15.3%
2019-Qrt 4	116	-28.4%	\$187,950	11.9%	\$169,900	1.3%	57	-16.2%
2020-Qrt 1	102	-12.1%	\$179,200	-4.7%	\$174,750	2.9%	63	10.5%
2020-Qrt 2	150	47.1%	\$195,400	9.0%	\$179,900	2.9%	43	-31.7%
2020-Qrt 3	176	17.3%	\$210,000	7.5%	\$192,500	7.0%	31	-27.9%
2020-Qrt 4	168	-4.5%	\$200,000	-4.8%	\$195,150	1.4%	28	-9.7%

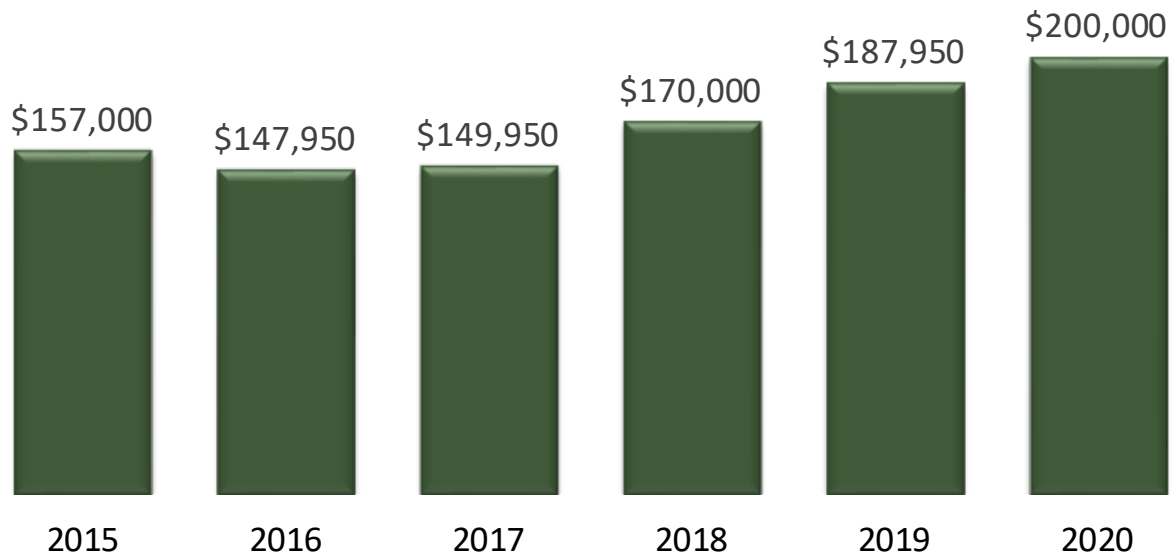
Annual Median Sales Price



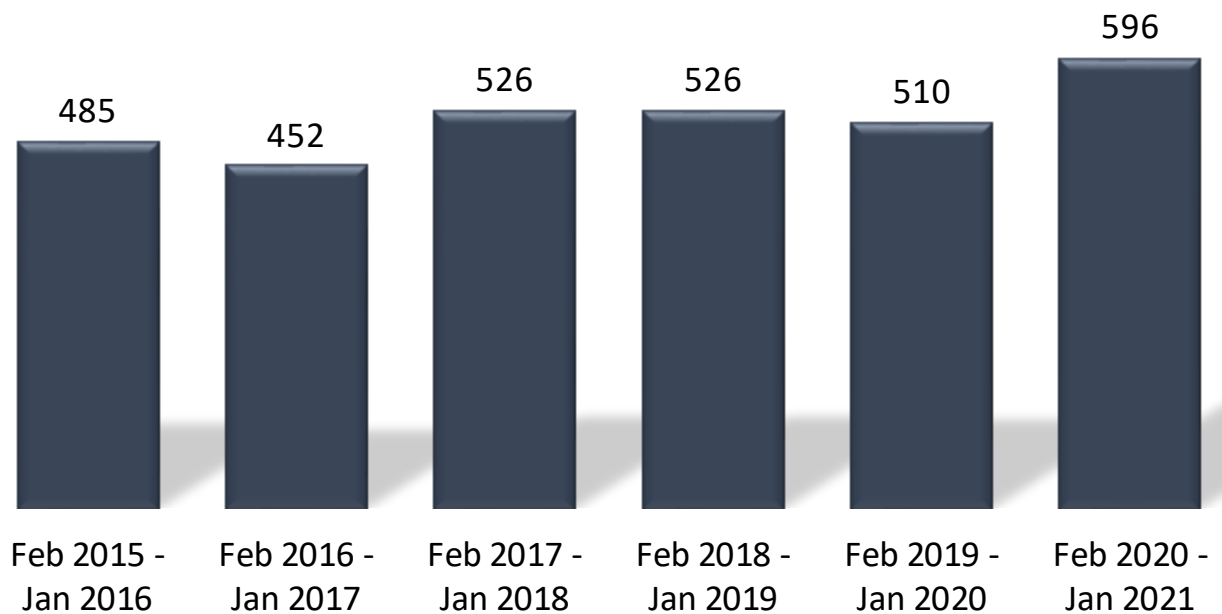
Median Sales Price by Quarter



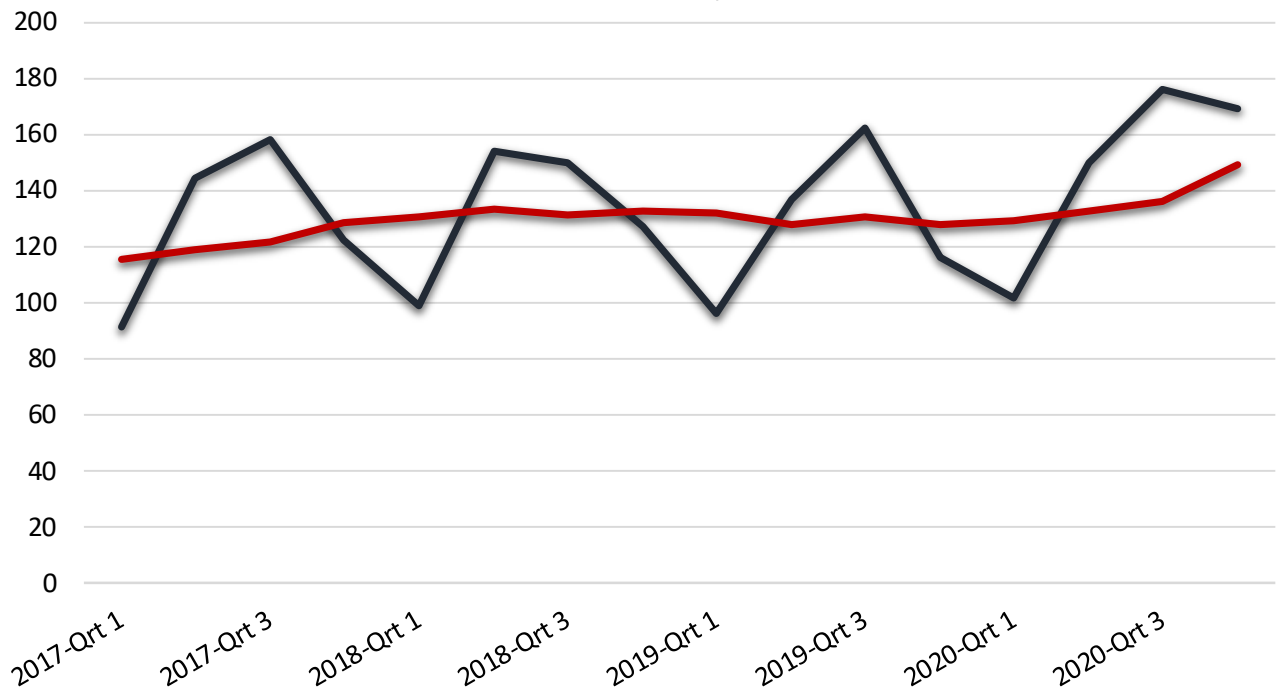
4th Qtr Year over Year Median Sales Price



