

CAROLINA / KURE BEACH



Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
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Sunday, June 26

2022

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Waypost

REALTY

with **BUDDY BLAKE**

REAL ESTATE MARKET REPORT CAROLINA / KURE BEACH

Sunday, June 26, 2022

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MARKET SUMMARY TABLE		64 PENDING ^[2]				55 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)		Est. Mos.		
A = Average Value M = Median Value N/A = Not Available		94 ACTIVE ^[1]				330 SOLD/CLOSED (last 6 months) ^[4]								
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	
Low	High													
\$0	\$199,999	0			0		0	1	A	\$ 174,900	\$ 174,900	\$ 190,000	109%	N/A
									M	\$ 174,900	\$ 174,900	\$ 190,000	109%	
\$200,000	\$399,999	8	A 36 M 28	\$ 372,174 \$ 372,498	4	33%	5	77	A 20 M 7	\$ 338,794 \$ 345,000	\$ 337,026 \$ 335,000	\$ 327,923 \$ 330,000	97%	0.6
\$400,000	\$599,999	26	A 25 M 15	\$ 513,823 \$ 499,450	14	35%	11	116	A 27 M 5	\$ 492,432 \$ 499,450	\$ 486,775 \$ 499,000	\$ 493,422 \$ 500,000	101%	1.3
\$600,000	\$799,999	22	A 36 M 24	\$ 723,368 \$ 707,500	22	50%	10	75	A 29 M 6	\$ 674,962 \$ 675,000	\$ 673,294 \$ 674,900	\$ 674,432 \$ 665,000	100%	1.8
\$800,000	\$999,999	18	A 65 M 62	\$ 909,586 \$ 912,450	13	42%	8	33	A 42 M 12	\$ 886,054 \$ 874,900	\$ 887,963 \$ 862,500	\$ 875,430 \$ 850,000	99%	3.3
\$1,000,000	\$1,199,999	5	A 69 M 53	\$ 1,126,000 \$ 1,100,000	5	50%	9	11	A 16 M 19	\$ 1,116,255 \$ 1,150,000	\$ 1,109,436 \$ 1,100,000	\$ 1,094,364 \$ 1,090,000	99%	2.7
\$1,200,000	\$1,399,999	9	A 61 M 46	\$ 1,297,211 \$ 1,290,000	3	25%	7	10	A 29 M 8	\$ 1,280,046 \$ 1,285,000	\$ 1,285,046 \$ 1,285,000	\$ 1,269,596 \$ 1,261,250	99%	5.4
\$1,400,000	\$1,599,999	2	A 48 M 48	\$ 1,500,000 \$ 1,500,000	2	50%	2	3	A 32 M 26	\$ 1,549,667 \$ 1,450,000	\$ 1,549,667 \$ 1,450,000	\$ 1,416,667 \$ 1,420,000	91%	4
\$1,600,000	\$1,799,999	2	A 218 M 218	\$ 1,649,950 \$ 1,649,950	0		2	1	A 2 M 2	\$ 1,695,000 \$ 1,695,000	\$ 1,695,000 \$ 1,695,000	\$ 1,695,000 \$ 1,695,000	100%	12
\$1,800,000	\$1,999,999	2	A 263 M 263	\$ 1,849,500 \$ 1,849,500	1	33%	0	1	A 7 M 7	\$ 1,850,000 \$ 1,850,000	\$ 1,850,000 \$ 1,850,000	\$ 1,850,000 \$ 1,850,000	100%	12
\$2,000,000	\$2,199,999	0			0		1	1	A 4 M 4	\$ 2,000,000 \$ 2,000,000	\$ 2,000,000 \$ 2,000,000	\$ 2,000,000 \$ 2,000,000	100%	N/A
\$2,200,000	\$2,399,999	0			0		0	0						
\$2,400,000	\$2,599,999	0			0		0	1	A 31 M 31	\$ 2,300,000 \$ 2,300,000	\$ 2,650,000 \$ 2,650,000	\$ 2,585,000 \$ 2,585,000	98%	N/A
\$2,600,000	\$2,799,999	0			0		0	0						
\$2,800,000	+	0			0		0	0						
Market Totals		94			64	41%	55	330						1.7
Market Averages		52		\$ 807,737				27		\$ 608,543	\$ 606,939	\$ 603,826	99%	
Market Medians		32		\$ 745,750				6		\$ 542,450	\$ 539,700	\$ 547,500	101%	

Date Range (Off-Market & Sold) = 12/26/2021 to 06/26/2022

Data believed to be accurate but not guaranteed.

Status = [1] Active; [2] Pending; [3] Cancelled, Expired, Withdrawn; [4] Closed

City = Carolina Beach, Kure Beach

Property Type = A

Favors Sellers Favors Buyers

Sunday, June 26, 2022

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1. PROPERTIES FOR SALE (ACTIVE)

- Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- Days on Market (DOM):** The marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- Current List Price:** The price that a property seller is currently asking.

2. CONTRACTS PENDING

- Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- Pending Ratio:** Sometimes called a “list-to-pending ratio”. This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen

(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

- Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

4. PROPERTIES SOLD (CLOSED CONTRACT)

- Number Sold:** The number of properties that have gone to a closing in the last 6 months.
- Days on Market (DOM):** The marketing time it has taken properties to sell in the last 6 months.
- Original List Price:** The price at which a sold property was originally marketed.
- Final List Price:** The price at which a sold property was marketed just prior to selling.
- Sold/Closed Price:** The price for which a property sold.
- List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Sold Price}}{\text{Final List Price}}$$

5. ABSORPTION RATE / MONTHS OF INVENTORY

- Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.