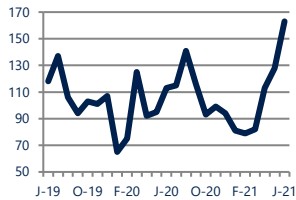


Focus On: Carpenter and Upchurch Area Housing Market

June 2021

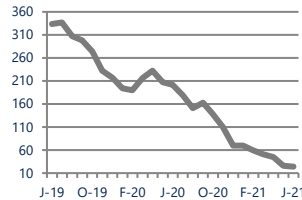
Zip Code(s): 27519

Units Sold
163



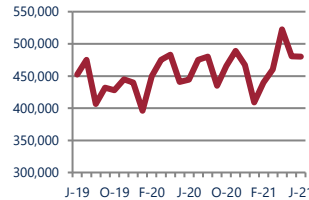
Up
Vs. Year Ago

Active Inventory
24



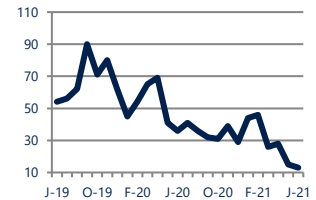
Down -88%
Vs. Year Ago

Median Sale Price
\$480,000

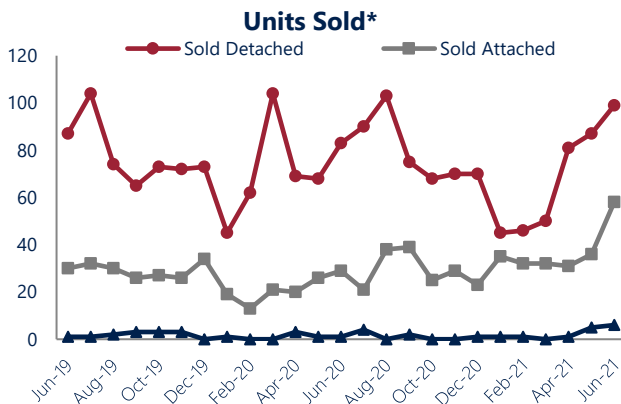


Up 8%
Vs. Year Ago

Days On Market
13



Down -64%
Vs. Year Ago

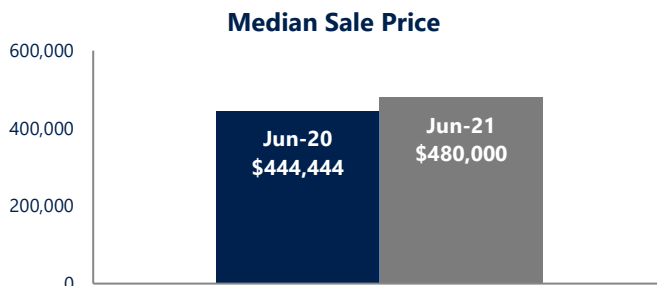
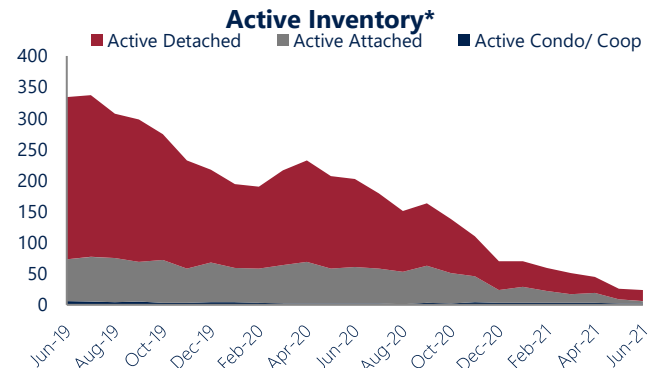


Units Sold

There was an increase in total units sold in June, with 163 sold this month in Carpenter and Upchurch Area. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 178 units or 88%. The total number of active inventory this June was 24 compared to 202 in June 2020. This month's total of 24 is lower than the previous month's total supply of available inventory of 26, a decrease of 8%.



Median Sale Price

Last June, the median sale price for Carpenter and Upchurch Area Homes was \$444,444. This June, the median sale price was approximately the same at \$480,000. The current median sold price is 8% higher than in June 2020.

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.

