

THE SHACKELFORD REPORT OCT 2021

Residential Real Estate Market Trends – Carteret County – October 2021



Produced by:

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Quarterly Market Report

Carteret County Market Summary

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

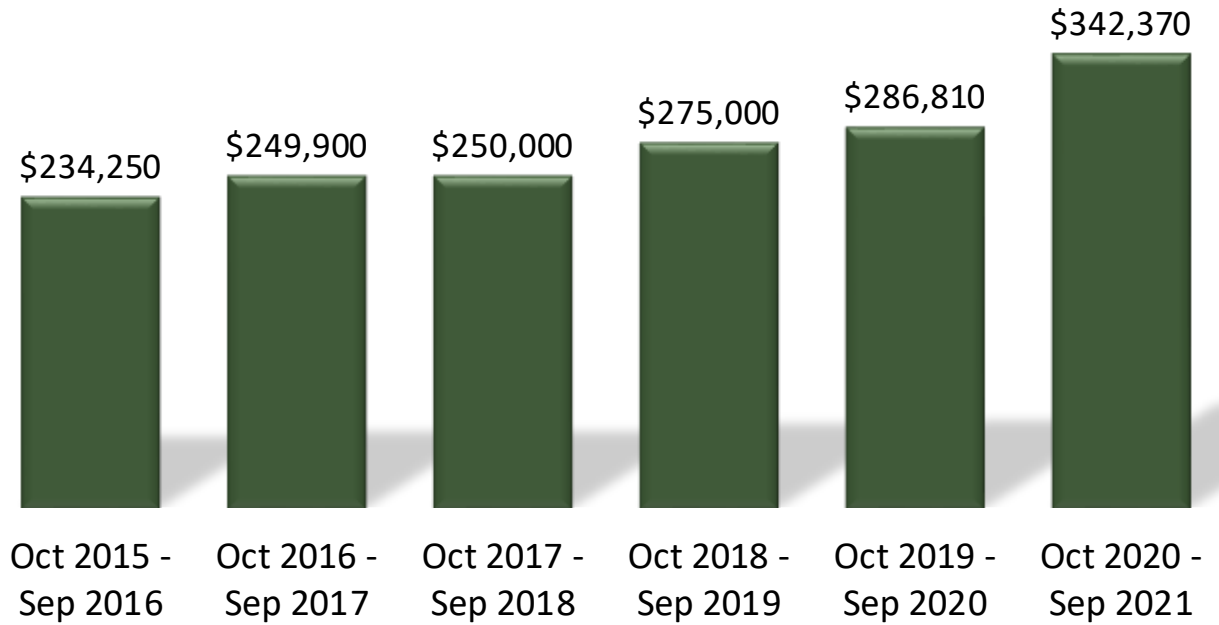
Highlights of the data include:

- 3rd quarter sales volume decreased 29.9% from the 3rd quarter of 2020.
- September sales volume was 34.2% lower than September 2020 levels.
- Pending sales at the beginning of December decreased 17.7% from December 2020.
- There are 1.4 months of inventory currently on the market.
- There are 2.9 months of new construction inventory on the market.

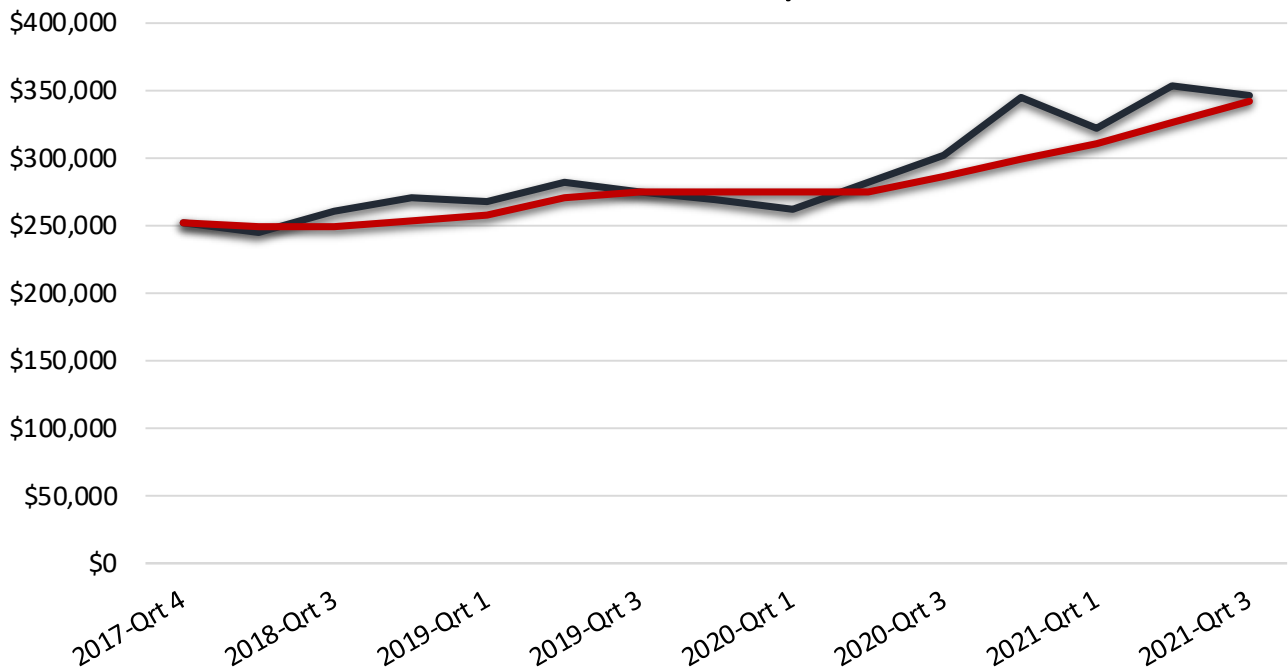
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Oct 2015 - Sep 2016	1,562	1.6%	\$234,250	1.8%	100	-10.7%
Oct 2016 - Sep 2017	1,747	11.8%	\$249,900	6.7%	84	-16.0%
Oct 2017 - Sep 2018	1,784	2.1%	\$250,000	0.0%	74	-11.9%
Oct 2018 - Sep 2019	1,712	-4.0%	\$275,000	10.0%	50	-32.4%
Oct 2019 - Sep 2020	2,118	23.7%	\$286,810	4.3%	41	-18.0%
Oct 2020 - Sep 2021	2,434	14.9%	\$342,370	19.4%	11	-73.2%
Current Active Listings: 292 Months of Inventory: 1.4						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2019-Qrt 4	406	-14.7%	\$270,100	-1.8%	\$275,000	0.0%	44	7.3%
2020-Qrt 1	408	0.5%	\$262,500	-2.8%	\$275,000	0.0%	58	31.8%
2020-Qrt 2	490	20.1%	\$283,038	7.8%	\$275,000	0.0%	42	-27.6%
2020-Qrt 3	814	66.1%	\$302,750	7.0%	\$286,810	4.3%	35	-16.7%
2020-Qrt 4	654	-19.7%	\$344,900	13.9%	\$300,000	4.6%	20	-42.9%
2021-Qrt 1	557	-14.8%	\$322,900	-6.4%	\$310,446	3.5%	13	-35.0%
2021-Qrt 2	652	17.1%	\$354,000	9.6%	\$327,500	5.5%	7	-46.2%
2021-Qrt 3	571	-12.4%	\$347,500	-1.8%	\$342,370	4.5%	8	14.3%

