

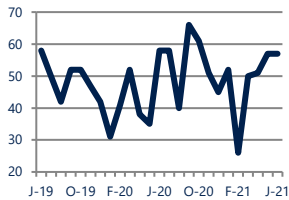
**Focus On: Midtown Raleigh Housing Market**

June 2021

Zip Code(s): 27609

**Units Sold**

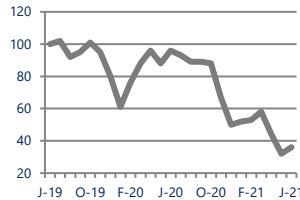
57



**Down -2%**  
Vs. Year Ago

**Active Inventory**

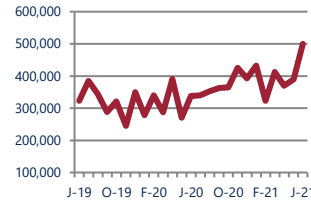
36



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

**Median Sale Price**

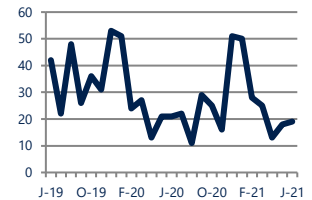
\$500,000



**Up**  
Vs. Year Ago

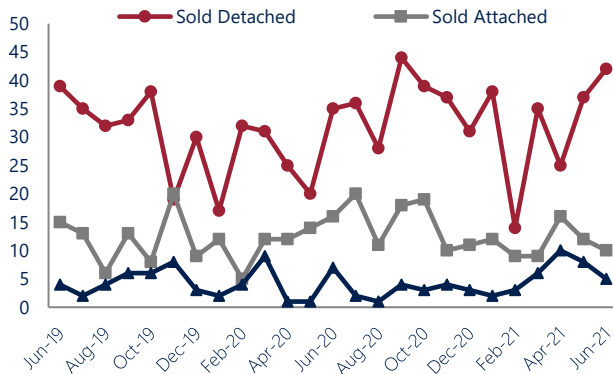
**Days On Market**

19



**Down -10%**  
Vs. Year Ago

**Units Sold\***



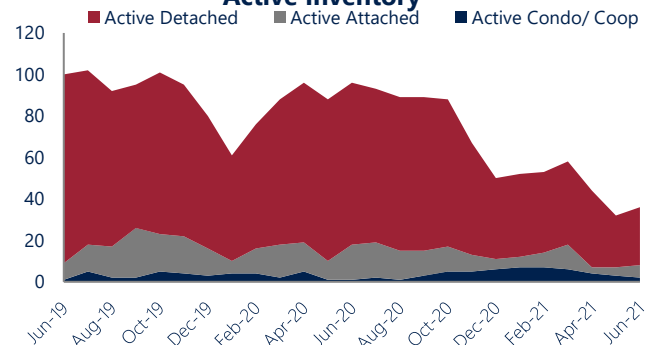
**Units Sold**

The number of units sold remained stable in June, with 57 sold this month in Midtown Raleigh. This month's total units sold was lower than at this time last year, a decrease of 2% versus June 2020.

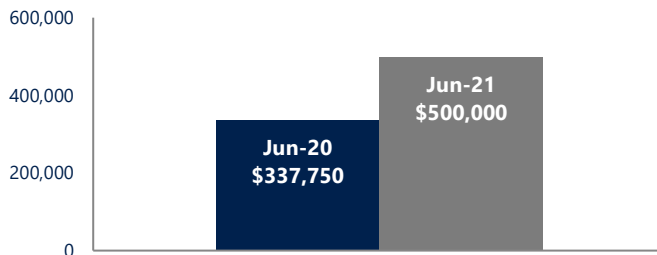
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 60 units or 63%. The total number of active inventory this June was 36 compared to 96 in June 2020. This month's total of 36 is higher than the previous month's total supply of available inventory of 32, an increase of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Midtown Raleigh Homes was \$337,750. This June, the median sale price was \$500,000, an increase of \$162,250 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.



Midtown Raleigh are defined as properties listed in zip code/s 27609.

\*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.

