

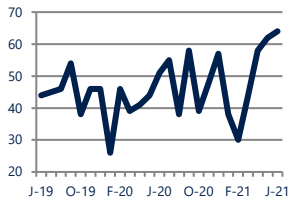
**Focus On: Central Cary Housing Market**

June 2021

Zip Code(s): 27511

**Units Sold**

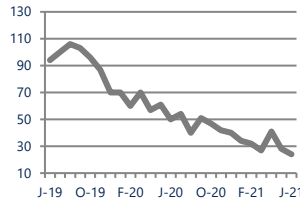
64



**Up 25%**  
Vs. Year Ago

**Active Inventory**

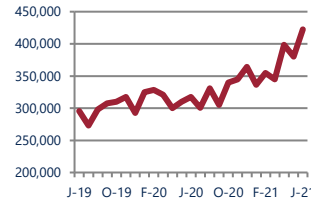
24



**Down -52%**  
Vs. Year Ago

**Median Sale Price**

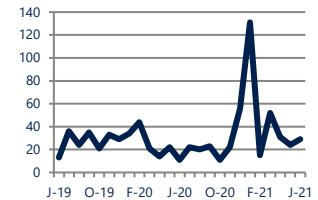
\$422,500



**Up 33%**  
Vs. Year Ago

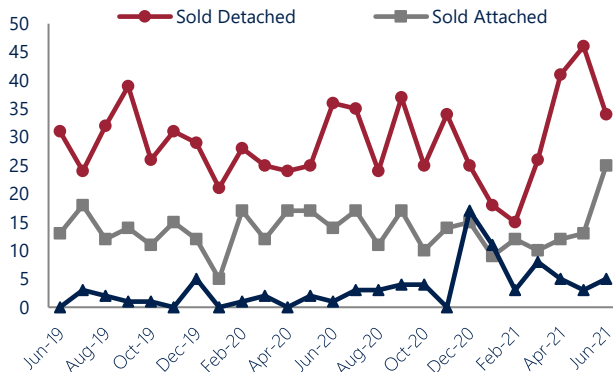
**Days On Market**

29



**Up 164%**  
Vs. Year Ago

**Units Sold\***



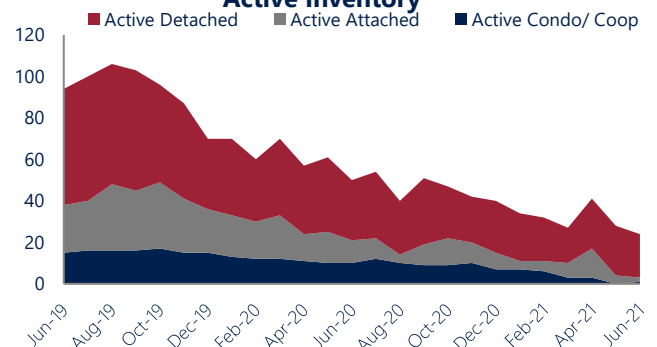
**Units Sold**

There was an increase in total units sold in June, with 64 sold this month in Central Cary versus 62 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 25% versus June 2020.

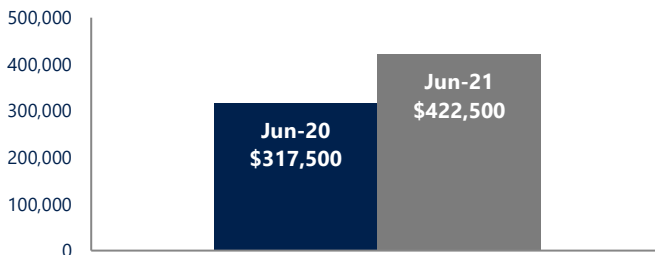
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 26 units or 52%. The total number of active inventory this June was 24 compared to 50 in June 2020. This month's total of 24 is lower than the previous month's total supply of available inventory of 28, a decrease of 14%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Central Cary Homes was \$317,500. This June, the median sale price was \$422,500, an increase of \$105,000 compared to last year. The current median sold price is higher than in May.