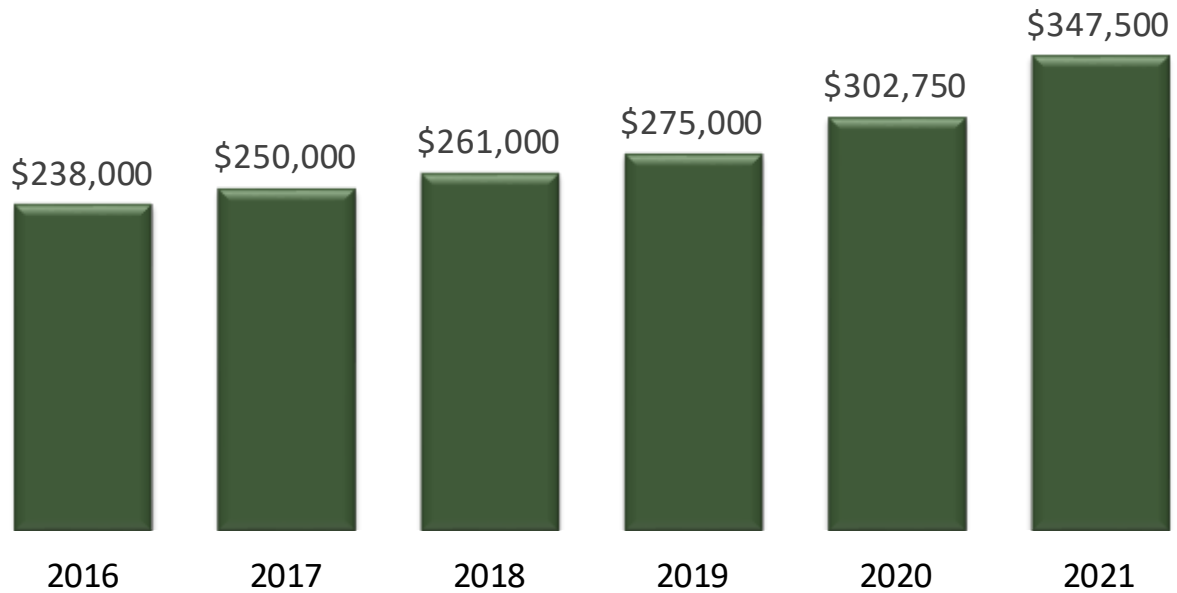
Annual Median Sales Price



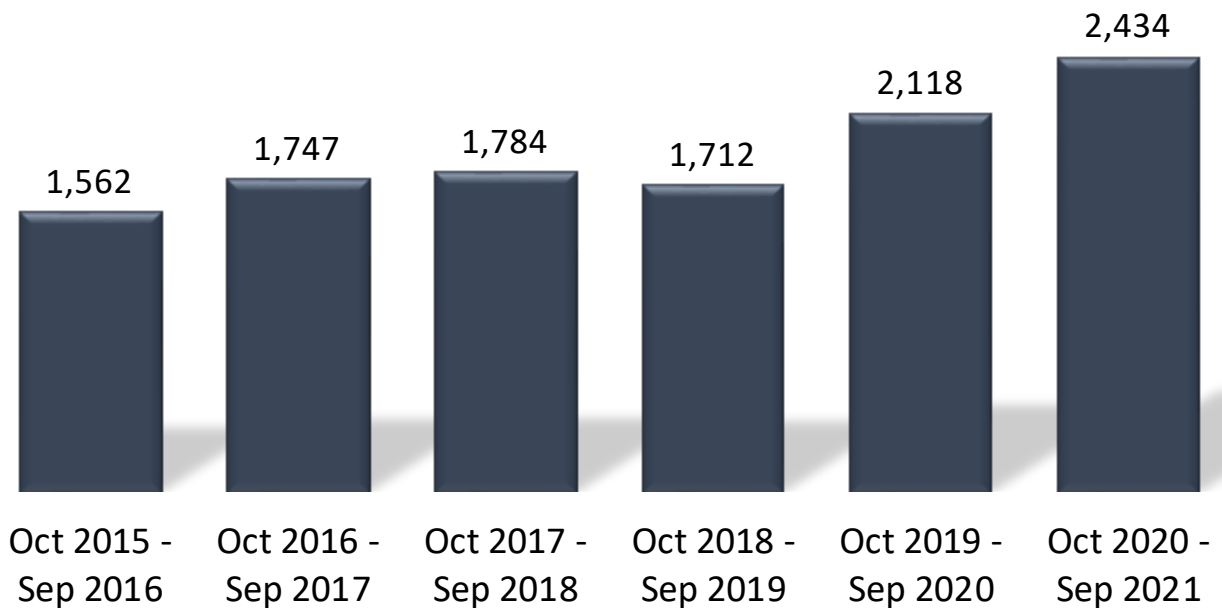
