

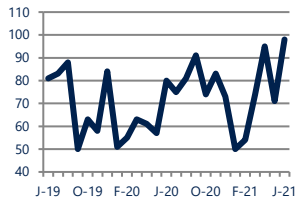
Focus On: Central Durham Area Housing Market

June 2021

Zip Code(s): 27701 and 27705

Units Sold

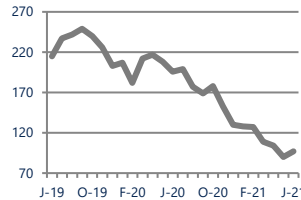
98



Up 23%
Vs. Year Ago

Active Inventory

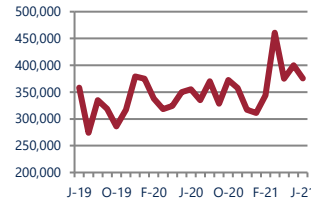
97



Down -51%
Vs. Year Ago

Median Sale Price

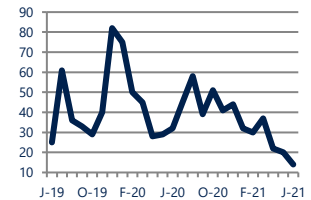
\$375,500



Up 6%
Vs. Year Ago

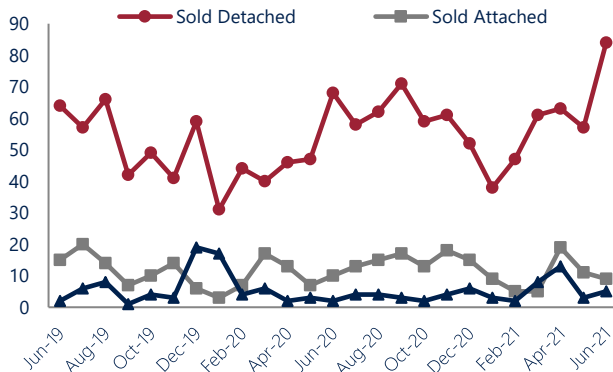
Days On Market

14



Down -56%
Vs. Year Ago

Units Sold*



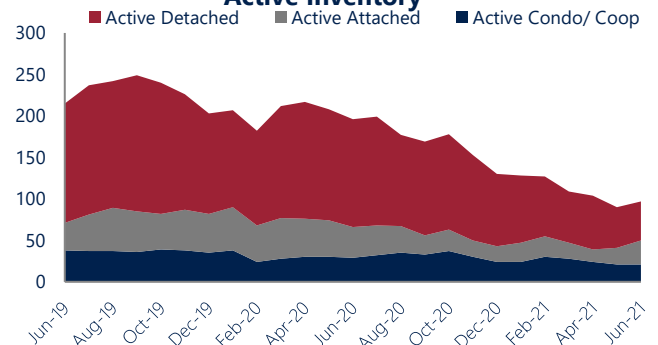
Units Sold

There was an increase in total units sold in June, with 98 sold this month in Central Durham 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 99 units or 51%. The total number of active inventory this June was 97 compared to 196 in June 2020. This month's total of 97 is higher than the previous month's total supply of available inventory of 90, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Central Durham Area Homes was \$355,000. This June, the median sale price was \$375,500, an increase of 6% or \$20,500 compared to last year. The current median sold price is 6% lower than in May.

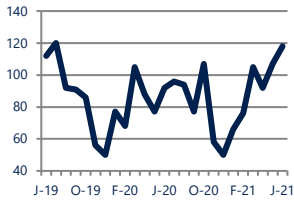
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Focus On: Central Durham Area Housing Market

June 2021

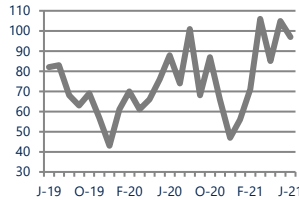
Zip Code(s): 27701 and 27705

New Listings
118



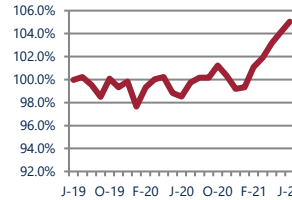
Up 28%
Vs. Year Ago

Current Contracts
97



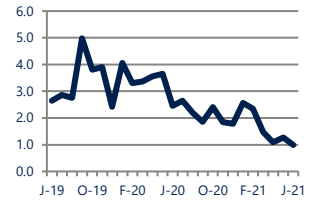
Up 10%
Vs. Year Ago

Sold Vs. List Price
105.0%



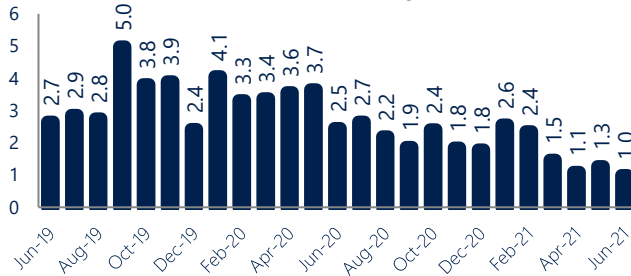
Up
Vs. Year Ago

Months of Supply
1.0



Down -60%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 1.0 months of supply available in Central Durham Area, compared to 2.5 in June 2020. That is a decrease of 60% versus a year ago.

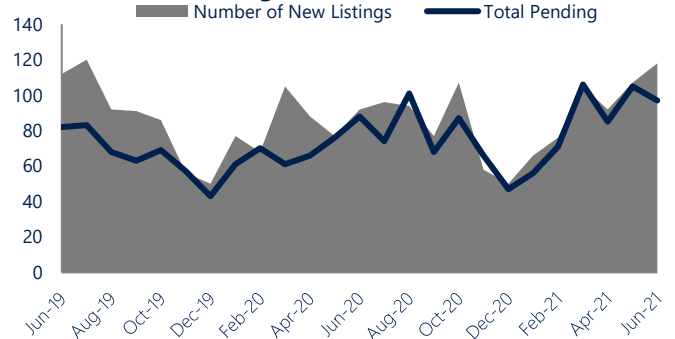
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

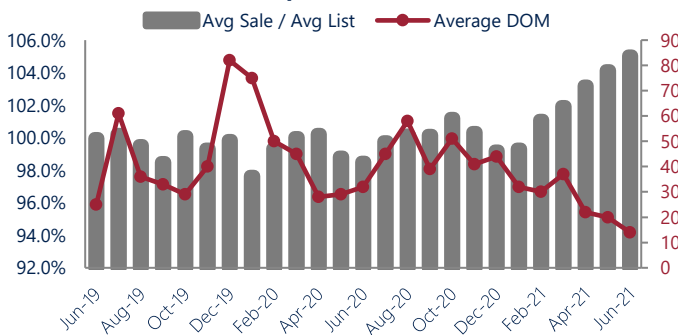
This month there were 118 homes newly listed for sale in Central Durham Area compared to 92 in June 2020, an increase of 28%.

There were 97 current contracts pending sale this June compared to 88 a year ago. The number of current contracts is 10% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Central Durham Area was 105.0% 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 14, lower than the average last year, which was 32, a decrease of 56%.



Central Durham Area are defined as properties listed in zip code/s 27701 and 27705.

*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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