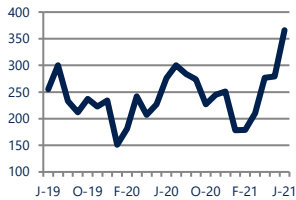


Focus On: Cary Area Housing Market

June 2021

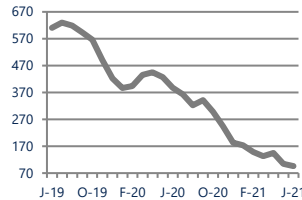
Zip Code(s): 27519, 27513, 27511 and, 27518

Units Sold
366



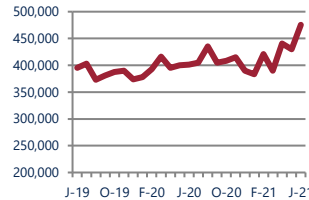
Up 33%
Vs. Year Ago

Active Inventory
96



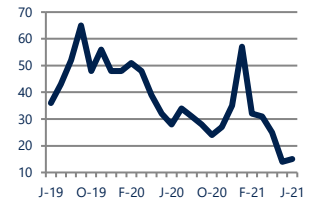
Down -75%
Vs. Year Ago

Median Sale Price
\$475,500

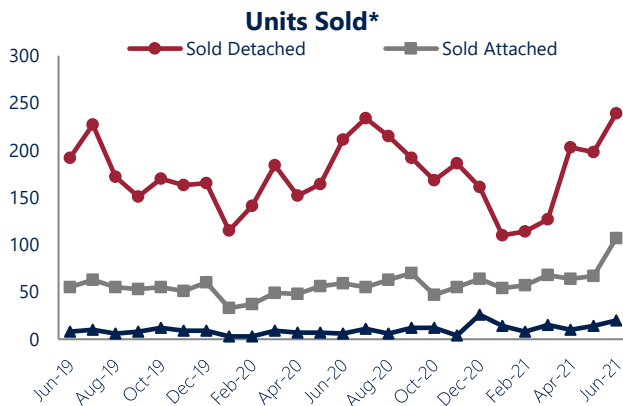


Up 19%
Vs. Year Ago

Days On Market
15



Down -46%
Vs. Year Ago

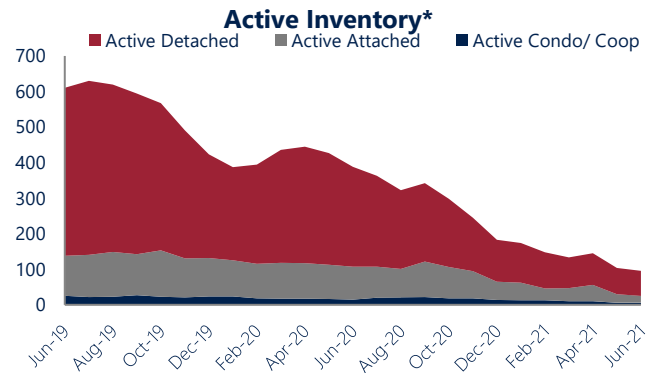


Units Sold

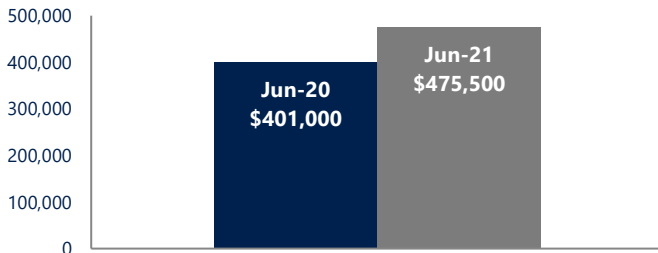
There was an increase in total units sold in June, with 366 sold this month in Cary Area versus 279 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 33% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 292 units or 75%. The total number of active inventory this June was 96 compared to 388 in June 2020. This month's total of 96 is lower than the previous month's total supply of available inventory of 104, a decrease of 8%.



Median Sale Price



Median Sale Price

Last June, the median sale price for Cary Area Homes was \$401,000. This June, the median sale price was \$475,500, an increase of 19% or \$74,500 compared to last year. The current median sold price is 11% higher than in May.