Median Sales Price by Quarter



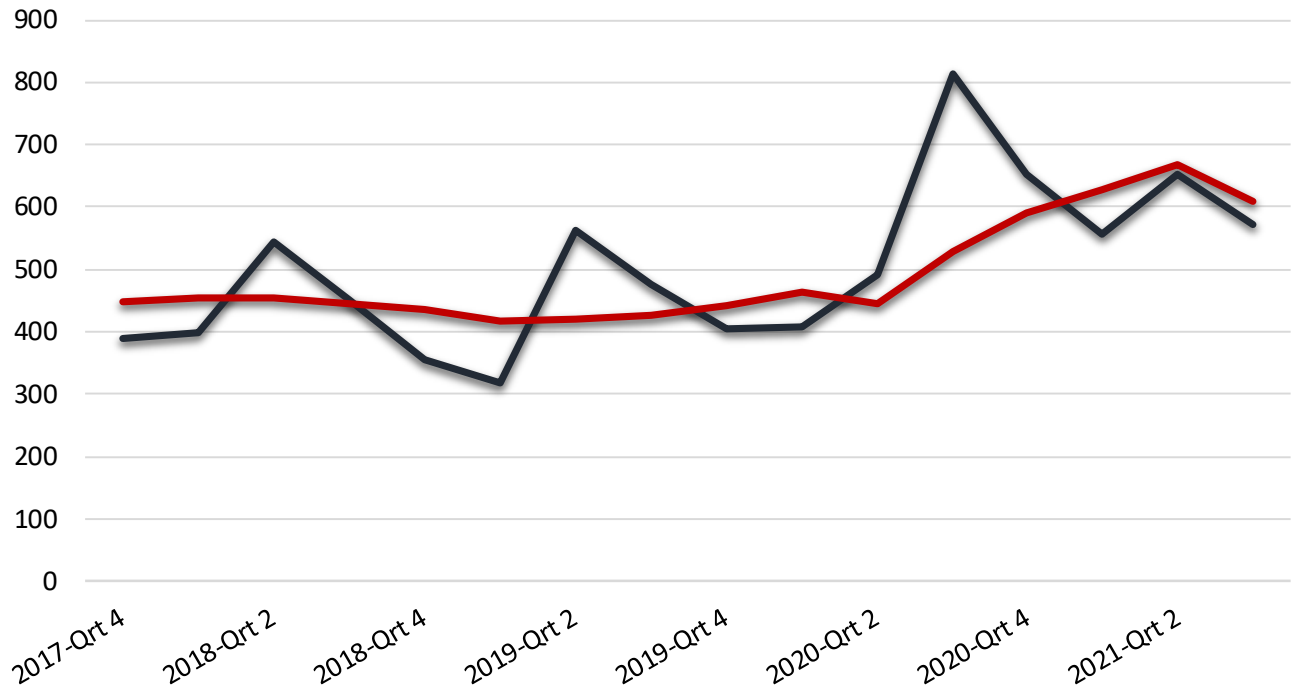
3rd Qtr Year over Year Median Sales Price



