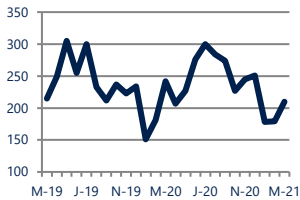


Focus On: Cary Area Housing Market

March 2021

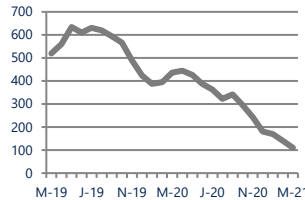
Zip Code(s): 27519, 27513, 27511 and, 27518

Units Sold
210



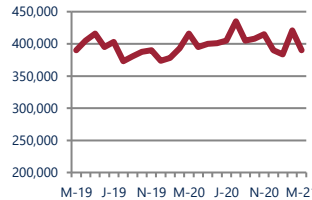
Down -13%
Vs. Year Ago

Active Inventory
110



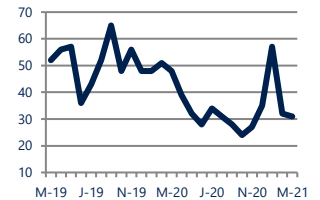
Down -75%
Vs. Year Ago

Median Sale Price
\$390,000



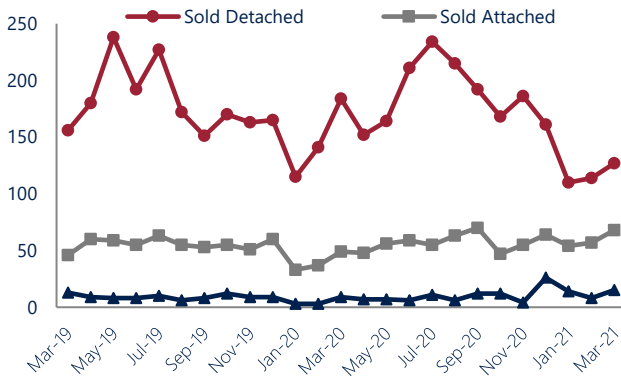
Down -6%
Vs. Year Ago

Days On Market
31



Down -35%
Vs. Year Ago

Units Sold*



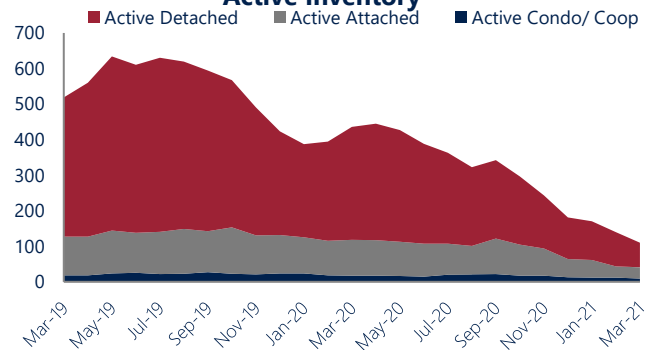
Units Sold

There was an increase in total units sold in March, with 210 sold this month in Cary Area versus 179 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 13% versus March 2020.

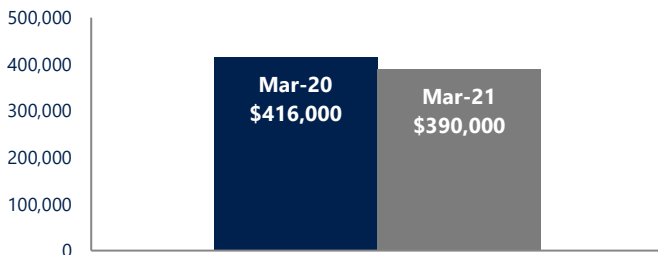
Active Inventory

Versus last year, the total number of homes available this month is lower by 326 units or 75%. The total number of active inventory this March was 110 compared to 436 in March 2020. This month's total of 110 is lower than the previous month's total supply of available inventory of 140, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Cary Area Homes was \$416,000. This March, the median sale price was \$390,000, a decrease of 6% or \$26,000 compared to last year. The current median sold price is 7% lower 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.



