

# THE SHACKELFORD REPORT NOV 2020

Residential Real Estate Market Trends – Beaufort County – November 2020



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.

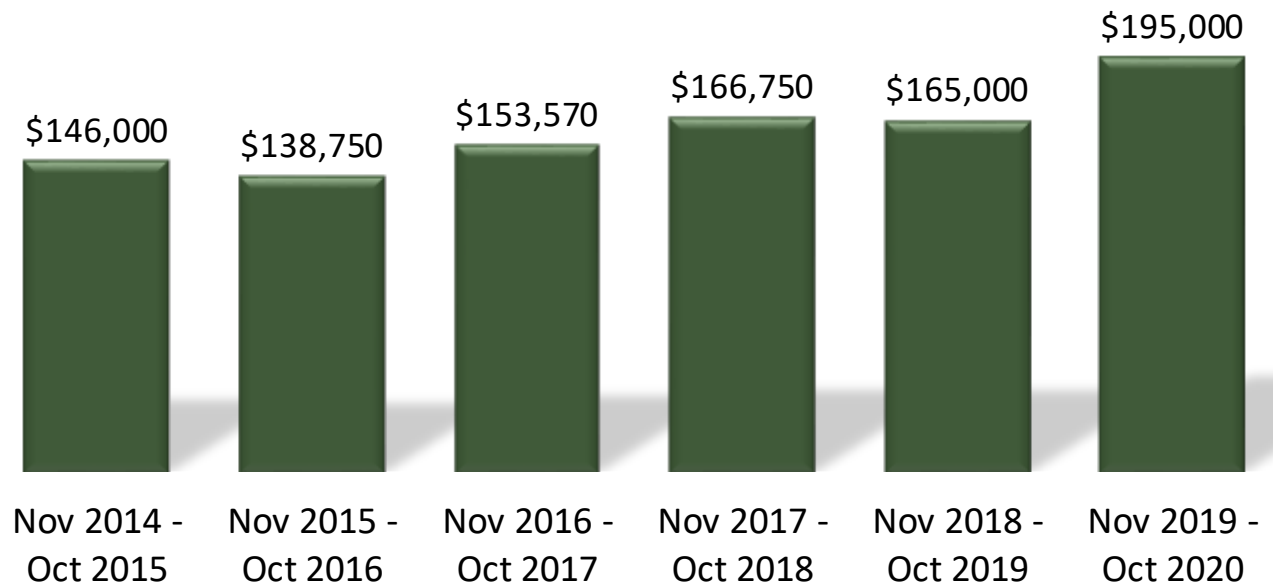
Highlights of the data include:

- 3<sup>rd</sup> quarter sales volume increased 8.6% over the 3<sup>rd</sup> quarter of 2019.
- October sales volume increased 43.6% over October 2019 levels.
- Pending sales at the beginning of November increased 32.4% from November 2019.
- There are 2.4 months of inventory currently on the market.
- There are 1.3 months of new construction inventory on the market.

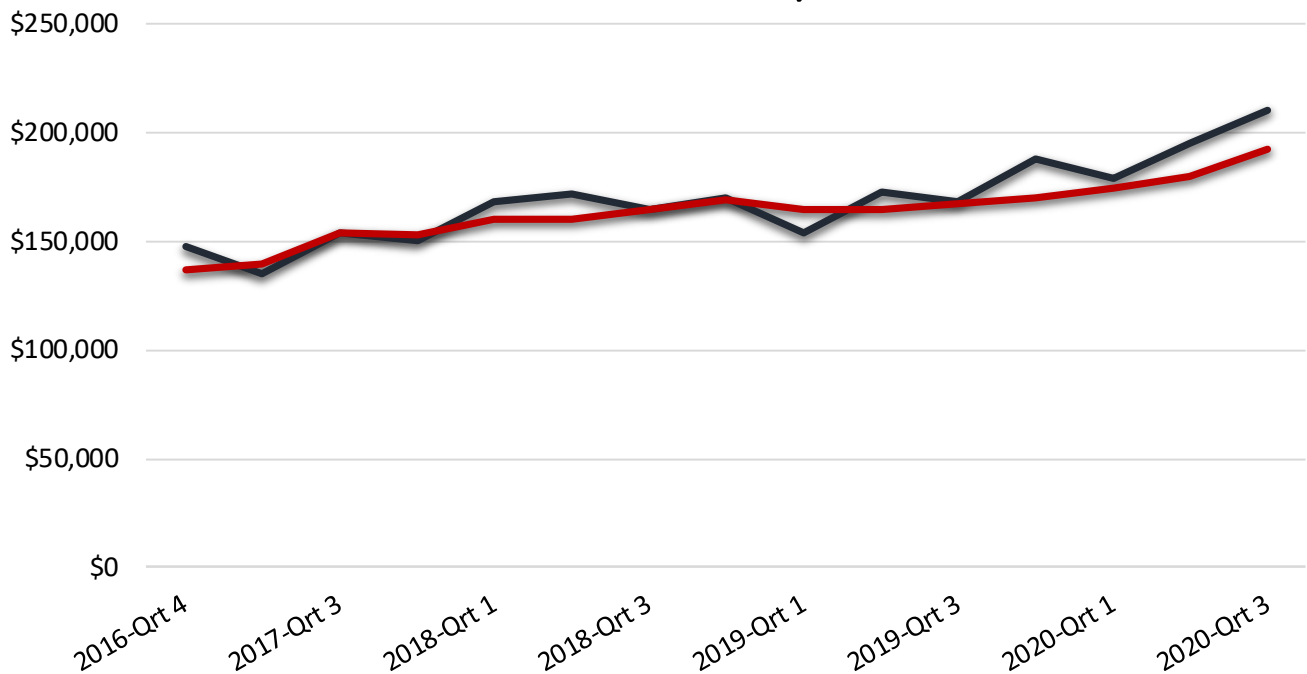
Annual Summary						
Date	Sales	Change	Sales Price	Change	DOM	Change
Nov 2014 - Oct 2015	467	23.2%	\$146,000	8.1%	123	-10.2%
Nov 2015 - Oct 2016	470	0.6%	\$138,750	-5.0%	107	-13.0%
Nov 2016 - Oct 2017	497	5.7%	\$153,570	10.7%	88	-17.8%
Nov 2017 - Oct 2018	531	6.8%	\$166,750	8.6%	70	-20.5%
Nov 2018 - Oct 2019	513	-3.4%	\$165,000	-1.0%	71	1.4%
Nov 2019 - Oct 2020	561	9.4%	\$195,000	18.2%	45	-36.6%
Current Active Listings: 113 Months of Inventory: 2.4						