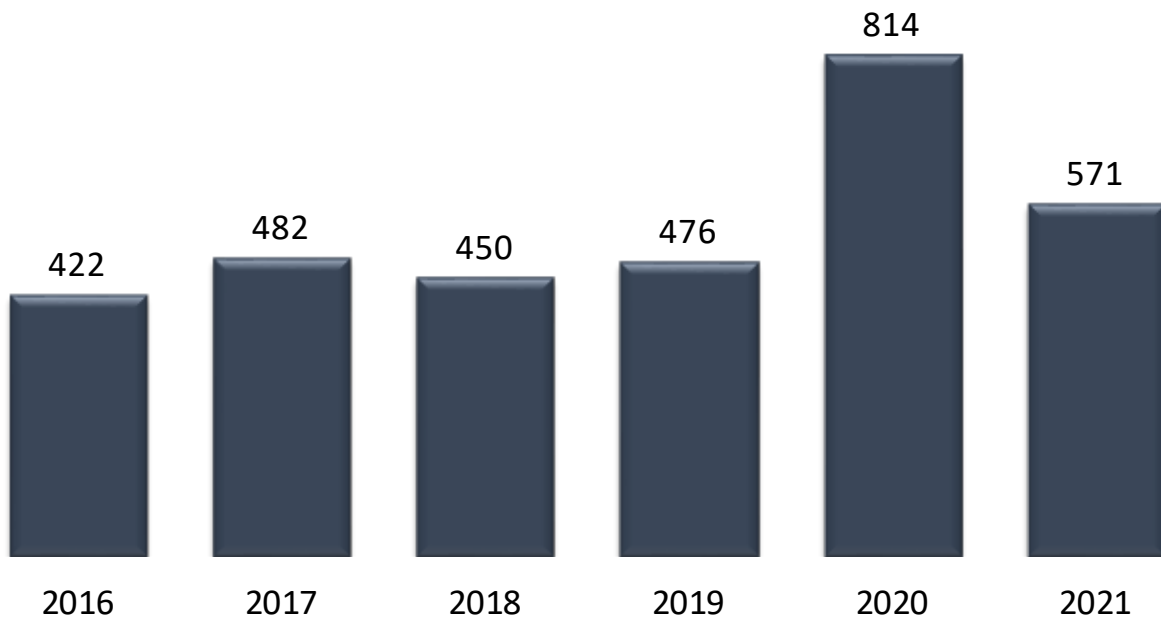
Annual Sales Volume



Sales Volume by Quarter



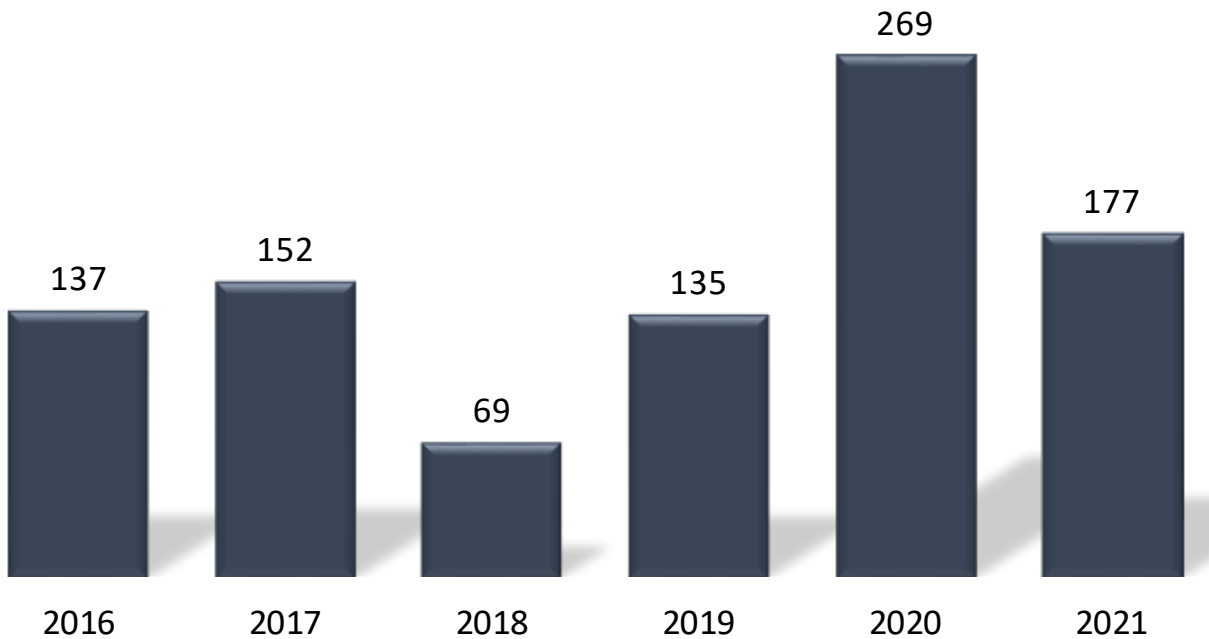
3rd Qtr Year over Year Sales Volume



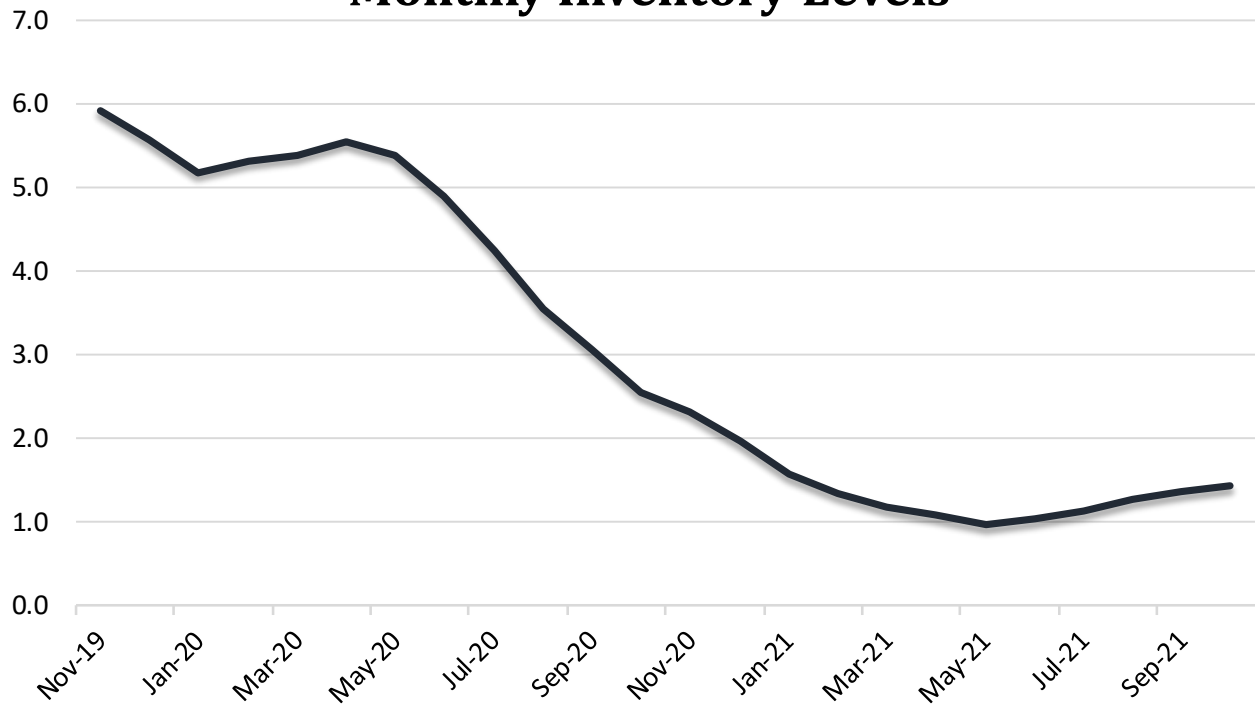
