

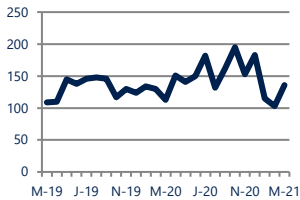
Focus On: East Durham Area Housing Market

March 2021

Zip Code(s): 27703

Units Sold

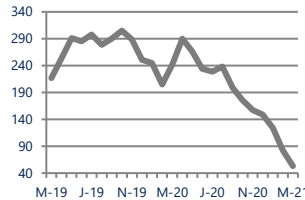
136



Up 20%
Vs. Year Ago

Active Inventory

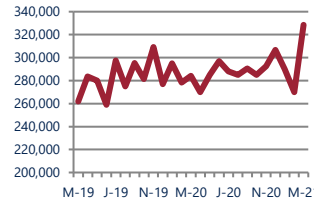
53



Down -78%
Vs. Year Ago

Median Sale Price

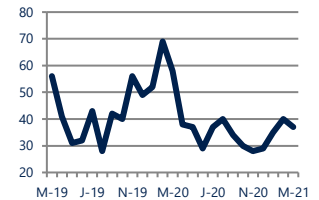
\$328,522



Up 16%
Vs. Year Ago

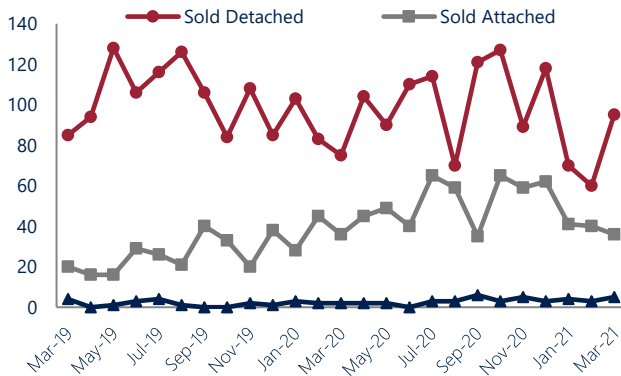
Days On Market

37



Down -36%
Vs. Year Ago

Units Sold*



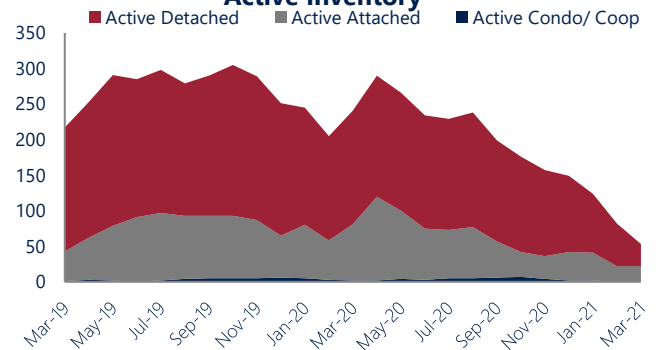
Units Sold

There was an increase in total units sold in March, with 136 sold this month in East Durham Area versus 103 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 20% versus March 2020.

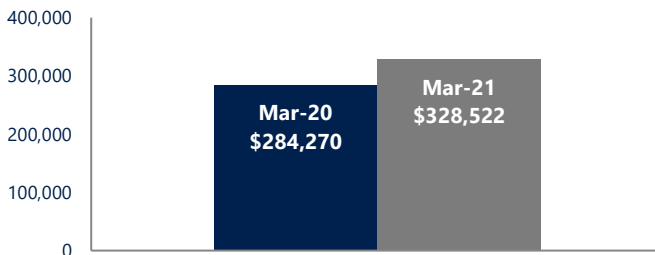
Active Inventory

Versus last year, the total number of homes available this month is lower by 188 units or 78%. The total number of active inventory this March was 53 compared to 241 in March 2020. This month's total of 53 is lower than the previous month's total supply of available inventory of 82, a decrease of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for East Durham Area Homes was \$284,270. This March, the median sale price was \$328,522, an increase of 16% or \$44,252 compared to last year. The current median sold price is 22% 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.

East Durham Area are defined as properties listed in zip code/s 27703.