Quarterly Summary								
Date	Sales	Change	Sales Price	Change	4Qrt Med	Change	DOM	Change
2018-Qrt 4	127	-15.3%	\$170,000	3.0%	\$169,000	2.4%	84	50.0%
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%

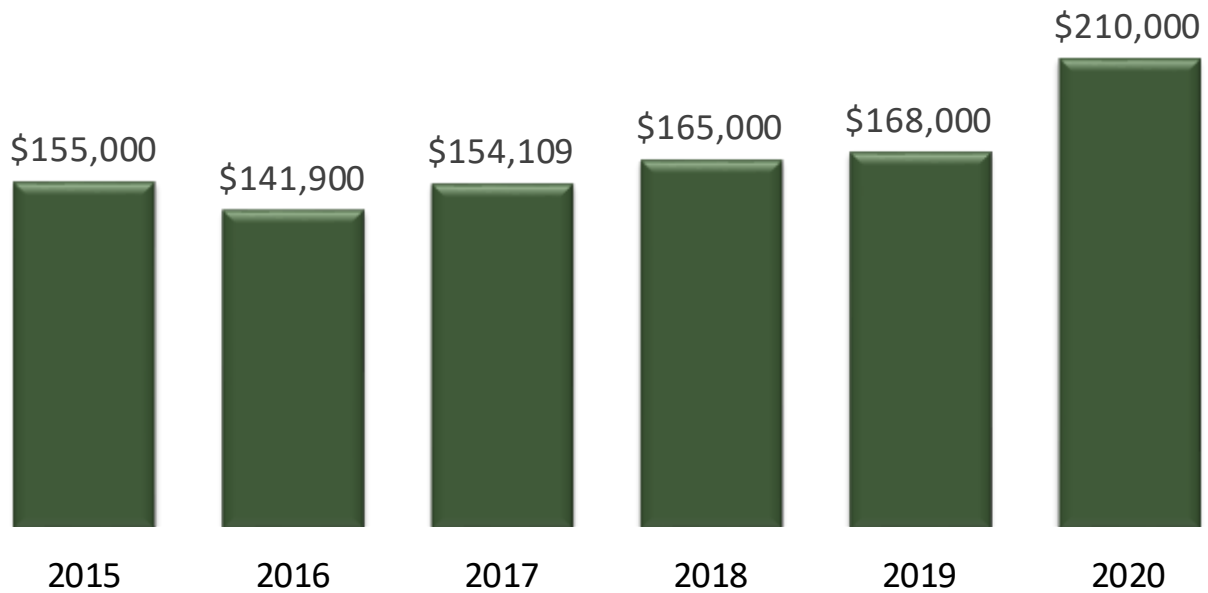
## Annual Median Sales Price



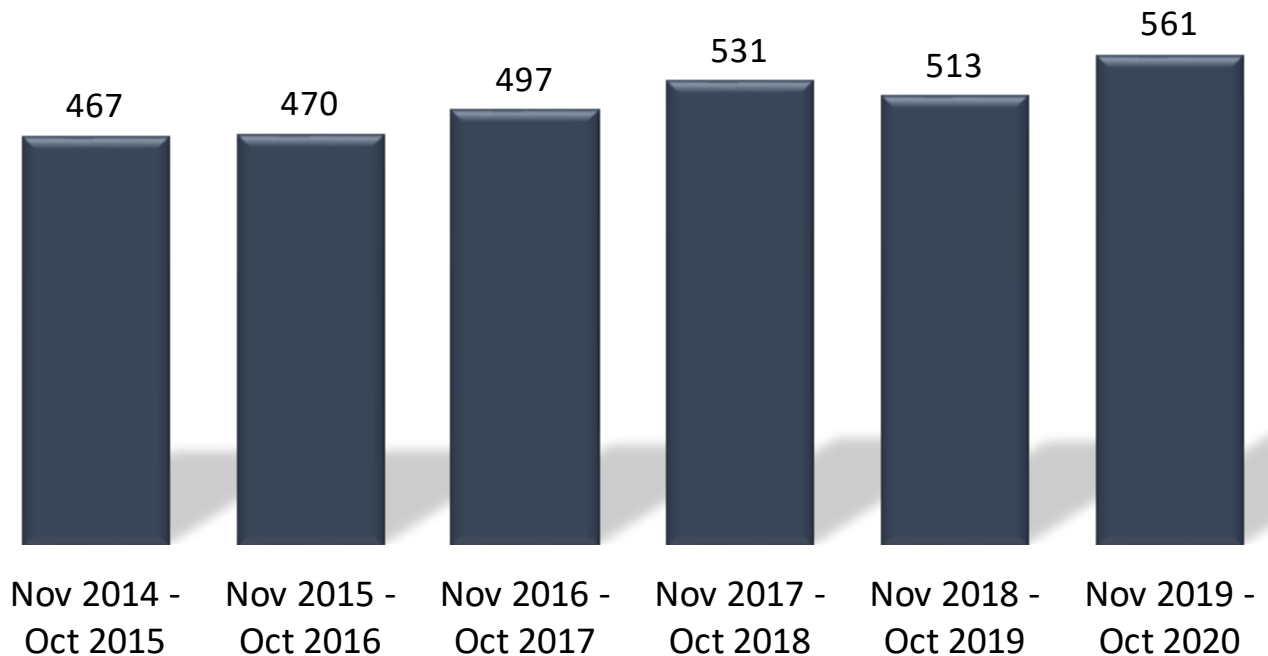
## Median Sales Price by Quarter



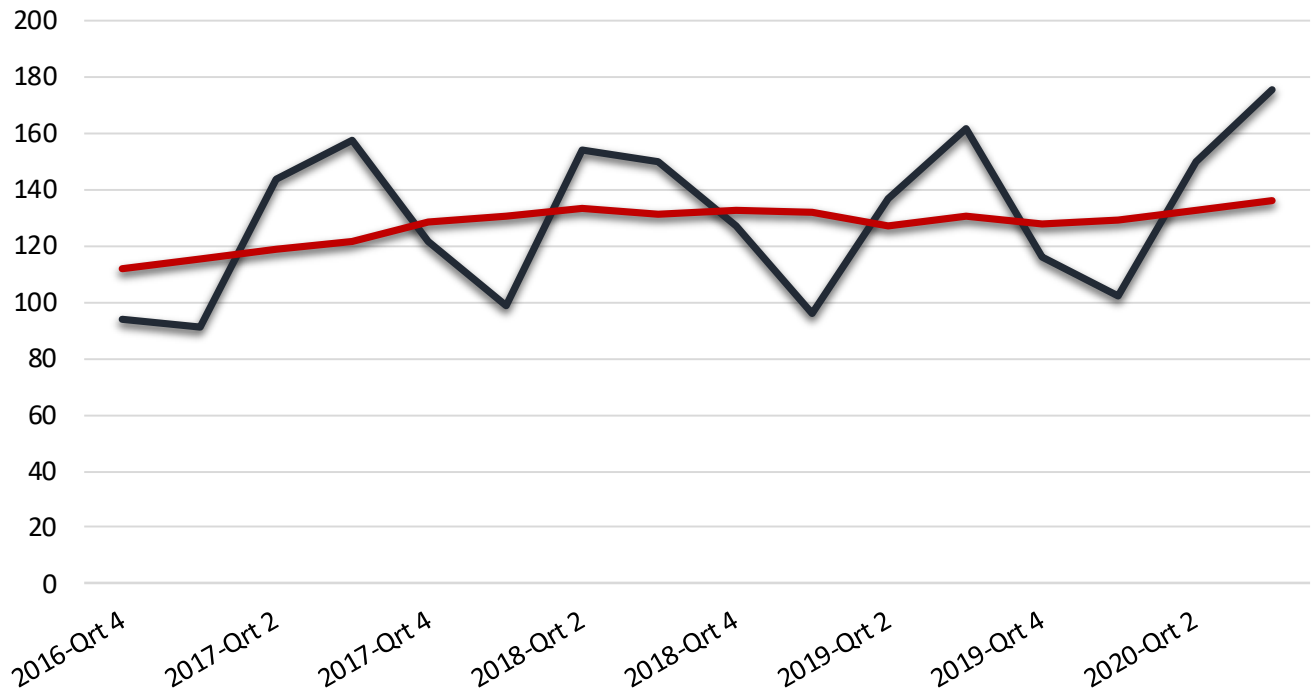
## 3rd Qtr Year over Year Median Sales Price