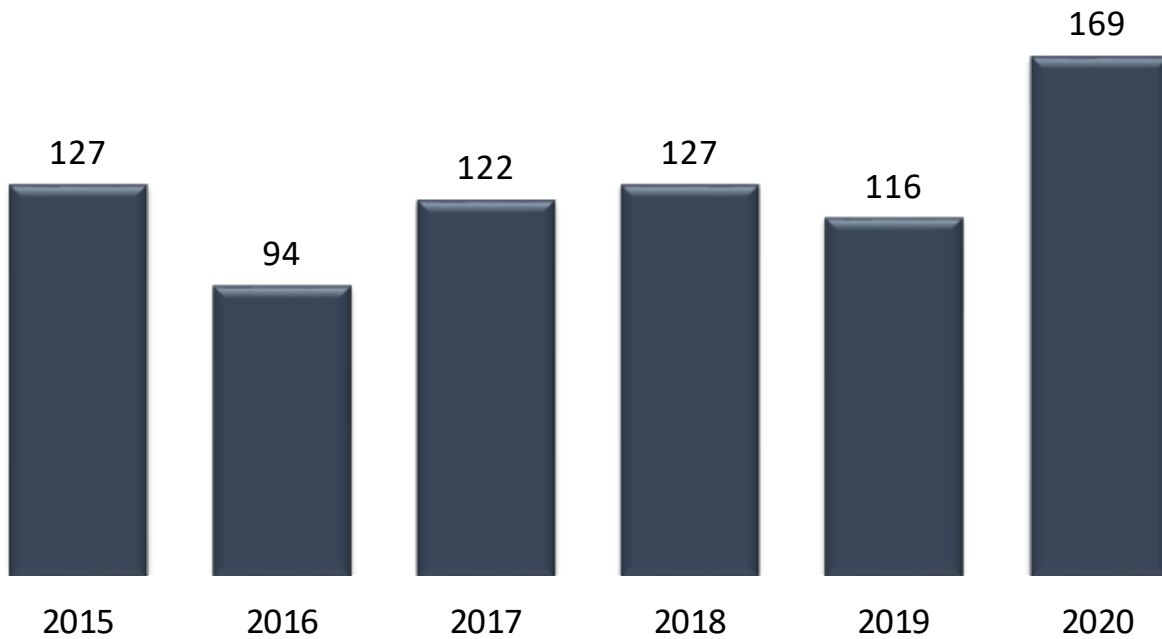
Annual Sales Volume



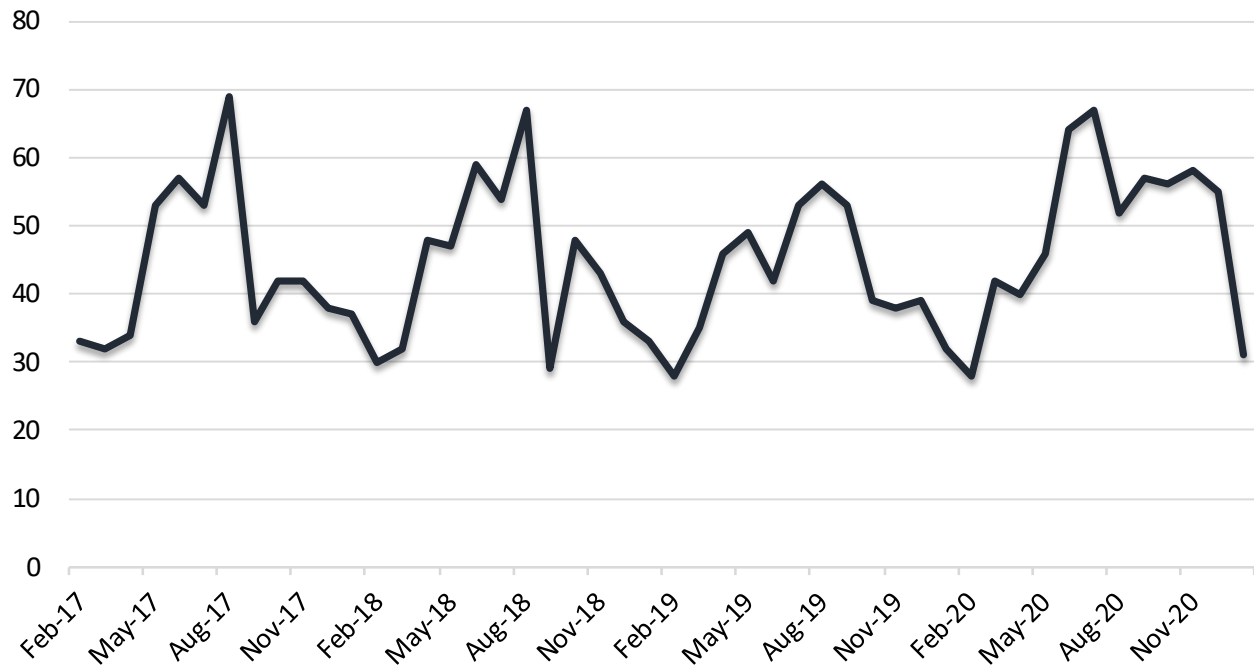
Sales Volume by Quarter



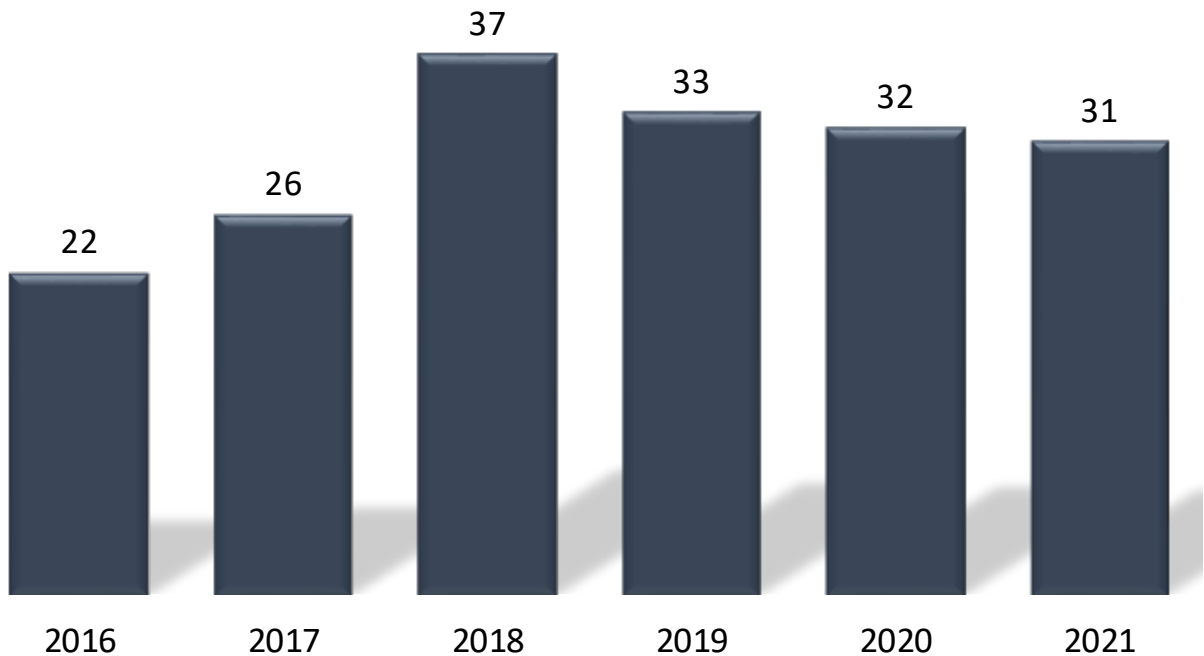
