

OGDEN / PORTERS NECK



Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
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19	20	21	22	23	24	25
26	27	28	29	30		

Sunday, June 26

2022

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Waypost

REALTY

with **BUDDY BLAKE**

REAL ESTATE MARKET REPORT OGDEN / PORTERS NECK

Sunday, June 26, 2022

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MARKET SUMMARY TABLE		71 PENDING ^[2]					19 OFF-MARKET (last 6 mos) ^[3]					ABSORPTION RATE (months of inventory)		Est. Mos.		
A = Average Value M = Median Value N/A = Not Available		41 ACTIVE ^[1]			Num #	Pend Ratio	Num #	346 SOLD/CLOSED (last 6 months) ^[4]				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	Sold/Closed Price	List-Sale Ratio
\$0 - \$299,999	A	220	2	220	\$ 277,000	7	78%	2	58	A	5	\$ 257,109	\$ 256,305	\$ 264,668	103%	0.2
	M	220			\$ 277,000					M	3	\$ 261,750	\$ 260,000	\$ 269,250	104%	
\$300,000 - \$599,999	A	23	10	23	\$ 402,100	43	81%	7	216	A	14	\$ 412,376	\$ 411,304	\$ 421,264	102%	0.3
	M	9			\$ 400,000					M	4	\$ 392,500	\$ 389,950	\$ 400,000	103%	
\$600,000 - \$899,999	A	57	16	57	\$ 762,681	21	57%	4	50	A	23	\$ 699,296	\$ 698,926	\$ 708,078	101%	1.9
	M	36			\$ 775,000					M	5	\$ 693,200	\$ 697,450	\$ 708,750	102%	
\$900,000 - \$1,199,999	A	57	4	57	\$ 1,027,275	0		2	13	A	19	\$ 1,009,754	\$ 1,005,062	\$ 1,026,908	102%	1.8
	M	57			\$ 1,042,550					M	3	\$ 975,000	\$ 949,900	\$ 999,900	105%	
\$1,200,000 - \$1,499,999	A	30	1	30	\$ 1,375,000	0		1	4	A	142	\$ 1,144,298	\$ 1,256,213	\$ 1,256,213	100%	1.5
	M	30			\$ 1,375,000					M	112	\$ 1,139,225	\$ 1,263,050	\$ 1,263,050	100%	
\$1,500,000 - \$1,799,999			0			0		0	0							
\$1,800,000 - \$2,099,999	A	104	0			0		0	1	A	104	\$ 2,150,000	\$ 1,950,000	\$ 1,950,000	100%	N/A
	M	104			\$ 2,150,000					M	104	\$ 2,150,000	\$ 1,950,000	\$ 1,950,000	100%	
\$2,100,000 - \$2,399,999	A	24	1	24	\$ 2,100,000	0		0	0							
\$2,400,000 - \$2,699,999	A	36	1	36	\$ 2,650,000	0		0	0							
	M	36			\$ 2,650,000											
\$2,700,000 - \$2,999,999			0			0		0	0							
\$3,000,000 - \$3,299,999			0			0		0	0							
\$3,300,000 - \$3,599,999			0			0		0	0							
\$3,600,000 - \$3,899,999	A	88	1	88	\$ 3,700,000	0		1	0							
	M	88			\$ 3,700,000											
\$3,900,000 - \$4,199,999			0			0		0	0							
\$4,200,000 +	A	73	5	73	\$ 8,158,000	0		2	4	A	5	\$ 5,997,500	\$ 8,450,000	\$ 7,937,500	94%	7.5
	M	31			\$ 9,500,000					M	5	\$ 6,000,000	\$ 8,700,000	\$ 8,125,000	93%	
Market Totals			41			71	63%	19	346							0.7
Market Averages			57		\$1,743,951				15	\$ 528,308	\$ 556,342	\$ 560,180	101%			
Market Medians			31		\$ 775,000				4	\$ 400,000	\$ 399,950	\$ 415,000	104%			

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

Zip Code = 28411

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.