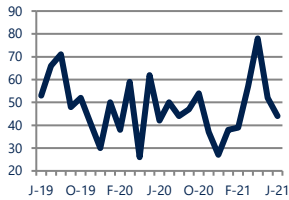
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

**Focus On: Central Cary Housing Market**

June 2021

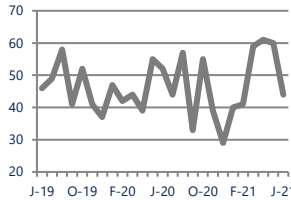
Zip Code(s): 27511

**New Listings**  
44



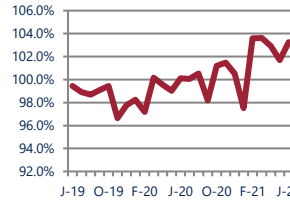
**Up 5%**  
Vs. Year Ago

**Current Contracts**  
44



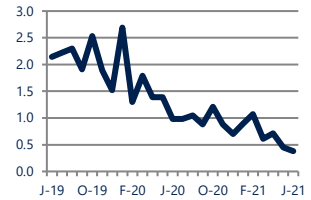
**Down -15%**  
Vs. Year Ago

**Sold Vs. List Price**  
103.3%

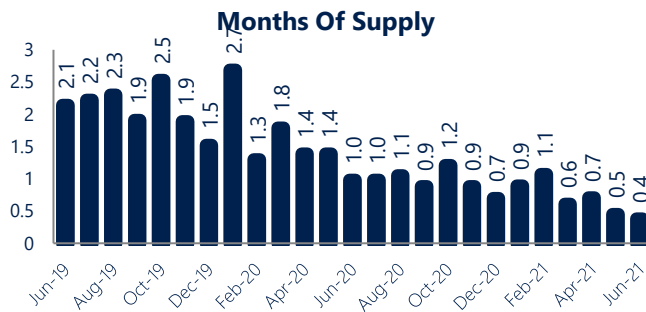


**Up 3.2%**  
Vs. Year Ago

**Months of Supply**  
0.4



**Down -61%**  
Vs. Year Ago



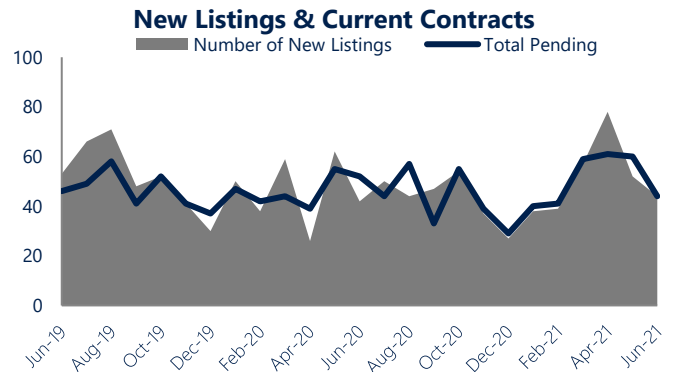
**Months of Supply**

In June, there was 0.4 months of supply available in Central Cary, compared to 1.0 in June 2020. That is a decrease of 62% versus a year ago.

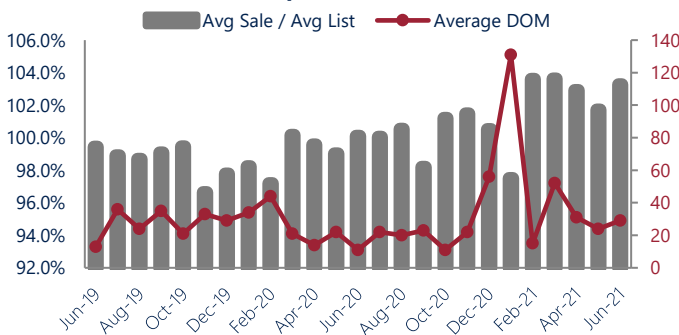
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

**New Listings & Current Contracts**

This month there were 44 homes newly listed for sale in Central Cary compared to 42 in June 2020, an increase of 5%. There were 44 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 15% lower than last June.



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in Central Cary was 103.3% of the average list price, which is 3.2% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 29, higher than the average last year, which was 11, an increase of 164%.



Central Cary are defined as properties listed in zip code/s 27511.

\*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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