4th Qtr Year over Year Sales Volume



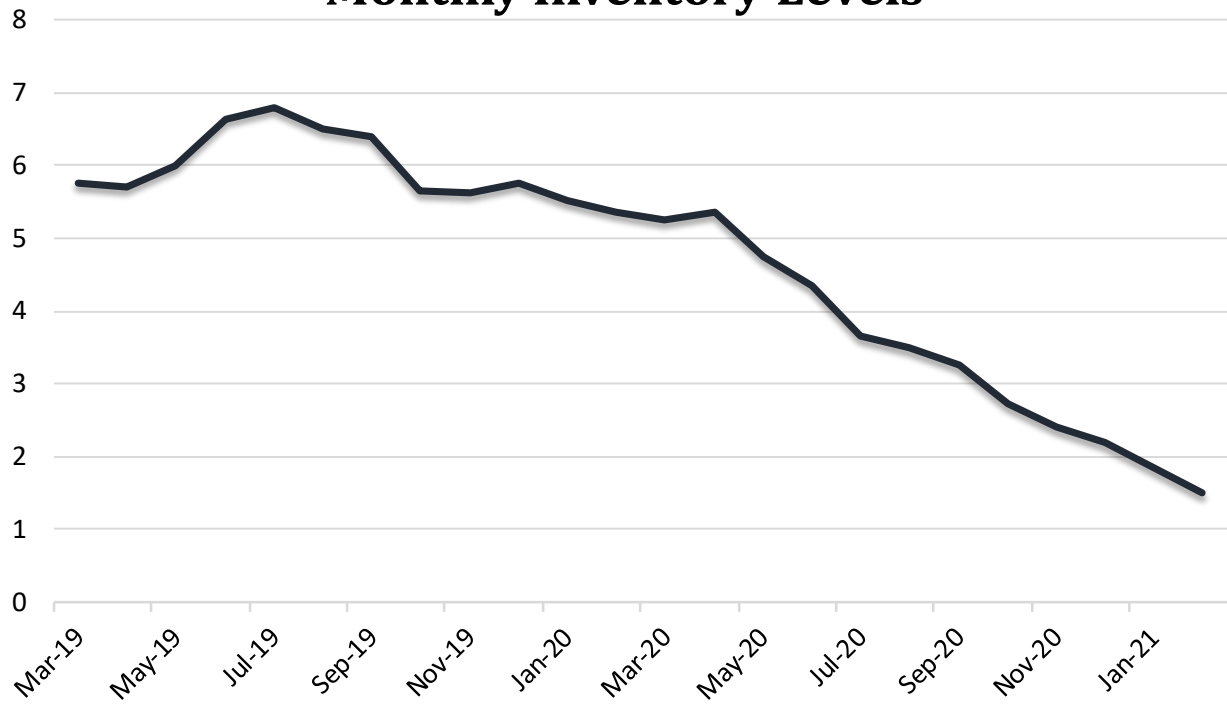
Monthly Sales Volume



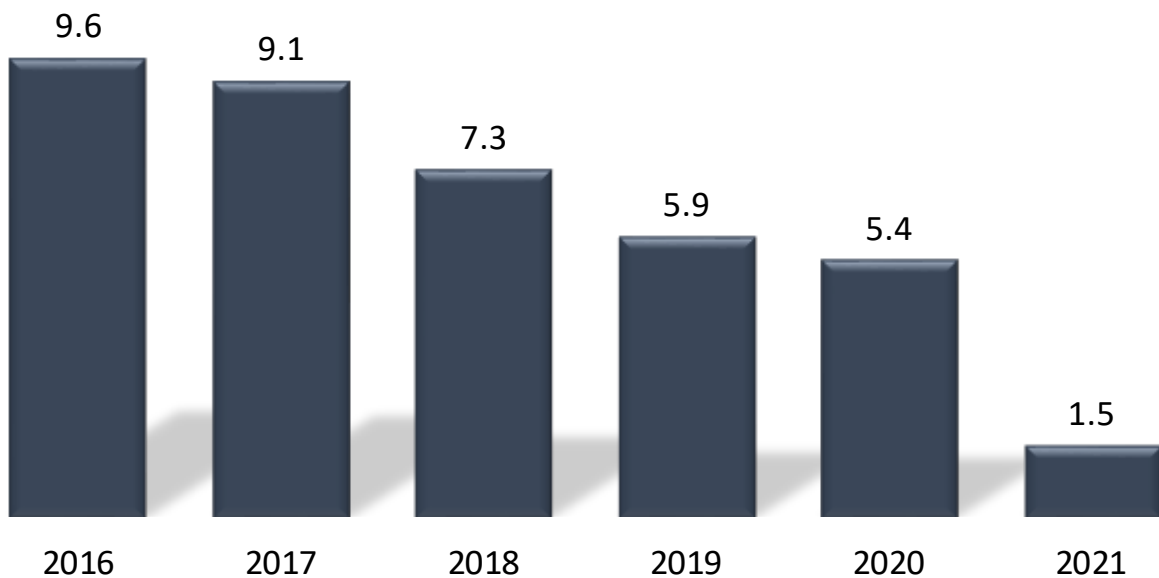