*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.

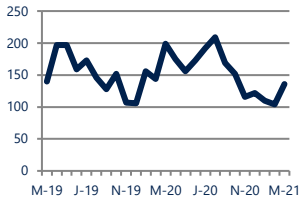
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Focus On: East Durham Area Housing Market

March 2021

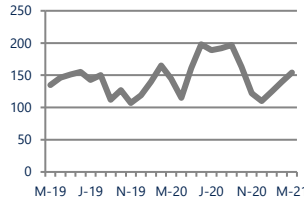
Zip Code(s): 27703

New Listings
136



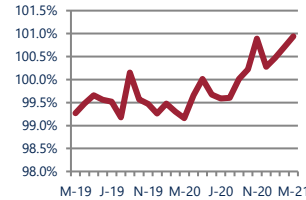
Down -32%
Vs. Year Ago

Current Contracts
154



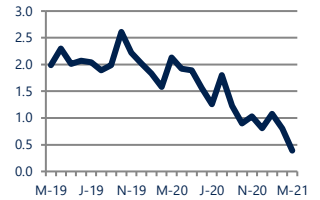
Up 6%
Vs. Year Ago

Sold Vs. List Price
100.9%

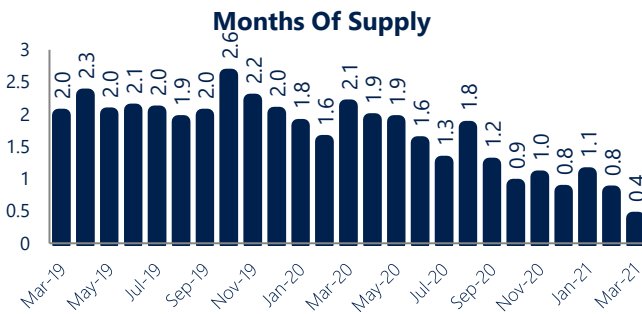


Up 1.8%
Vs. Year Ago

Months of Supply
0.4



Down -82%
Vs. Year Ago



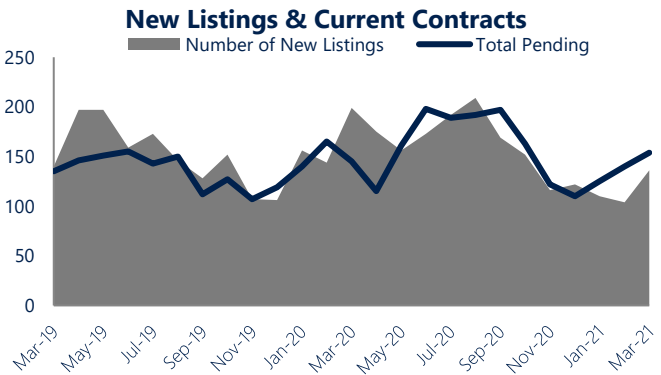
Months of Supply

In March, there was 0.4 months of supply available in East Durham Area, compared to 2.1 in March 2020. That is a decrease of 82% versus a year ago.

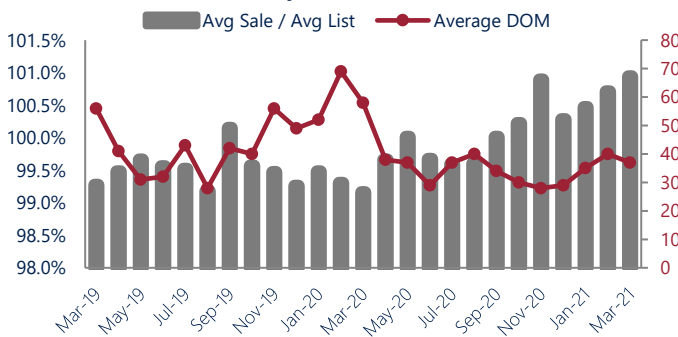
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 136 homes newly listed for sale in East Durham Area compared to 199 in March 2020, a decrease of 32%. There were 154 current contracts pending sale this March compared to 145 a year ago. The number of current contracts is 6% higher than last March.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in East Durham Area was 100.9% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 58, a decrease of 36%.



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