Cary Area are defined as properties listed in zip code/s 27519, 27513, 27511 and, 27518.

*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.

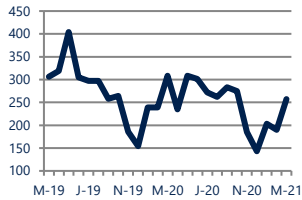


Focus On: Cary Area Housing Market

March 2021

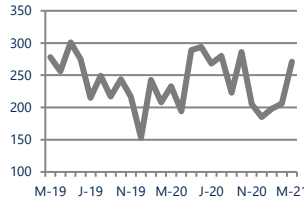
Zip Code(s): 27519, 27513, 27511 and, 27518

New Listings
257



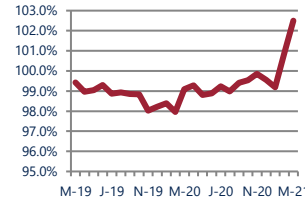
Down -17%
Vs. Year Ago

Current Contracts
271



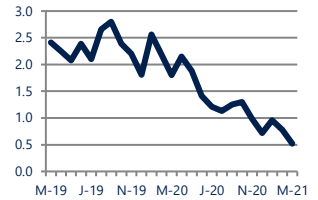
Up 16%
Vs. Year Ago

Sold Vs. List Price
102.5%

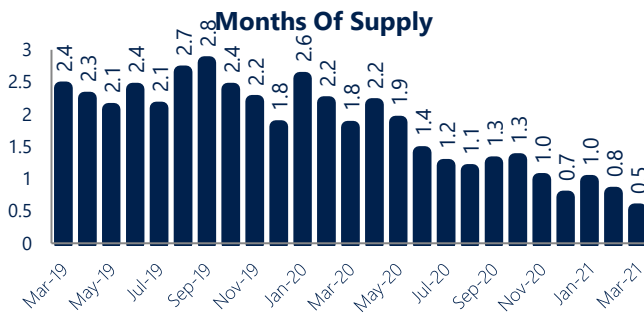


Up 3.4%
Vs. Year Ago

Months of Supply
0.5



Down -71%
Vs. Year Ago



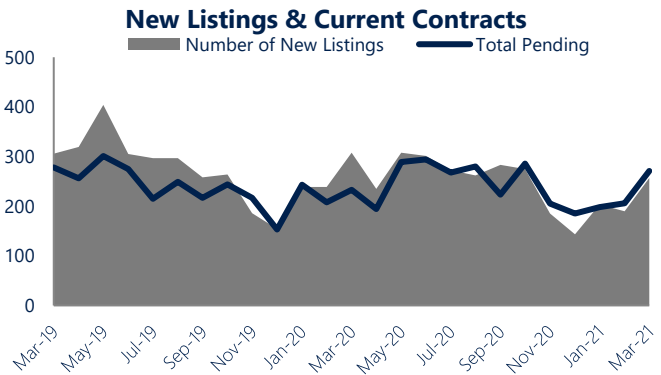
Months of Supply

In March, there was 0.5 months of supply available in Cary Area, compared to 1.8 in March 2020. That is a decrease of 71% versus a year ago.

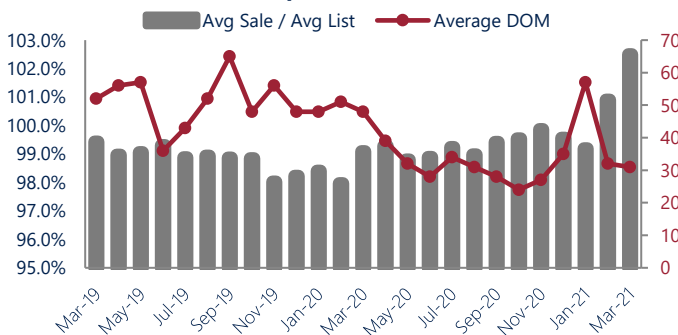
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 257 homes newly listed for sale in Cary Area compared to 308 in March 2020, a decrease of 17%. There were 271 current contracts pending sale this March compared to 233 a year ago. The number of current contracts is 16% higher than last March.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Cary Area was 102.5% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 48, a decrease of 35%.



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