

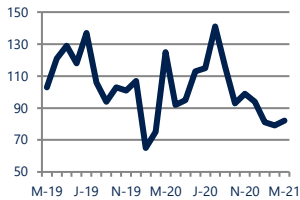
Focus On: Carpenter and Upchurch Area Housing Market

March 2021

Zip Code(s): 27519

Units Sold

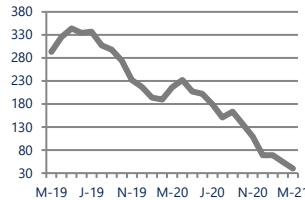
82



Down -34%
Vs. Year Ago

Active Inventory

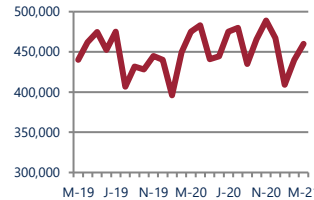
40



Down -81%
Vs. Year Ago

Median Sale Price

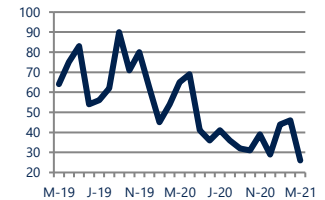
\$460,000



Down -3%
Vs. Year Ago

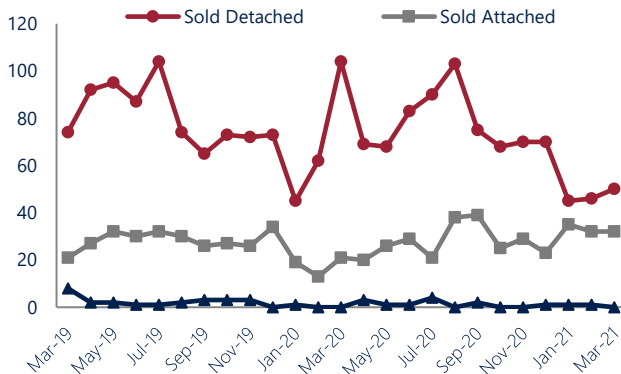
Days On Market

26



Down -60%
Vs. Year Ago

Units Sold*



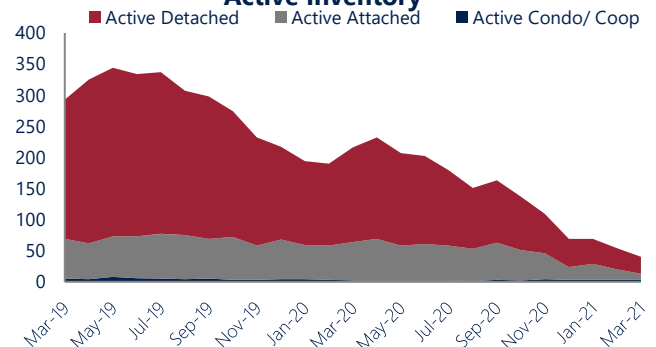
Units Sold

There was an increase in total units sold in March, with 82 sold this month in Carpenter and Upchurch Area versus 79 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 34% versus March 2020.

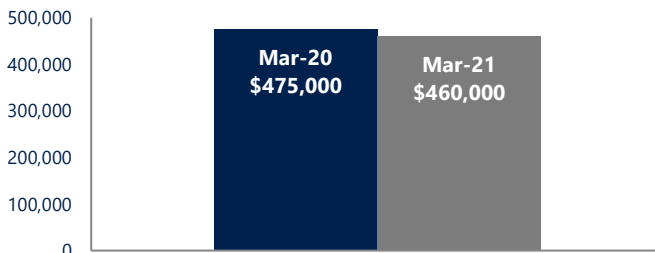
Active Inventory

Versus last year, the total number of homes available this month is lower by 176 units or 81%. The total number of active inventory this March was 40 compared to 216 in March 2020. This month's total of 40 is lower than the previous month's total supply of available inventory of 54, a decrease of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Carpenter and Upchurch Area Homes was \$475,000. This March, the median sale price was \$460,000, a decrease of 3% or \$15,000 compared to last year. The current median sold price is 5% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Carpenter and Upchurch Area are defined as properties listed in zip code/s 27519.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TRIANGLE and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TRIANGLE or Long & Foster Real Estate, Inc.