Monthly Sales Volume



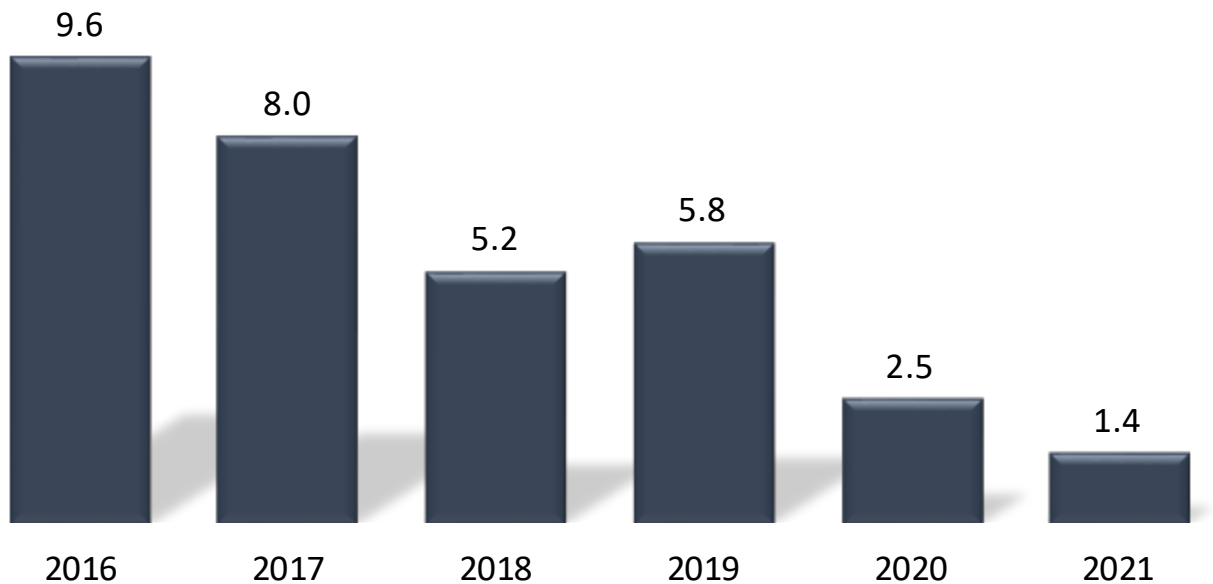
September Year over Year Sales Volume



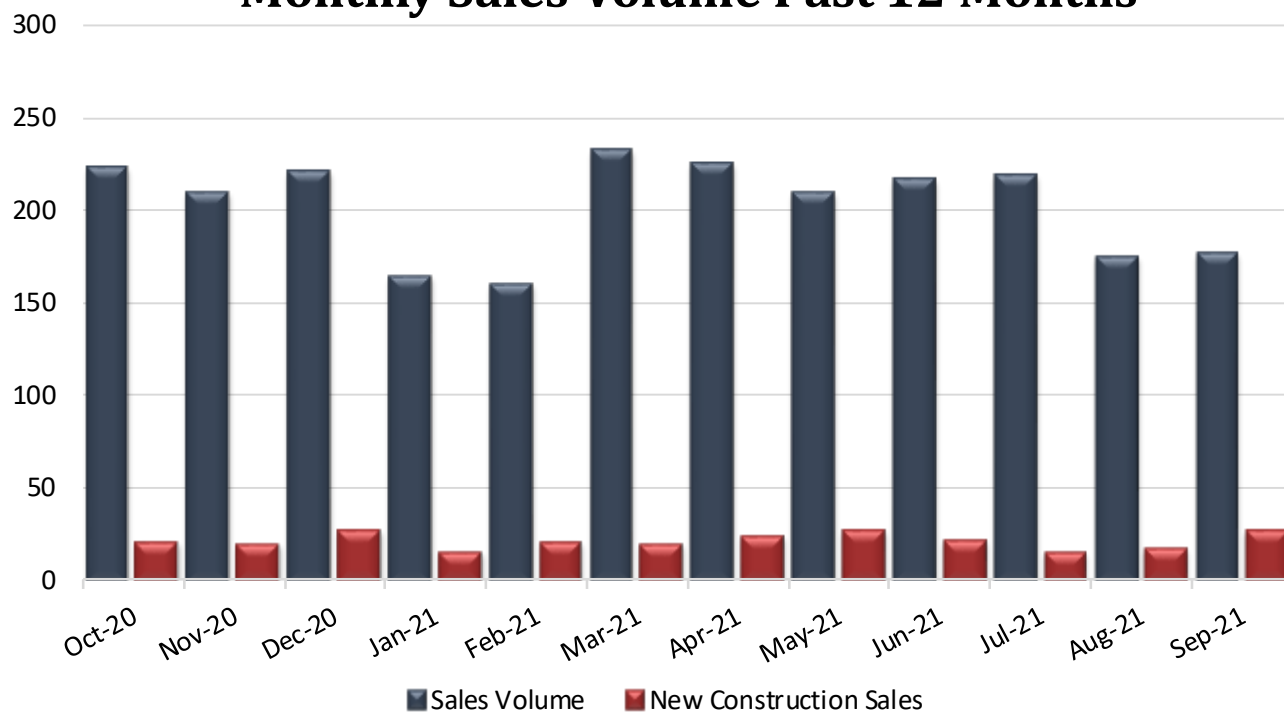
Monthly Inventory Levels



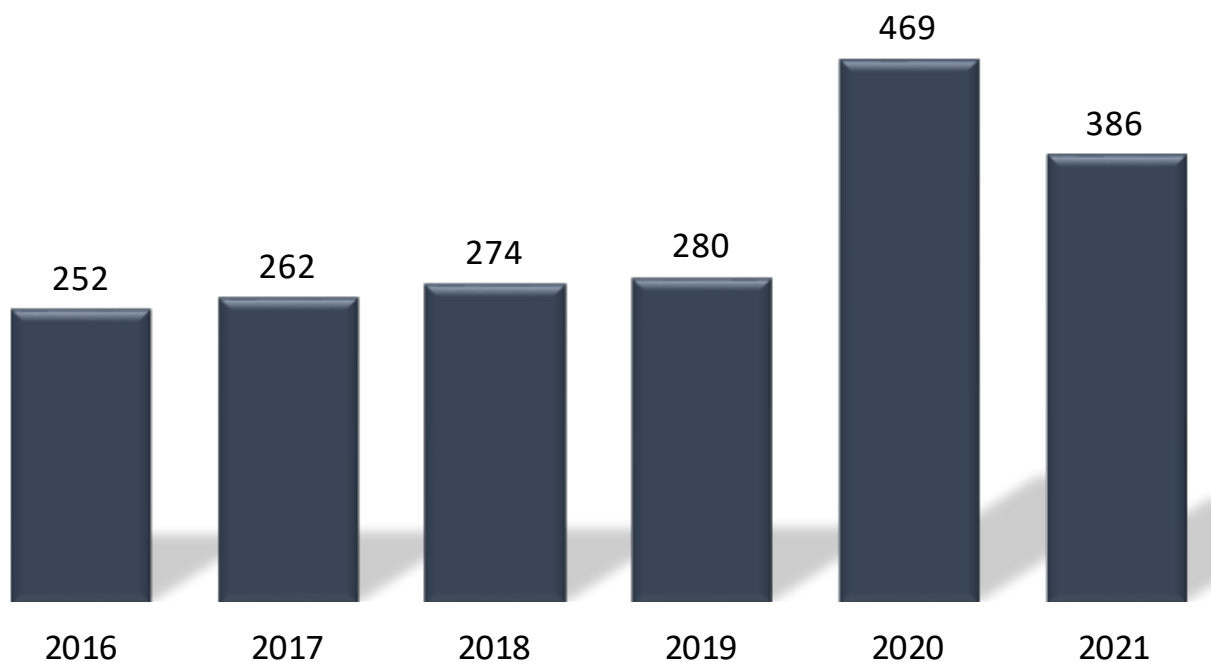