January Year over Year Sales Volume



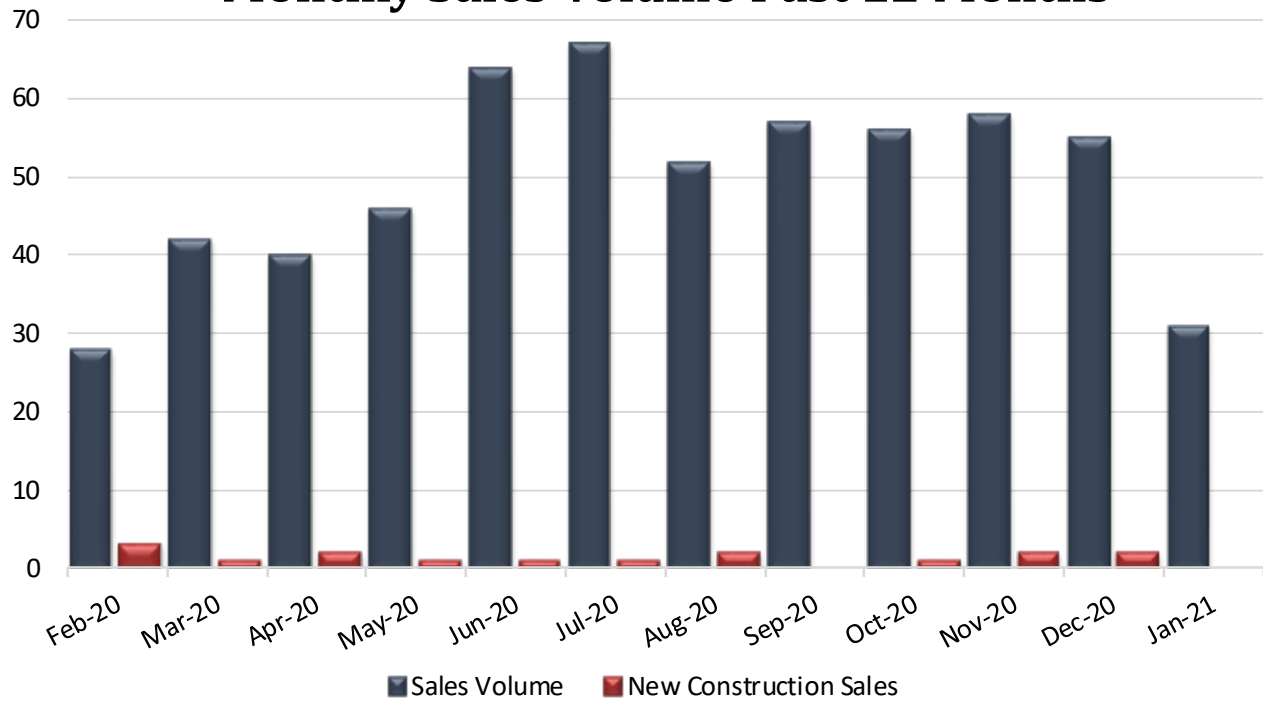
Monthly Inventory Levels



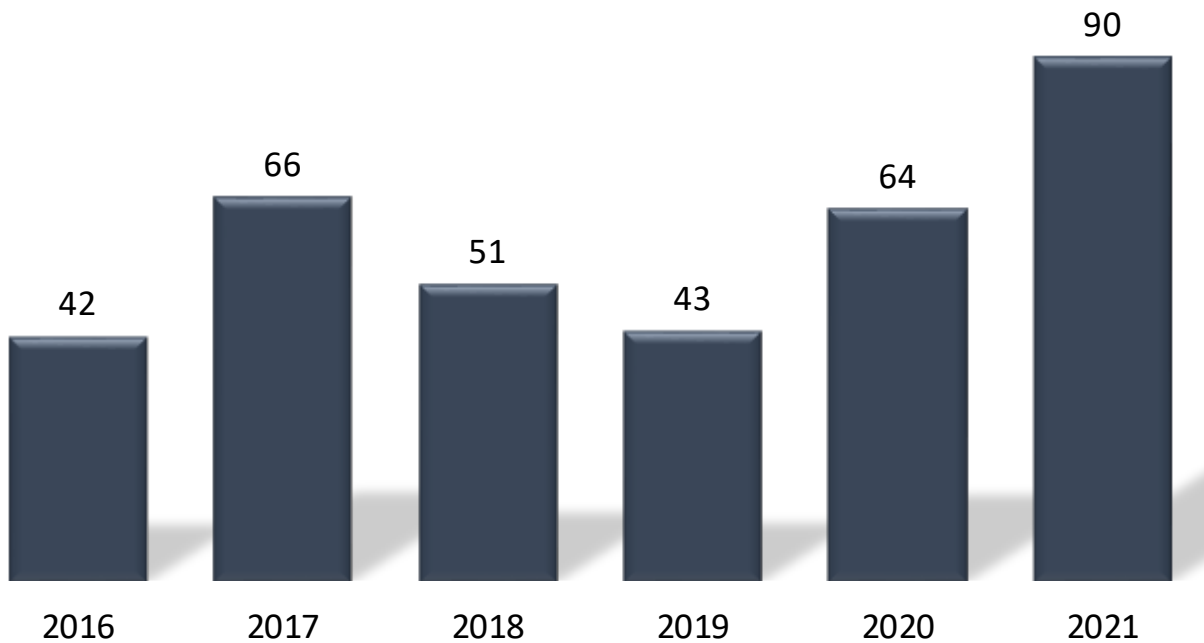