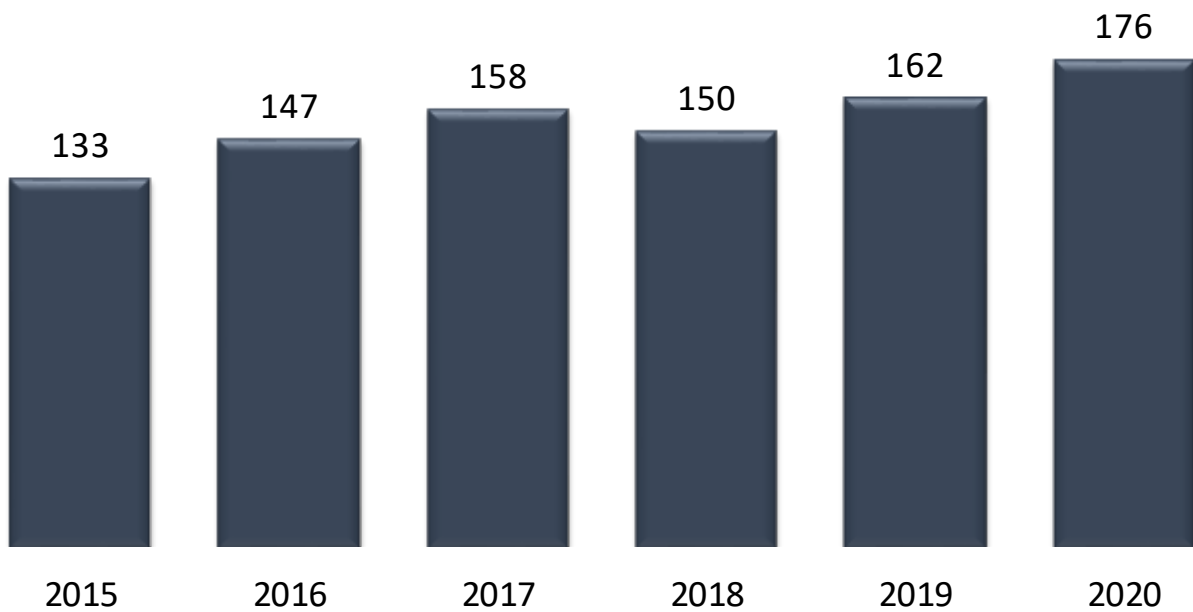
## Annual Sales Volume



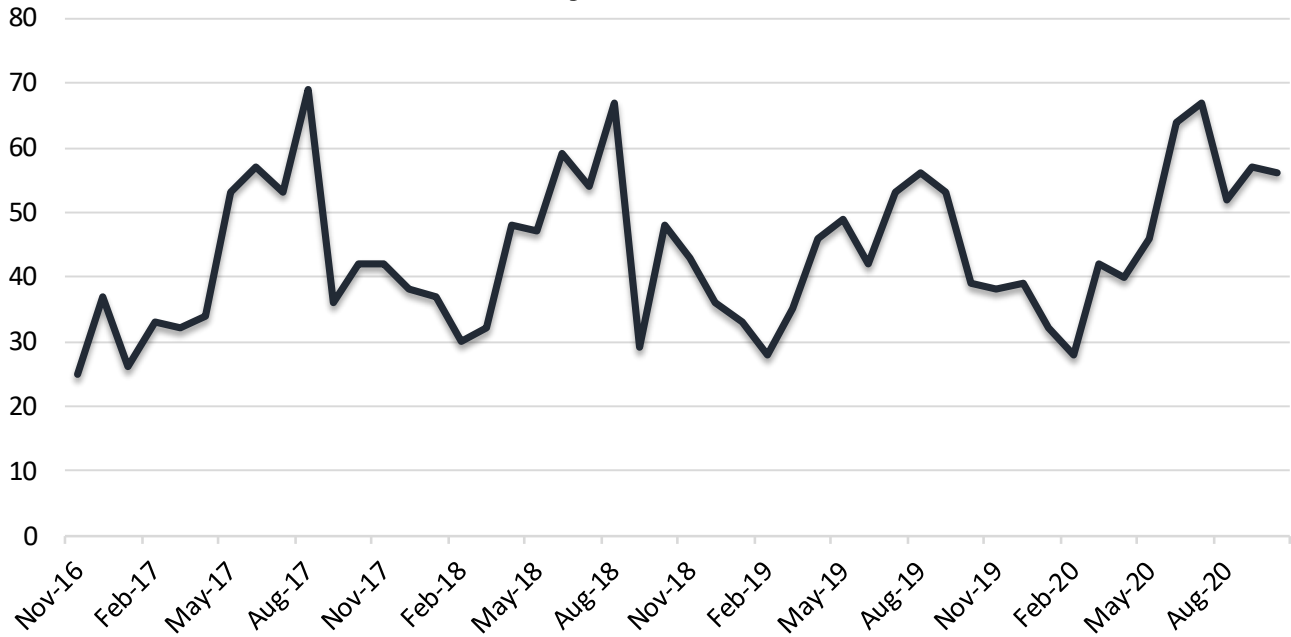
## Sales Volume by Quarter



