

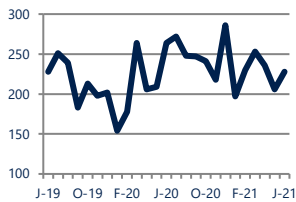
**Focus On: Clayton Area Housing Market**

June 2021

Zip Code(s): 27520 and 27527

**Units Sold**

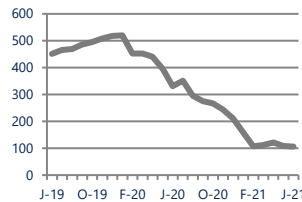
228



**Down -14%**  
Vs. Year Ago

**Active Inventory**

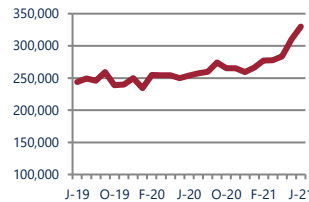
106



**Down -68%**  
Vs. Year Ago

**Median Sale Price**

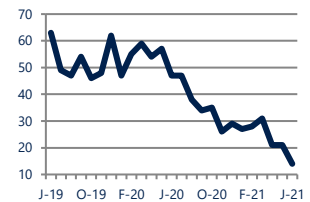
\$329,924



**Up 30%**  
Vs. Year Ago

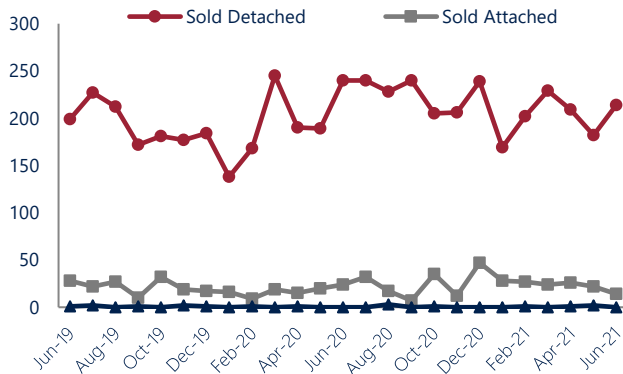
**Days On Market**

14



**Down -70%**  
Vs. Year Ago

**Units Sold\***



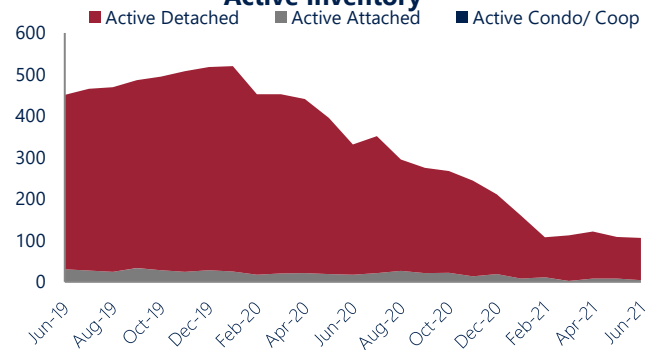
**Units Sold**

There was an increase in total units sold in June, with 228 sold this month in Clayton Area versus 206 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 14% versus June 2020.

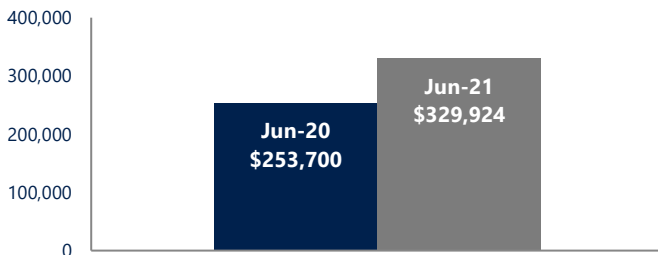
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 225 units or 68%. The total number of active inventory this June was 106 compared to 331 in June 2020. This month's total of 106 is lower than the previous month's total supply of available inventory of 108, a decrease of 2%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Clayton Area Homes was \$253,700. This June, the median sale price was \$329,924, an increase of \$76,224 compared to last year. The current median sold price is higher than in May.