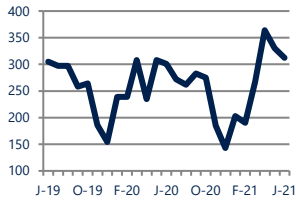
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Focus On: Cary Area Housing Market

June 2021

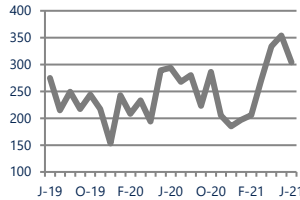
Zip Code(s): 27519, 27513, 27511 and, 27518

New Listings
312



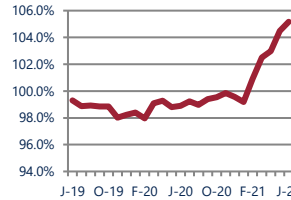
Up 4%
Vs. Year Ago

Current Contracts
304



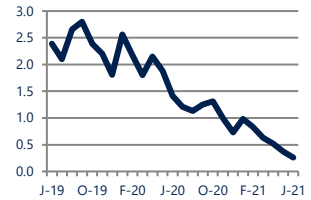
Up 3%
Vs. Year Ago

Sold Vs. List Price
105.2%

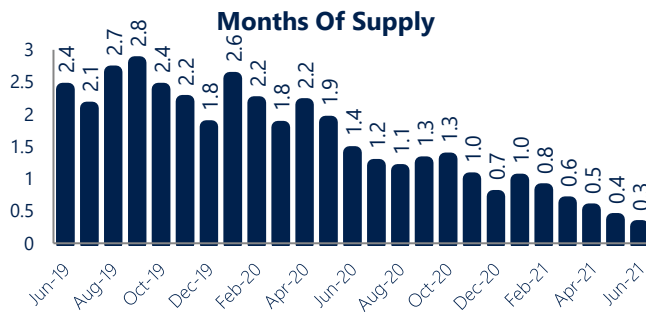


Up
Vs. Year Ago

Months of Supply
0.3



Down -82%
Vs. Year Ago



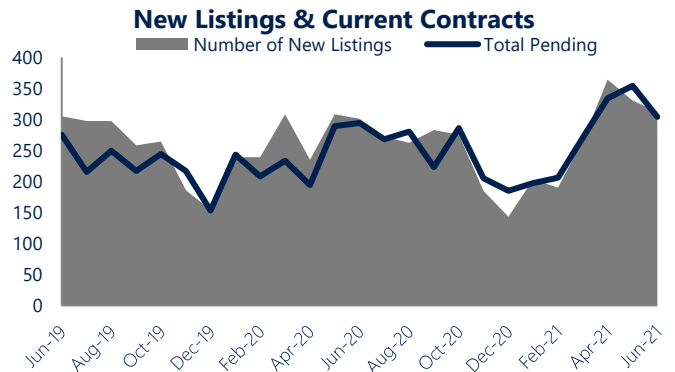
Months of Supply

In June, there was 0.3 months of supply available in Cary Area, compared to 1.4 in June 2020. That is a decrease of 81% versus a year ago.

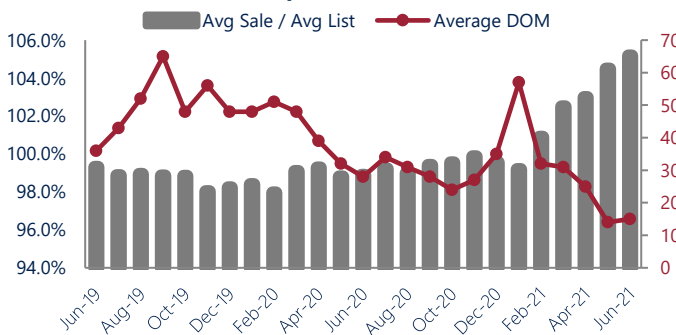
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 312 homes newly listed for sale in Cary Area compared to 301 in June 2020, an increase of 4%. There were 304 current contracts pending sale this June compared to 294 a year ago. The number of current contracts is 3% higher than last June.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Cary Area was 105.2% 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 15, lower than the average last year, which was 28, a decrease of 46%.



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.

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