February Year over Year Inventory



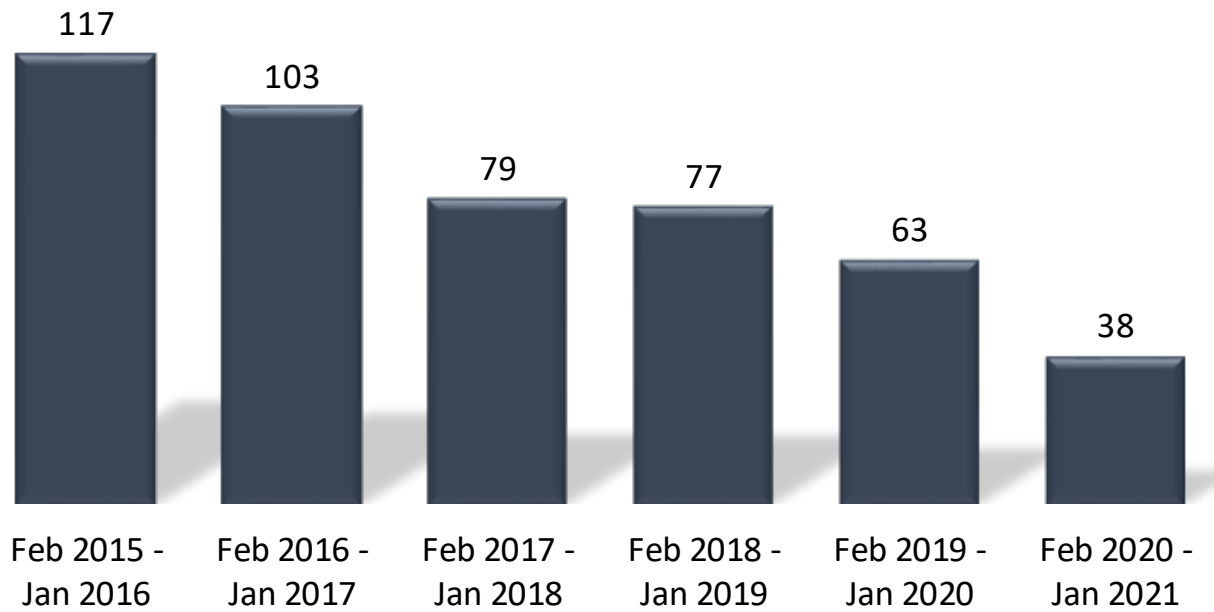
Monthly Sales Volume Past 12 Months



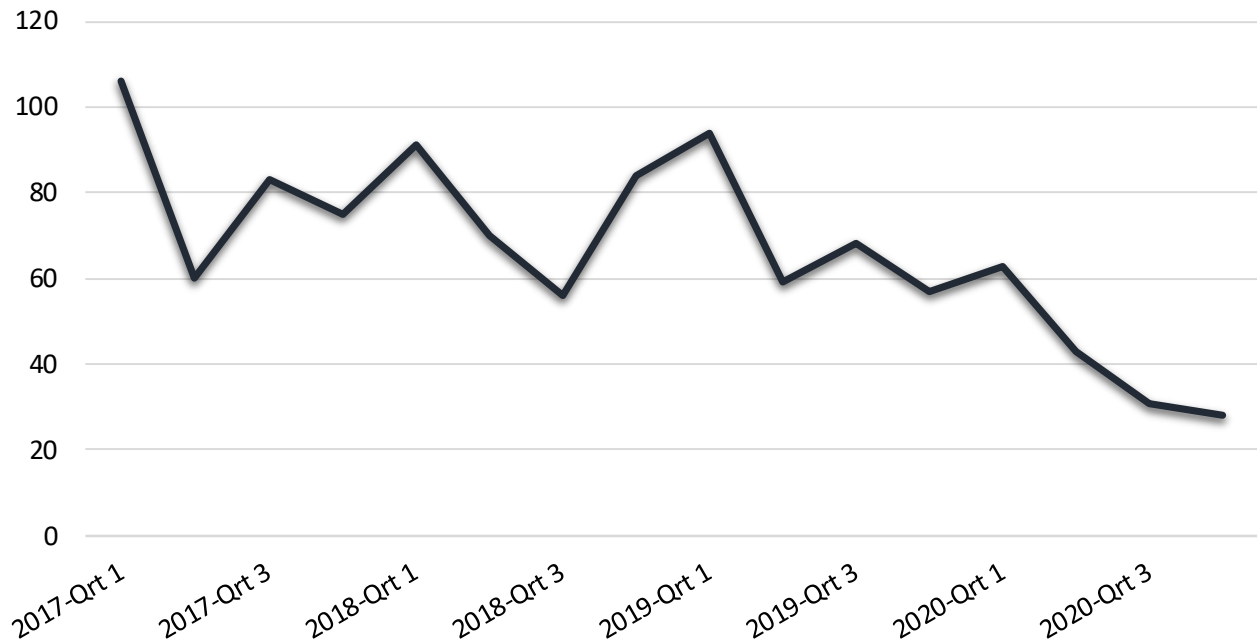