October Year over Year Inventory



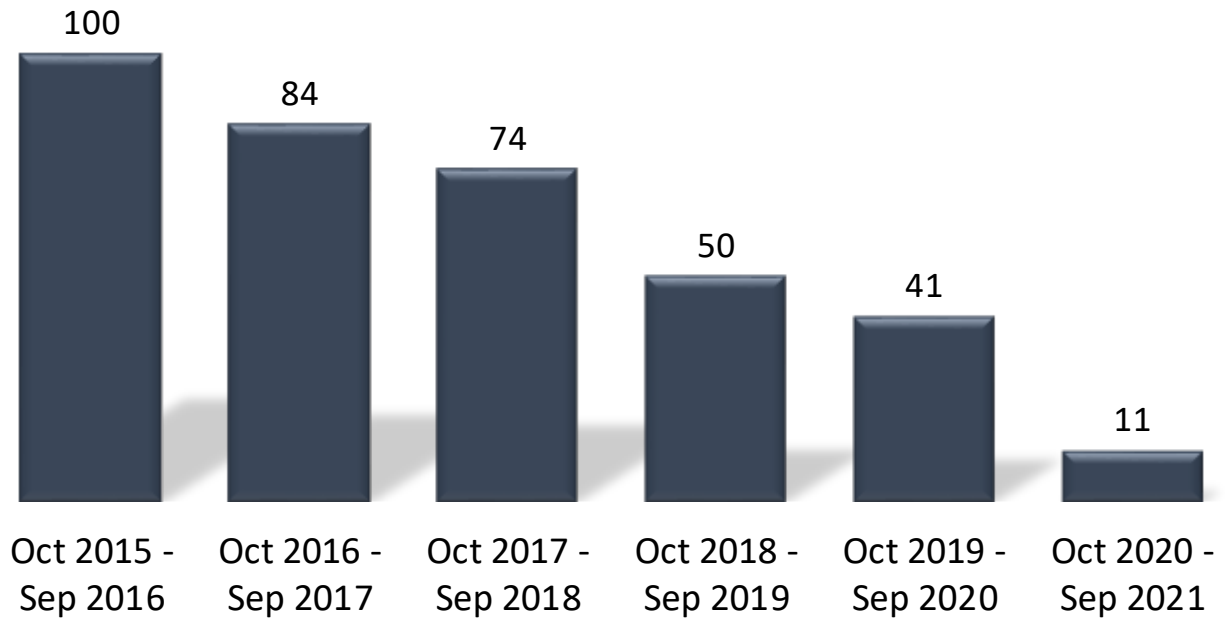
Monthly Sales Volume Past 12 Months



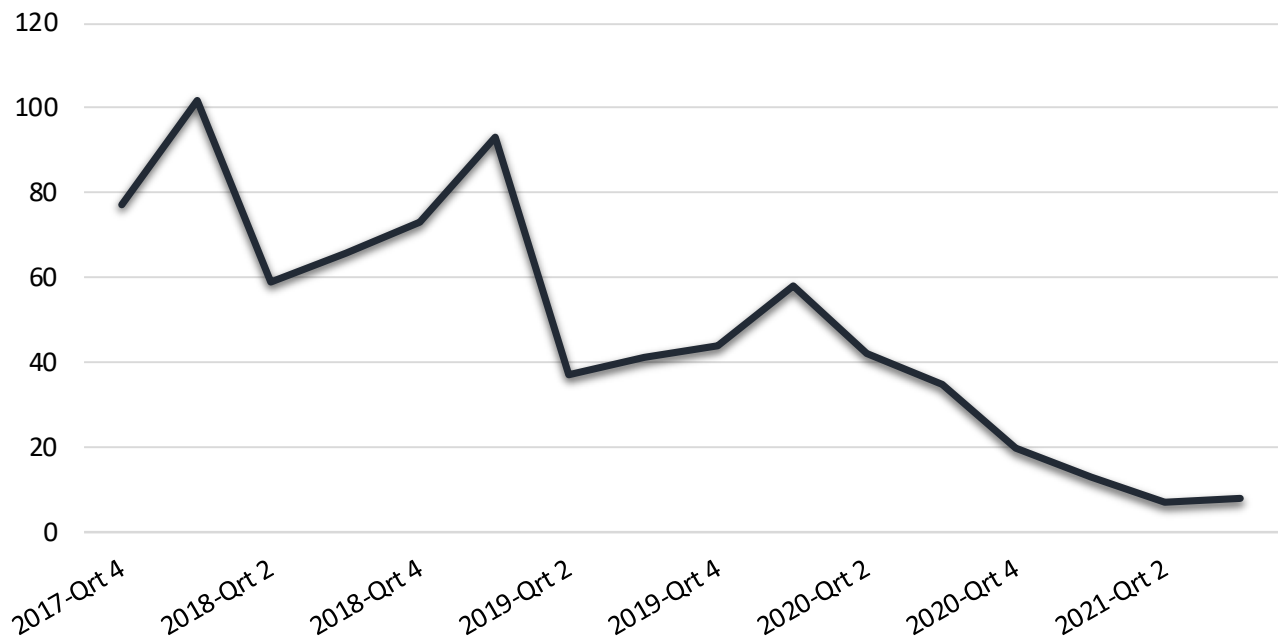
October Year over Year Pending Sales



