

REAL ESTATE MARKET REPORT  
**JACKSONVILLE, NC**



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Sunday, June 26  
**2022**

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# REAL ESTATE MARKET REPORT JACKSONVILLE, NC

Sunday, June 26, 2022

**Buddy Blake**  
Waypost Realty  
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MARKET SUMMARY TABLE		383 PENDING <sup>[2]</sup>					59 OFF-MARKET (last 6 mos) <sup>[3]</sup>					ABSORPTION RATE (months of inventory)		Est. Mos.
A = Average Value M = Median Value N/A = Not Available		144 ACTIVE <sup>[1]</sup>			Num #	Pend Ratio	Num #	1387 SOLD/CLOSED (last 6 months) <sup>[4]</sup>				List-Sale Ratio		
Price Range	Low	High	Num #	Days on Market				Current List Price	Num #	Num #	Days on Market		Original List Price	Final List Price
\$0	\$49,999	0				0	1	2	A 77 \$ 51,500	\$ 40,000	\$ 34,000	85%	N/A	
									M 77 \$ 51,500	\$ 40,000	\$ 34,000	85%		
\$50,000	\$99,999	2	A 15 \$ 94,450			3	4	15	A 19 \$ 90,016	\$ 83,153	\$ 78,217	94%	0.8	
			M 15 \$ 94,450						M 3 \$ 85,000	\$ 79,990	\$ 79,000	99%		
\$100,000	\$149,999	8	A 29 \$ 132,781			17	9	87	A 25 \$ 132,958	\$ 131,595	\$ 130,383	99%	0.6	
			M 9 \$ 138,425						M 7 \$ 135,000	\$ 135,000	\$ 134,000	99%		
\$150,000	\$199,999	11	A 19 \$ 175,982			75	16	371	A 11 \$ 173,759	\$ 174,166	\$ 175,685	101%	0.2	
			M 14 \$ 179,500						M 4 \$ 174,900	\$ 174,500	\$ 175,000	100%		
\$200,000	\$249,999	21	A 14 \$ 229,355			62	7	335	A 10 \$ 217,308	\$ 217,340	\$ 222,214	102%	0.4	
			M 3 \$ 227,000						M 3 \$ 218,000	\$ 217,000	\$ 222,500	103%		
\$250,000	\$299,999	37	A 14 \$ 284,812			76	13	299	A 8 \$ 268,036	\$ 268,035	\$ 272,970	102%	0.7	
			M 10 \$ 289,900						M 3 \$ 266,500	\$ 265,900	\$ 272,000	102%		
\$300,000	\$349,999	35	A 30 \$ 320,543			74	5	164	A 8 \$ 307,055	\$ 309,674	\$ 318,807	103%	1.3	
			M 17 \$ 319,900						M 3 \$ 306,500	\$ 309,450	\$ 316,000	102%		
\$350,000	\$399,999	15	A 39 \$ 365,575			45	3	52	A 25 \$ 353,239	\$ 358,037	\$ 368,446	103%	1.7	
			M 20 \$ 360,000						M 3 \$ 355,500	\$ 360,500	\$ 366,750	102%		
\$400,000	\$449,999	7	A 43 \$ 427,963			19	0	36	A 18 \$ 511,250	\$ 411,045	\$ 416,709	101%	1.2	
			M 19 \$ 432,000						M 4 \$ 404,500	\$ 411,450	\$ 415,000	101%		
\$450,000	\$499,999	2	A \$ 469,889			10	1	9	A 4 \$ 460,606	\$ 461,828	\$ 463,162	100%	1.3	
			M \$ 469,889						M 1 \$ 455,555	\$ 456,000	\$ 460,000	101%		
\$500,000	\$549,999	1	A 93 \$ 515,000			0	0	7	A 60 \$ 540,114	\$ 529,857	\$ 518,571	98%	0.9	
			M 93 \$ 515,000						M 8 \$ 525,000	\$ 519,000	\$ 519,000	100%		
\$550,000	\$599,999	1	A 45 \$ 550,000			2	0	3	A 3 \$ 552,600	\$ 552,600	\$ 573,333	104%	2	
			M 45 \$ 550,000						M 3 \$ 542,900	\$ 542,900	\$ 575,000	106%		
\$600,000	\$649,999	0				0	0	6	A 30 \$ 670,800	\$ 665,800	\$ 632,083	95%	N/A	
									M 21 \$ 662,500	\$ 649,950	\$ 635,000	98%		
\$650,000	\$699,999	1	A 20 \$ 675,500			0	0	0						
			M 20 \$ 675,500											
\$700,000	+	3	A 182 \$ 911,333			0	0	1	A \$ 735,000	\$ 735,000	\$ 735,000	100%	18	
			M 31 \$ 775,000						M \$ 735,000	\$ 735,000	\$ 735,000	100%		
<b>Market Totals</b>		<b>144</b>				<b>383</b>	<b>73%</b>	<b>59</b>	<b>1387</b>				<b>0.6</b>	
<b>Market Averages</b>		<b>27</b>	<b>\$ 303,153</b>						<b>12</b>	<b>\$ 239,294</b>	<b>\$ 237,057</b>	<b>\$ 241,034</b>	<b>102%</b>	
<b>Market Medians</b>		<b>12</b>	<b>\$ 294,950</b>						<b>3</b>	<b>\$ 225,000</b>	<b>\$ 225,000</b>	<b>\$ 230,000</b>	<b>102%</b>	

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 = Jacksonville

Sub-Type = Single Family Residence

Favors Sellers Favors Buyers

Sunday, June 26, 2022

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### 1. PROPERTIES FOR SALE (ACTIVE)

- a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- b. **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.
- c. **Current List Price:** The price that a property seller is currently asking.

### 2. CONTRACTS PENDING

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **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

- a. **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)

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

- a. **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.