February Year over Year Pending Sales



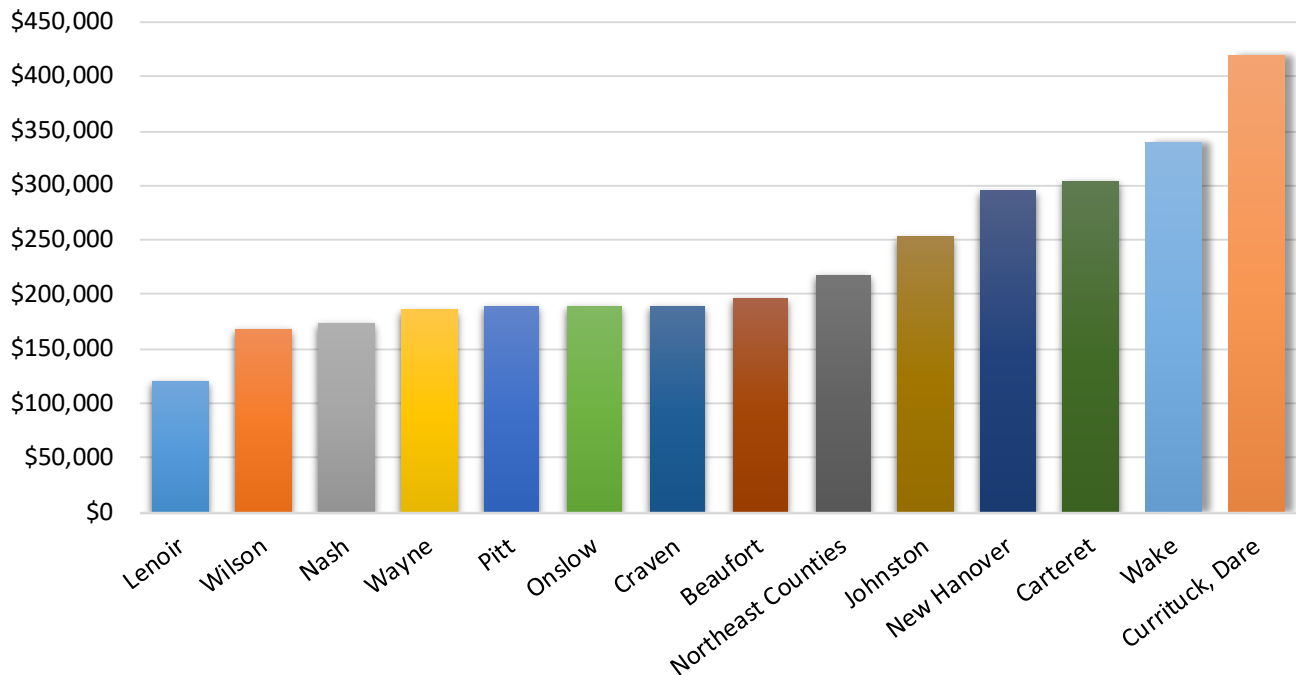
Annual Median Days on the Market



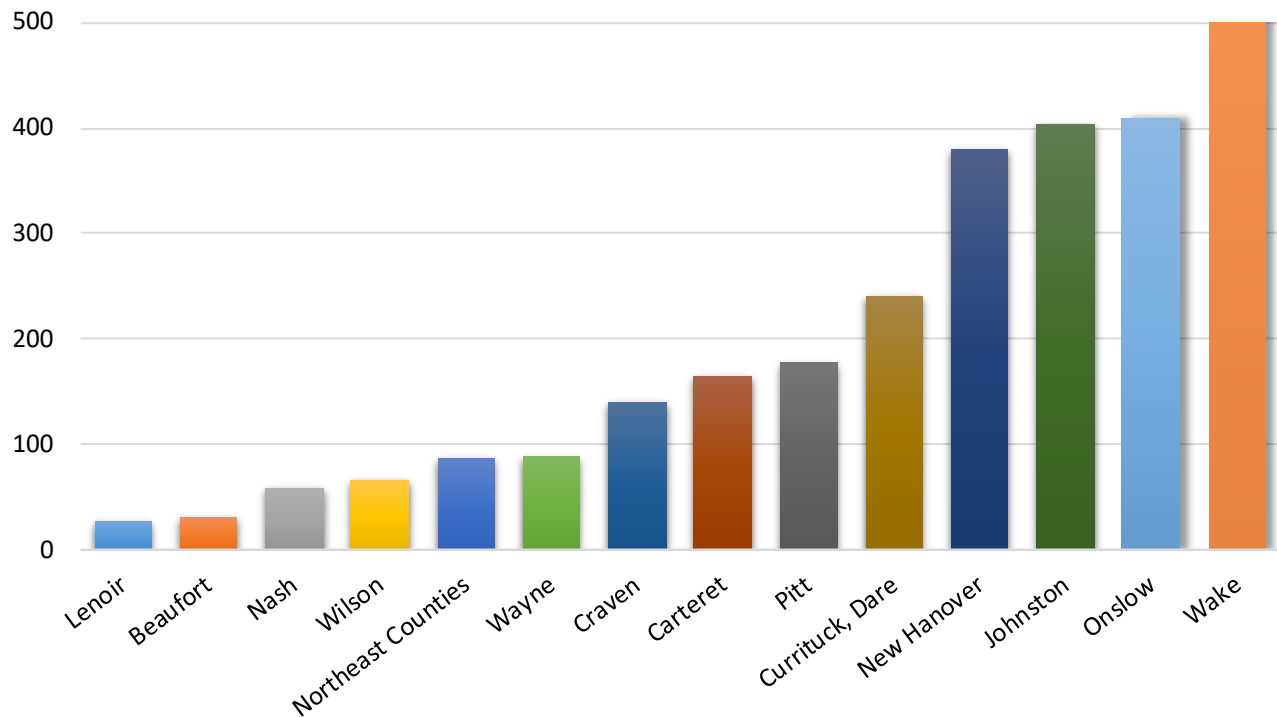
Median Days on Market by Quarter