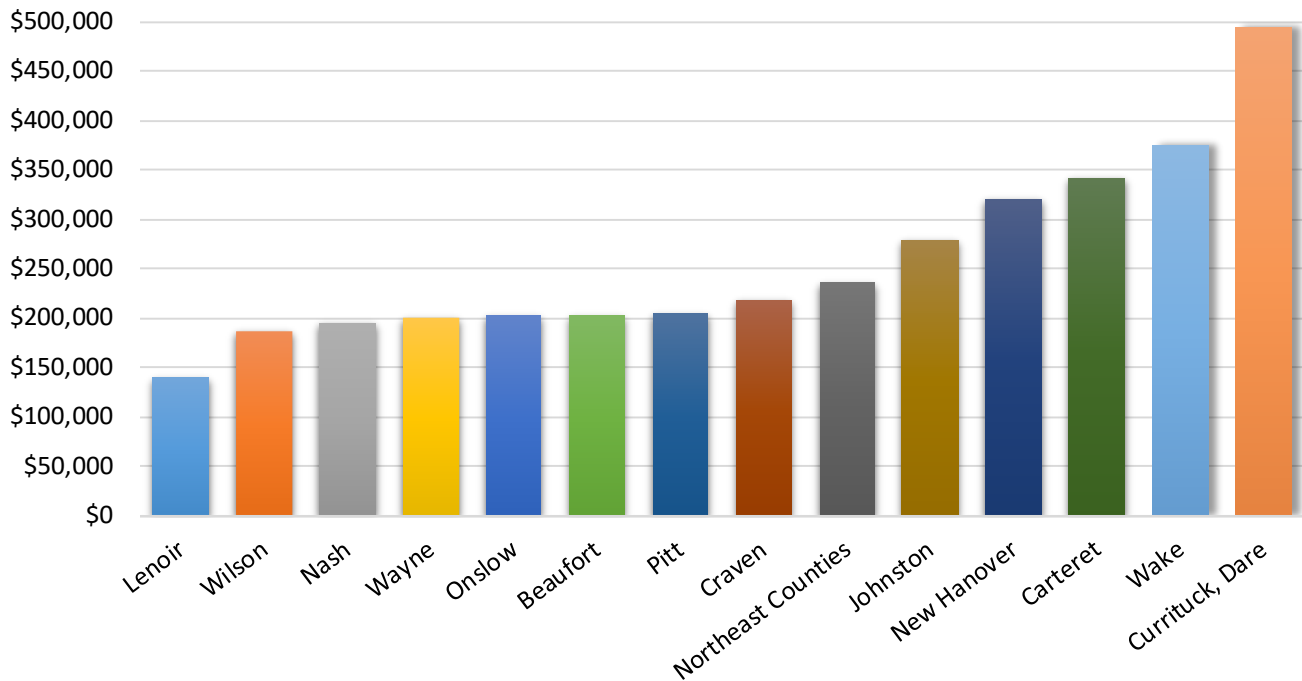
Annual Median Days on the Market



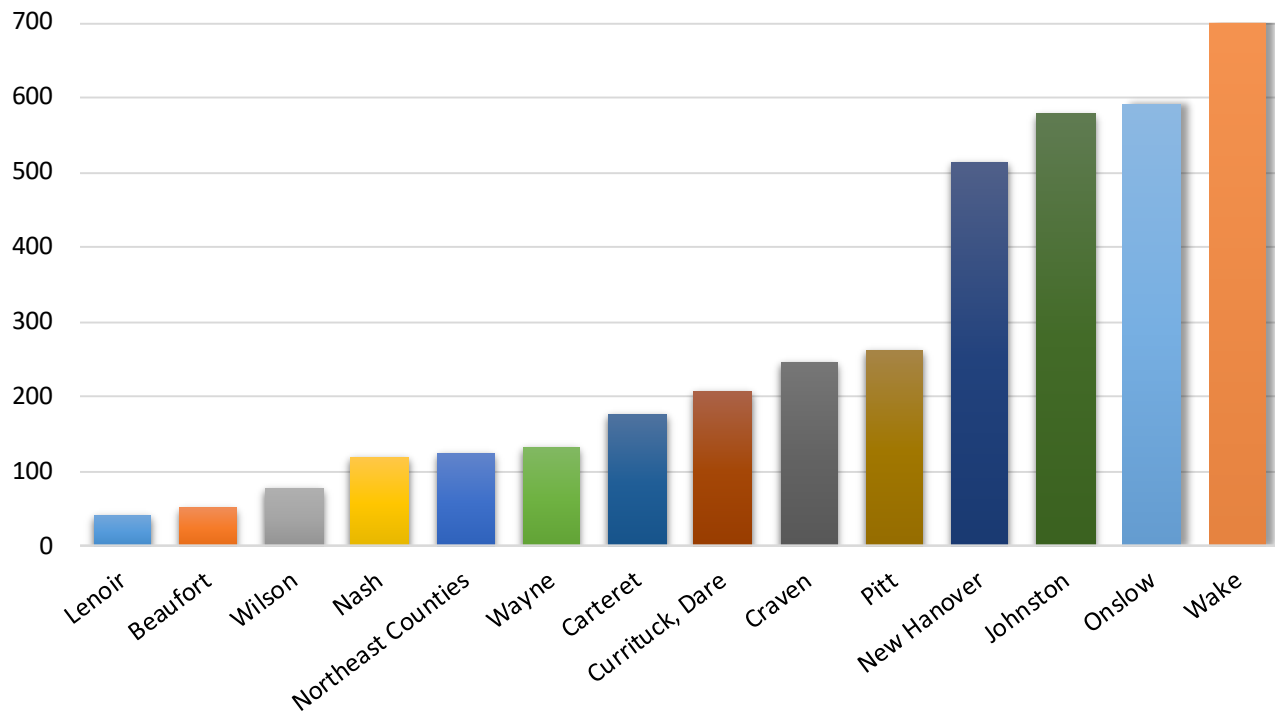
Median Days on Market by Quarter



Current Year Median Sales Price by County

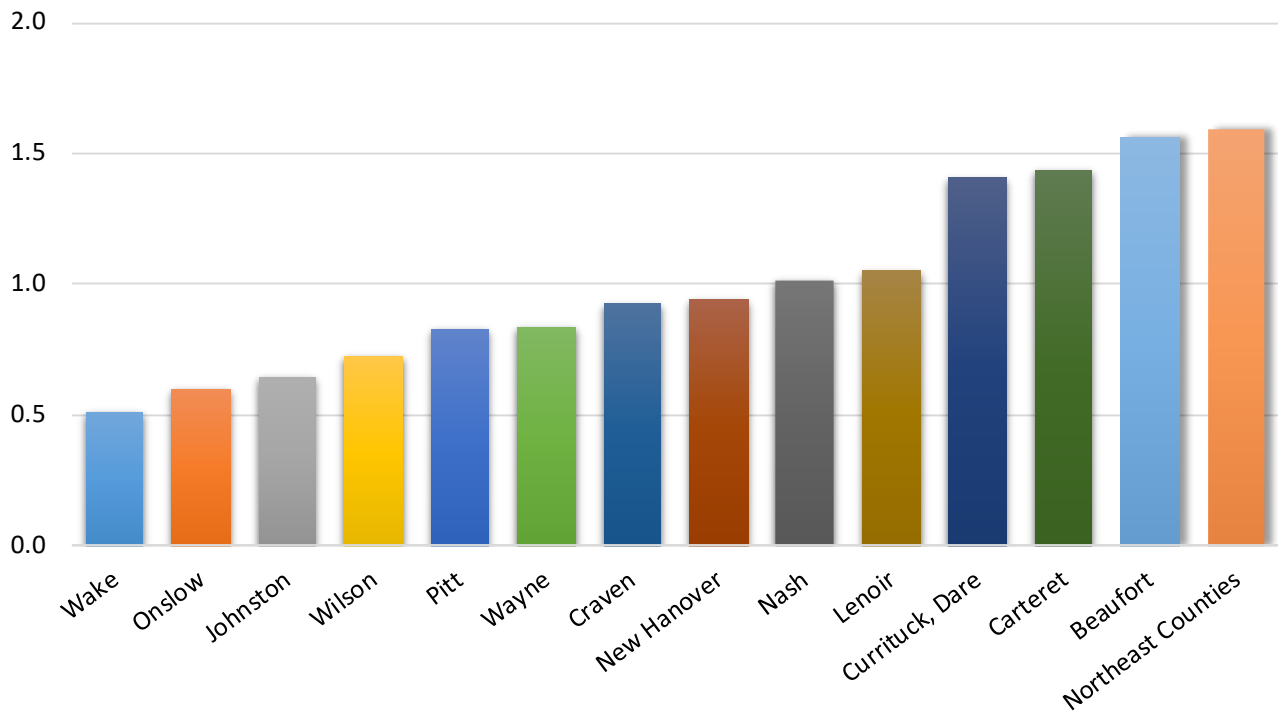


Current Month Sales Volume by County



*Wake County is off the chart at 1,757 sales

Comparison of Inventory Levels by County (Months)



New Construction Inventory Levels by County (Months)