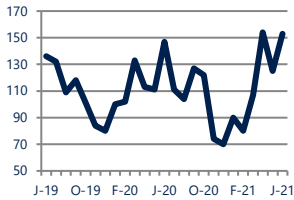
Information included in this report is based on data supplied by TRIANGLE and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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

Focus On: Carpenter and Upchurch Area Housing Market

June 2021

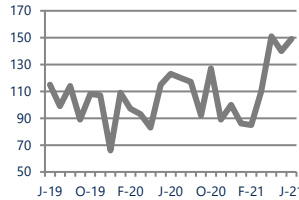
Zip Code(s): 27519

New Listings
153



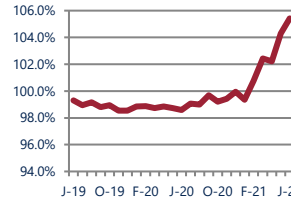
Up 4%
Vs. Year Ago

Current Contracts
149



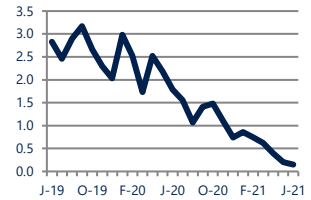
Up 21%
Vs. Year Ago

Sold Vs. List Price
105.4%

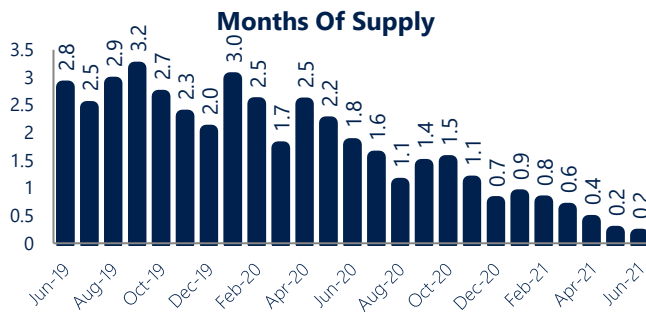


Up
Vs. Year Ago

Months of Supply
0.2



Down -92%
Vs. Year Ago



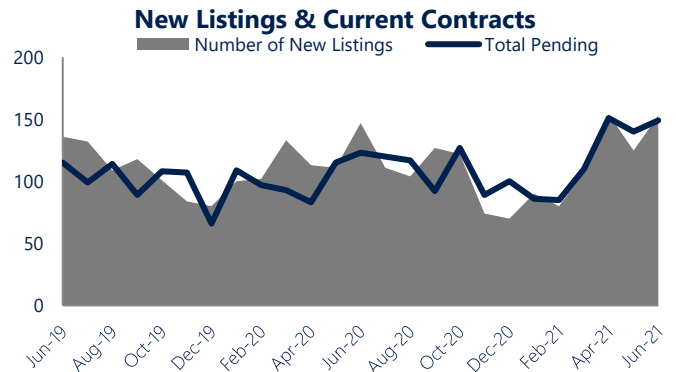
Months of Supply

In June, there was 0.1 months of supply available in Carpenter and Upchurch Area, compared to 1.8 in June 2020. That is a decrease of 92% versus a year ago.

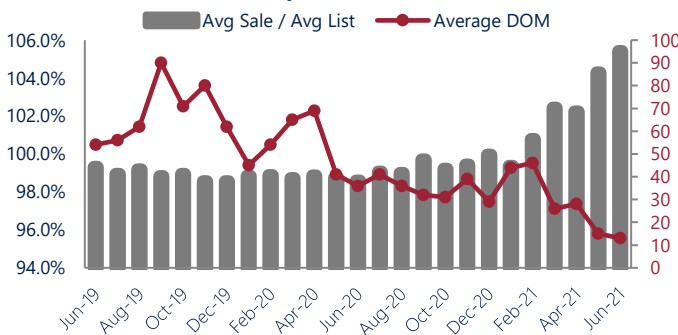
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 153 homes newly listed for sale in Carpenter and Upchurch Area compared to 147 in June 2020, an increase of 4%. There were 149 current contracts pending sale this June compared to 123 a year ago. The number of current contracts is 21% higher than last June.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Carpenter and Upchurch Area was 105.4% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 36, a decrease of 64%.



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