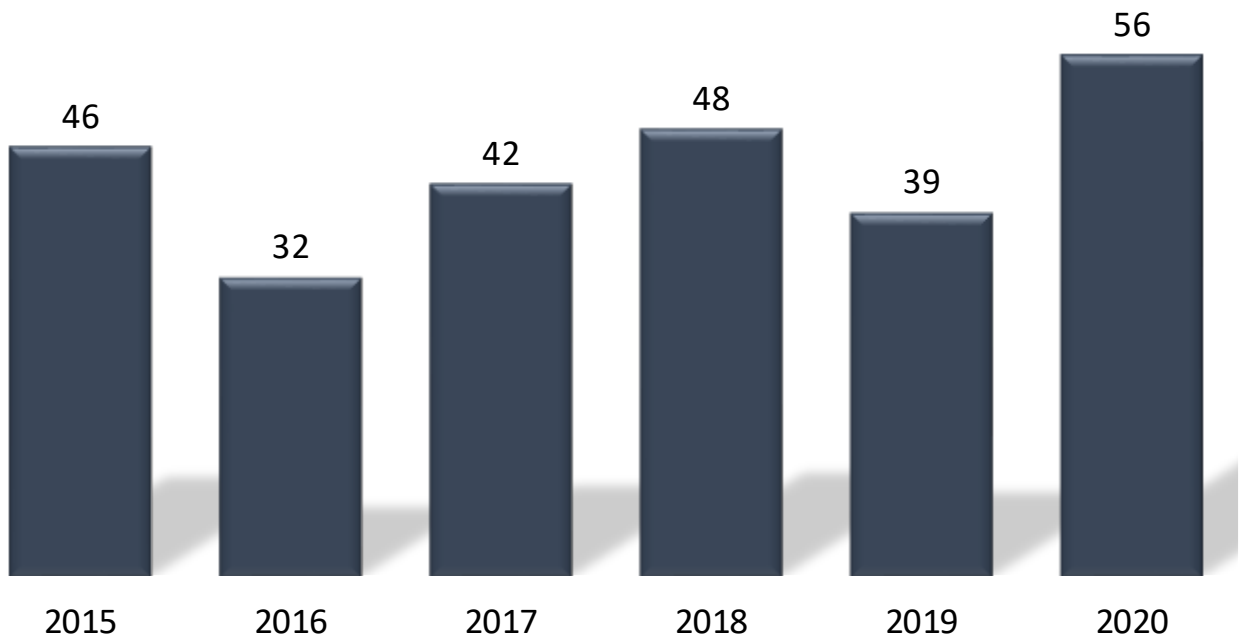
## 3rd Qtr Year over Year Sales Volume

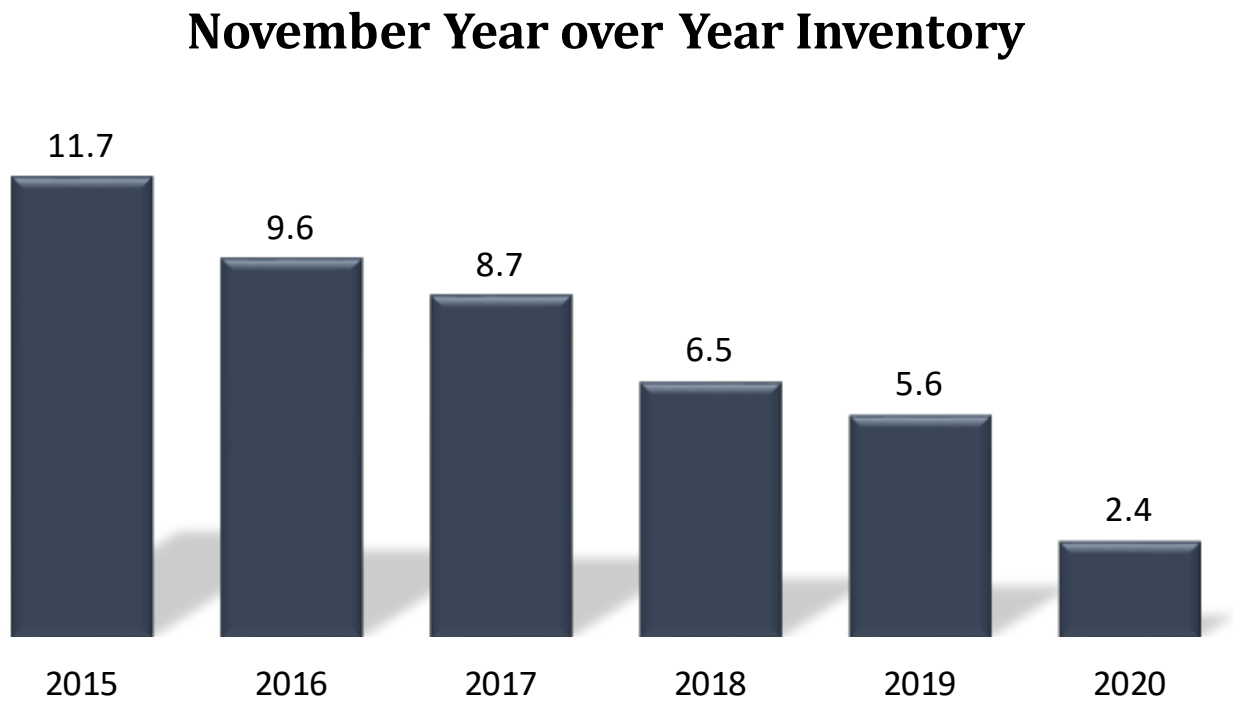
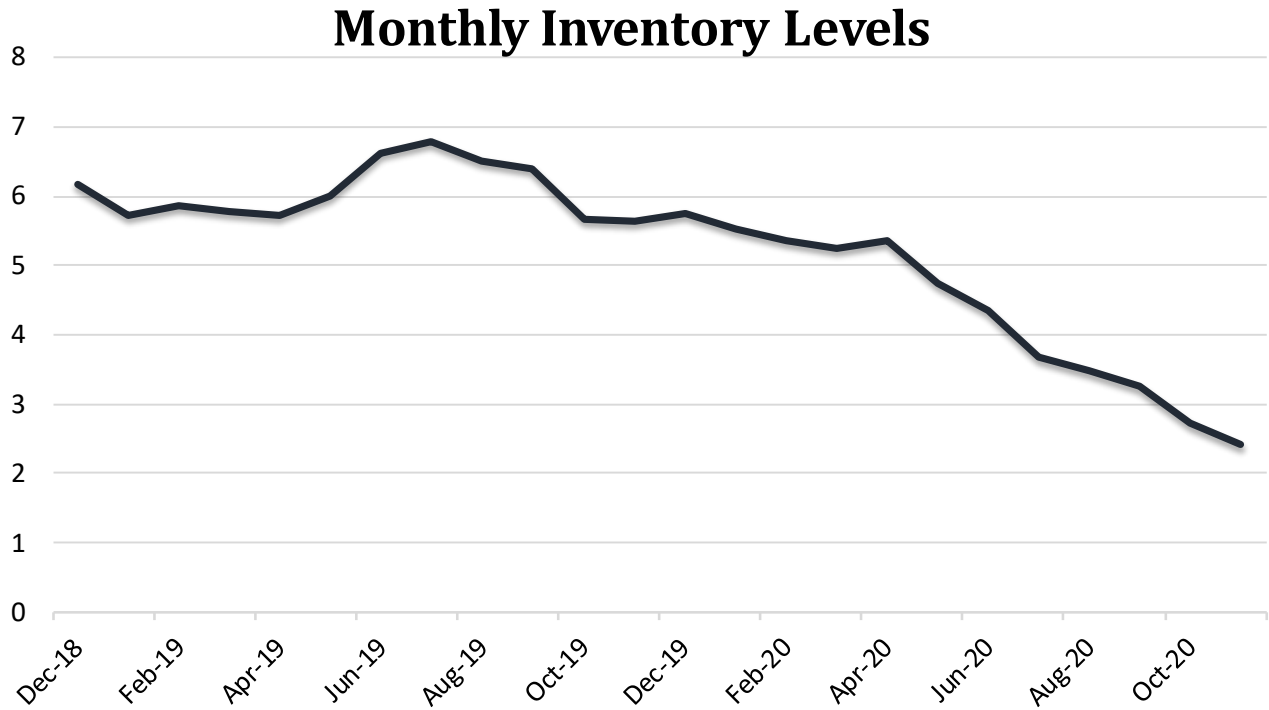