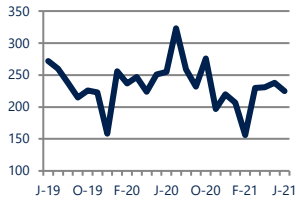
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

**Focus On: Clayton Area Housing Market**

June 2021

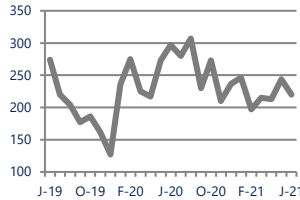
Zip Code(s): 27520 and 27527

**New Listings**  
225



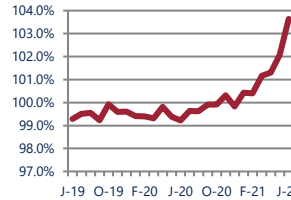
**Down -12%**  
Vs. Year Ago

**Current Contracts**  
220



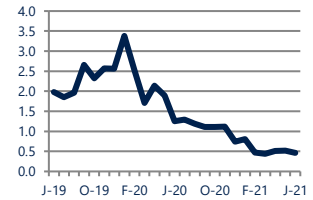
**Down -26%**  
Vs. Year Ago

**Sold Vs. List Price**  
103.6%



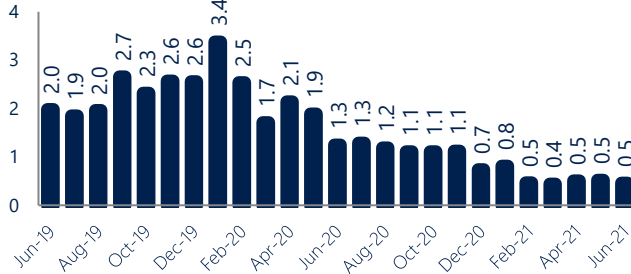
**Up 4.5%**  
Vs. Year Ago

**Months of Supply**  
0.5



**Down -63%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

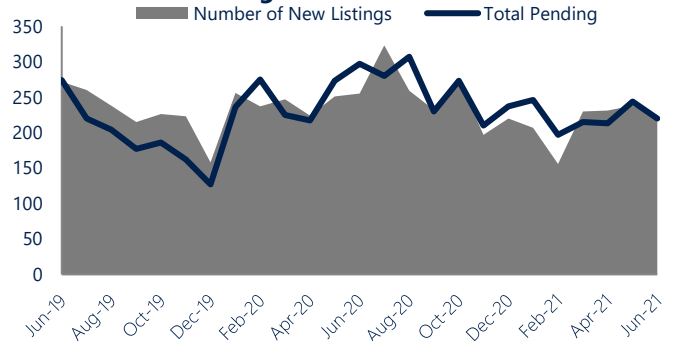
In June, there was 0.5 months of supply available in Clayton Area, compared to 1.3 in June 2020. That is a decrease of 63% versus a year ago.

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.

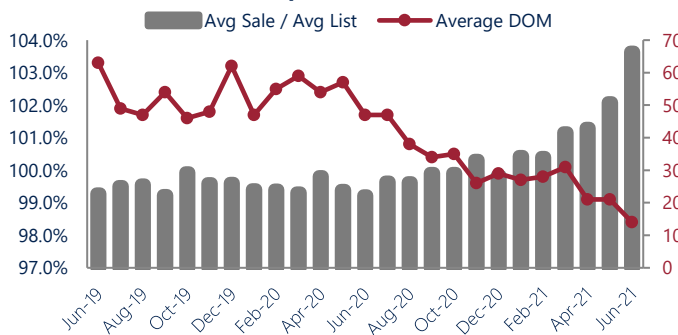
**New Listings & Current Contracts**

This month there were 225 homes newly listed for sale in Clayton Area compared to 255 in June 2020, a decrease of 12%. There were 220 current contracts pending sale this June compared to 297 a year ago. The number of current contracts is 26% lower 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 Clayton Area was 103.6% of the average list price, which is 4.4% 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 47, a decrease of 70%.



Clayton Area are defined as properties listed in zip code/s 27520 and 27527.

\*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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