Current Year Median Sales Price by County

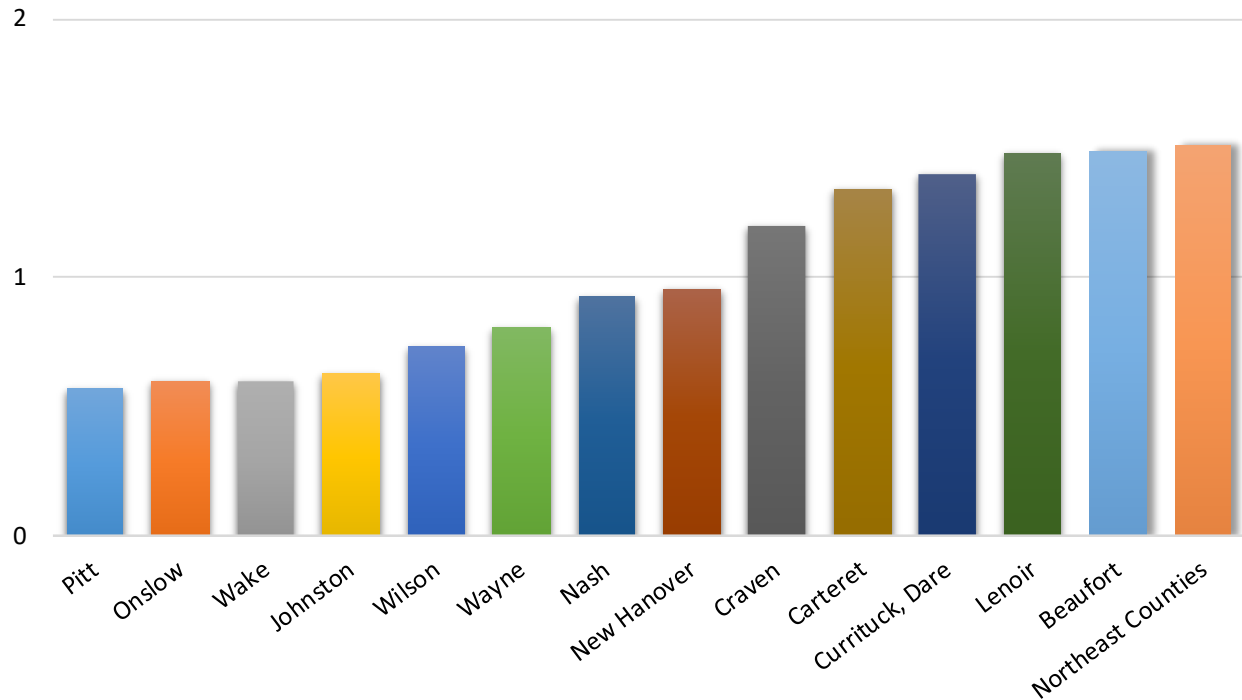


Current Month Sales Volume by County

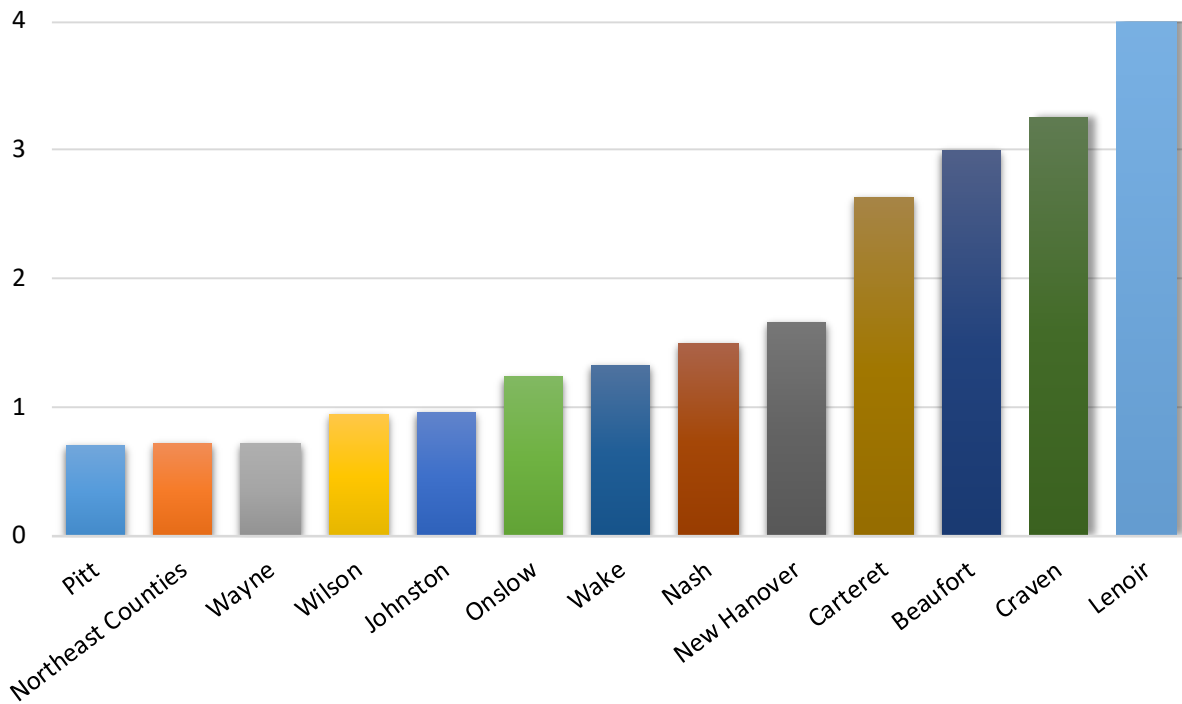


*Wake County is off the chart at 1,427 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)



*Lenoir County is off the chart at 7.5 months