## Monthly Sales Volume

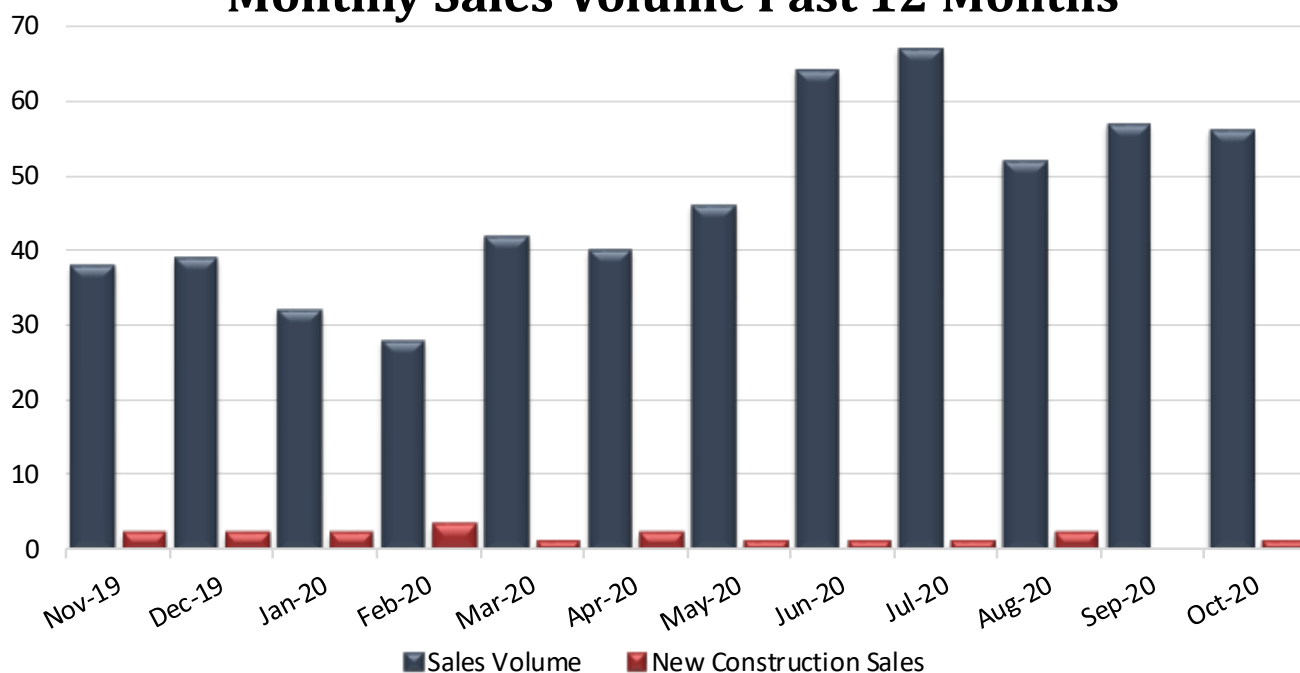


## October Year over Year Sales Volume

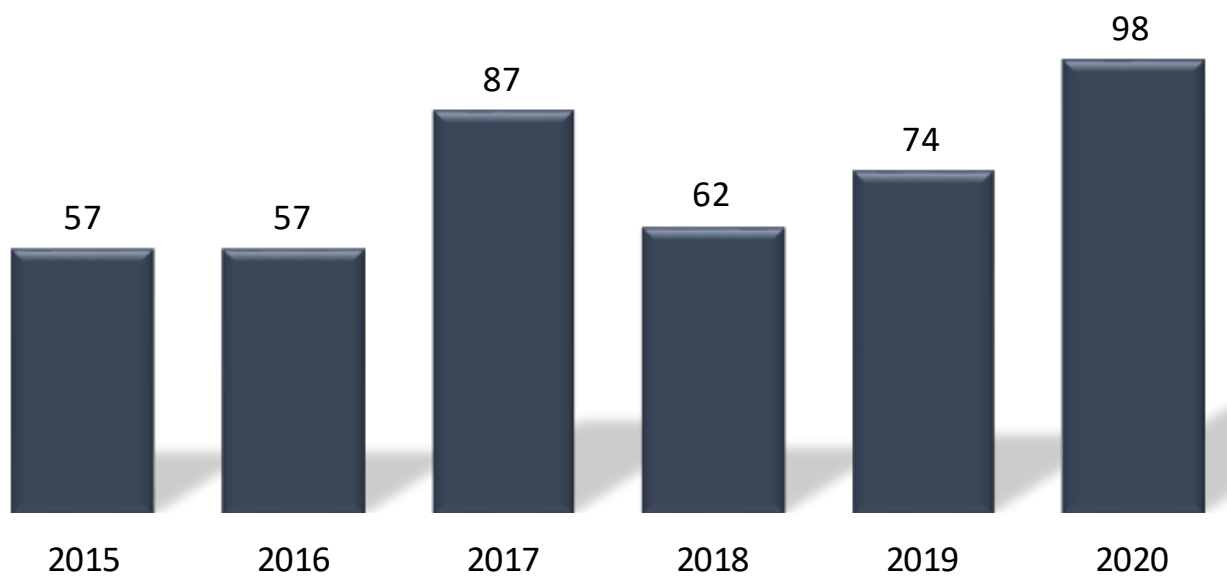




## Monthly Sales Volume Past 12 Months

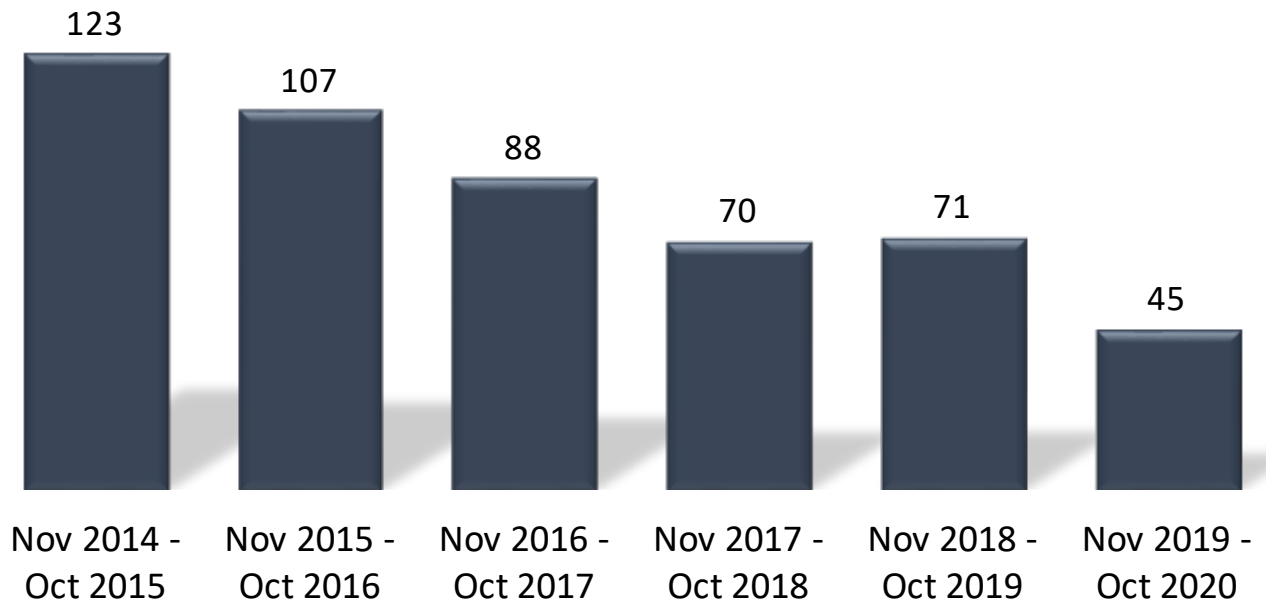