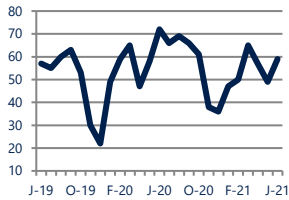


**Focus On: Midtown Raleigh Housing Market**

June 2021

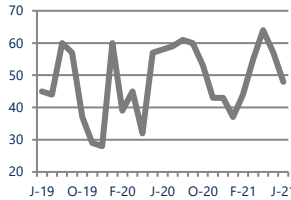
Zip Code(s): 27609

**New Listings**  
59



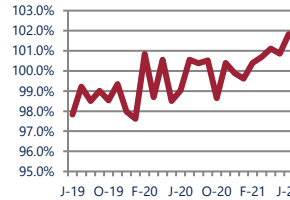
**Down -18%**  
Vs. Year Ago

**Current Contracts**  
48



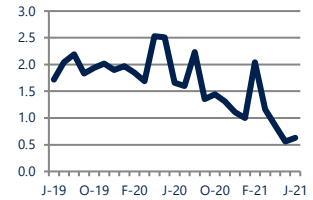
**Down -17%**  
Vs. Year Ago

**Sold Vs. List Price**  
101.8%



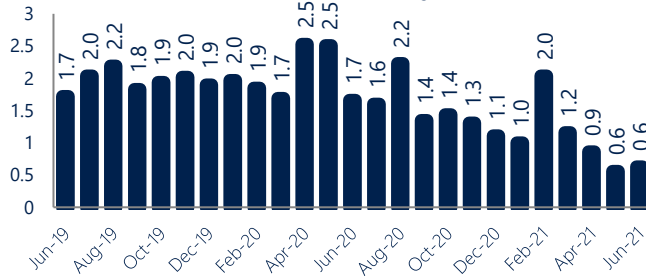
**Up 2.8%**  
Vs. Year Ago

**Months of Supply**  
0.6



**Down -62%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

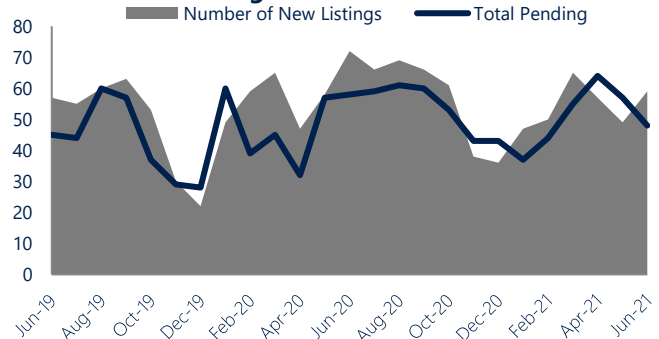
In June, there was 0.6 months of supply available in Midtown Raleigh, compared to 1.7 in June 2020. That is a decrease of 62% versus a year ago.

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.

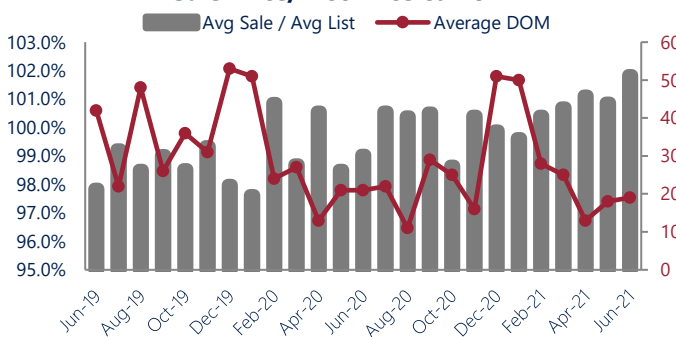
**New Listings & Current Contracts**

This month there were 59 homes newly listed for sale in Midtown Raleigh compared to 72 in June 2020, a decrease of 18%. There were 48 current contracts pending sale this June compared to 58 a year ago. The number of current contracts is 17% 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 Midtown Raleigh was 101.8% of the average list price, which is 2.8% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 19, lower than the average last year, which was 21, a decrease of 10%.



Midtown Raleigh are defined as properties listed in zip code/s 27609.

\*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.