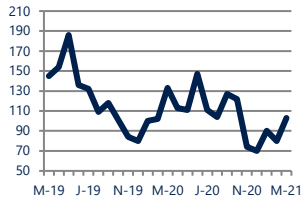


Focus On: Carpenter and Upchurch Area Housing Market

March 2021

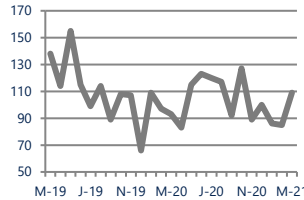
Zip Code(s): 27519

New Listings
103



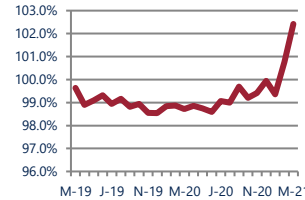
Down -23%
Vs. Year Ago

Current Contracts
109



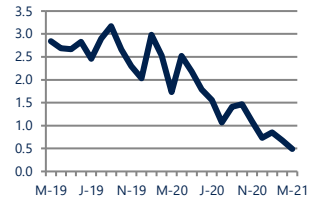
Up 17%
Vs. Year Ago

Sold Vs. List Price
102.4%

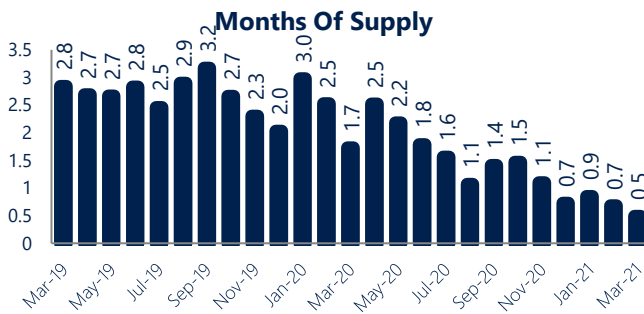


Up 3.7%
Vs. Year Ago

Months of Supply
0.5



Down -72%
Vs. Year Ago



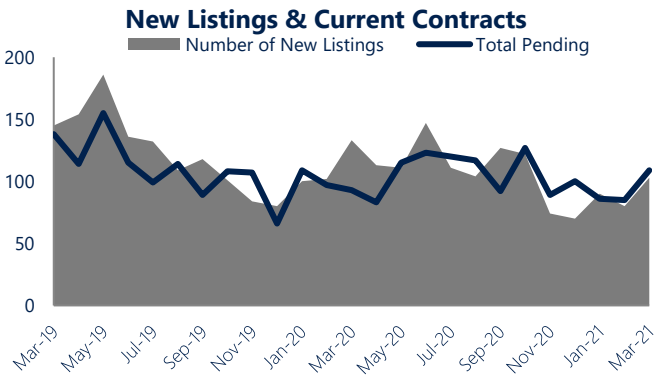
Months of Supply

In March, there was 0.5 months of supply available in Carpenter and Upchurch Area, compared to 1.7 in March 2020. That is a decrease of 72% versus a year ago.

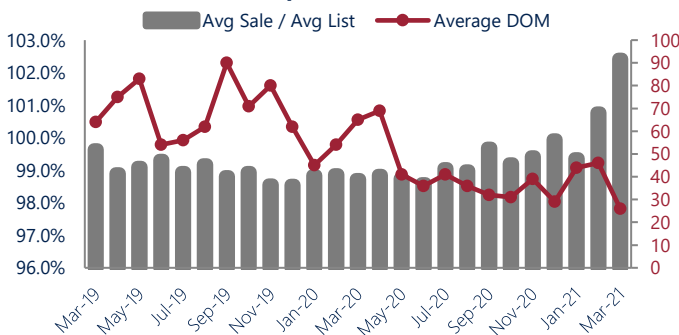
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 103 homes newly listed for sale in Carpenter and Upchurch Area compared to 133 in March 2020, a decrease of 23%. There were 109 current contracts pending sale this March compared to 93 a year ago. The number of current contracts is 17% higher than last March.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Carpenter and Upchurch Area was 102.4% of the average list price, which is 3.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 65, a decrease of 60%.



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