## November Year over Year Pending Sales

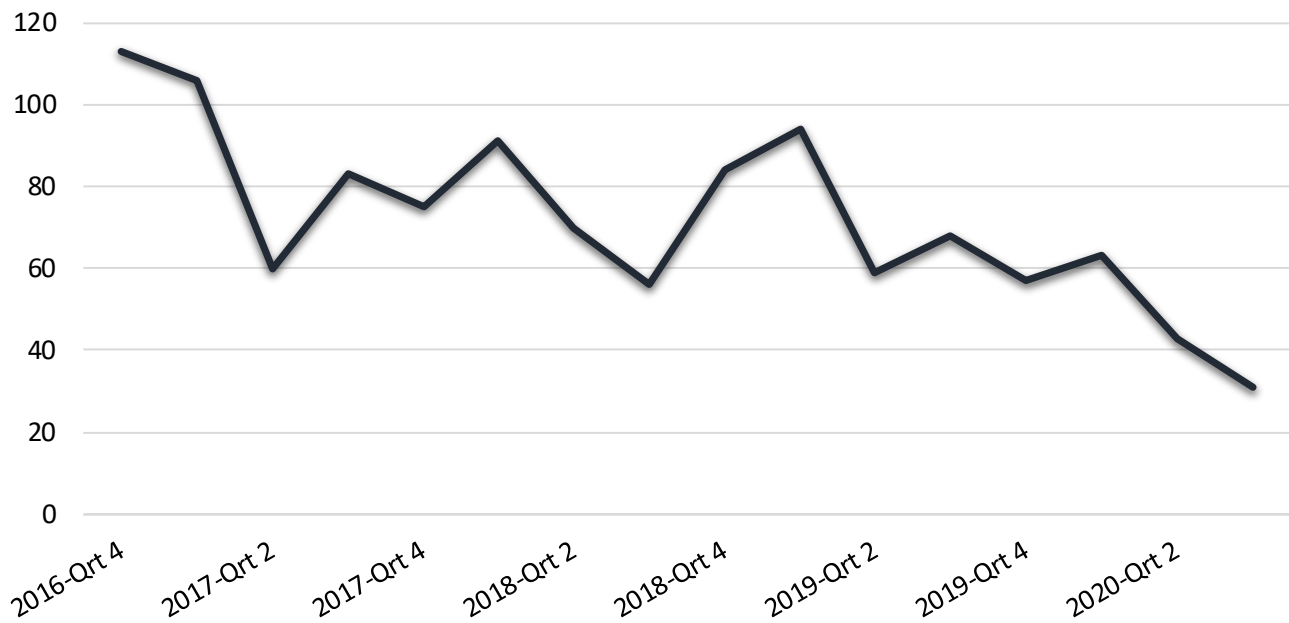




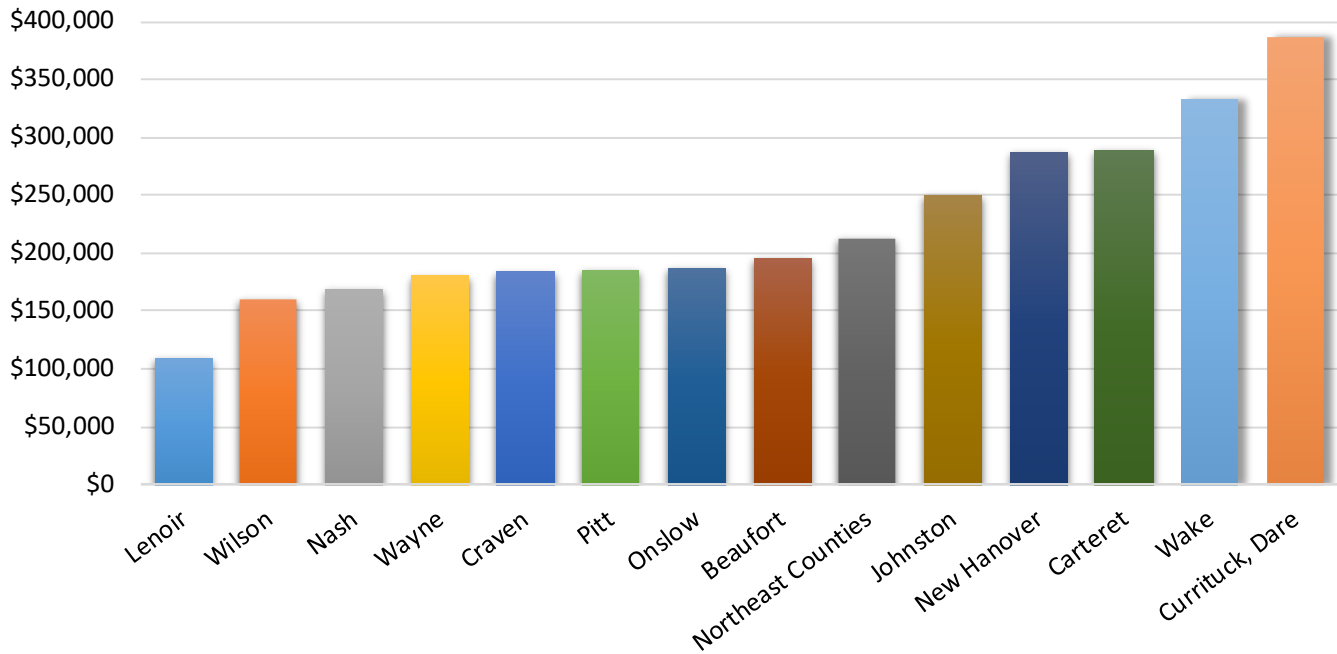
## Annual Median Days on the Market



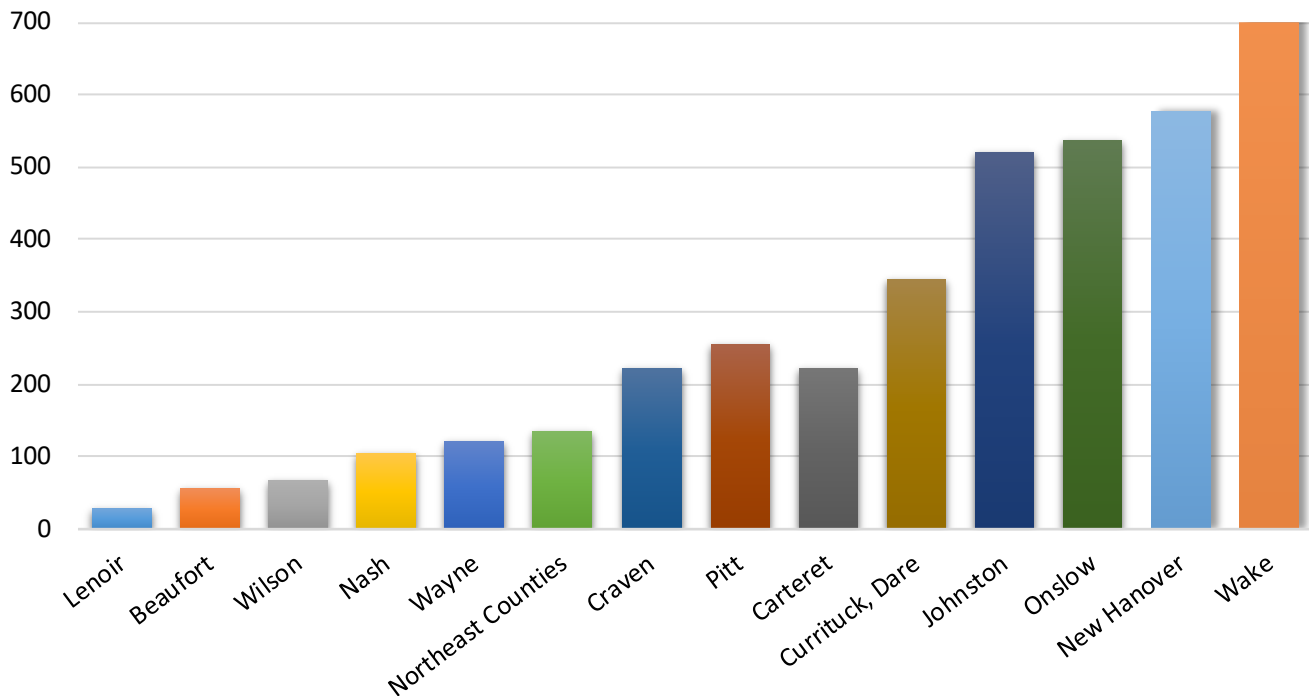
## Median Days on Market by Quarter



## Current Year Median Sales Price by County

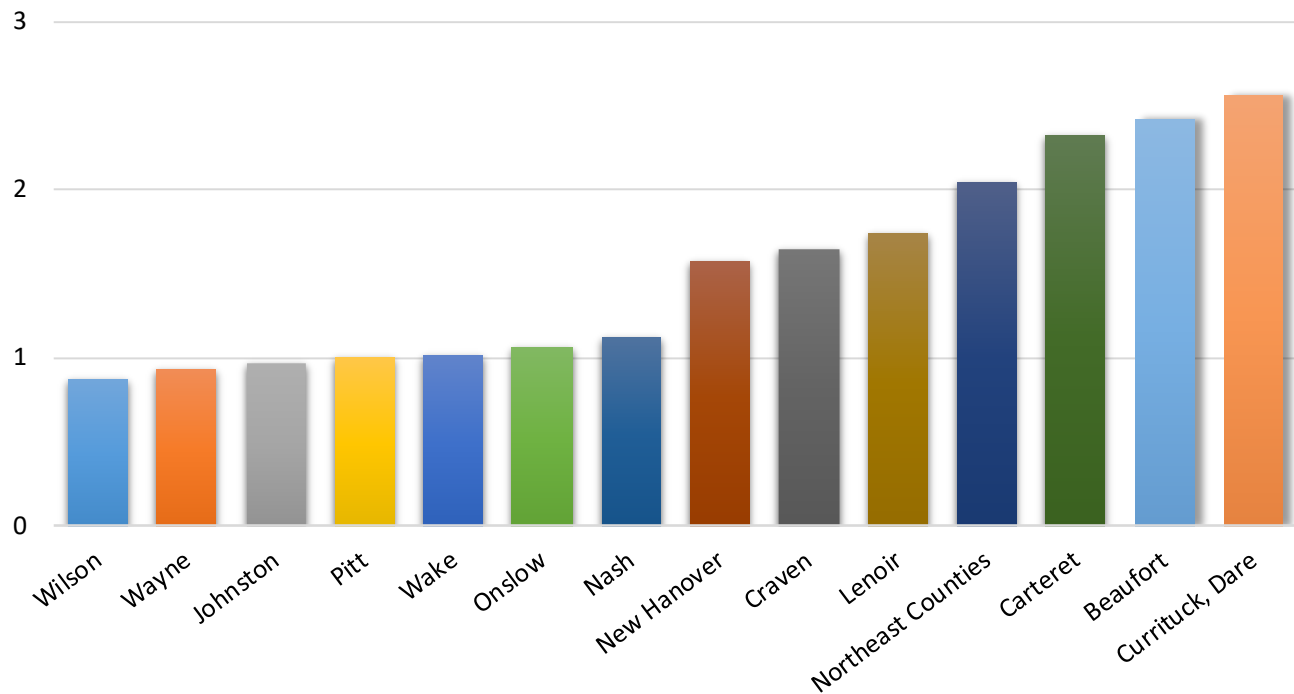


## Current Month Sales Volume by County



\*Wake County is off the chart at 2,130 sales

## Comparison of Inventory Levels by County (Months)



## New Construction Inventory Levels by County (Months)

