

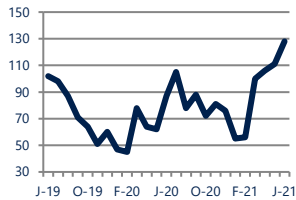
Focus On: East Chapel Hill Area Housing Market

June 2021

Zip Code(s): 27514 and 27517

Units Sold

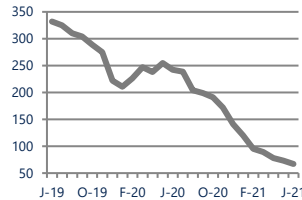
128



Up
Vs. Year Ago

Active Inventory

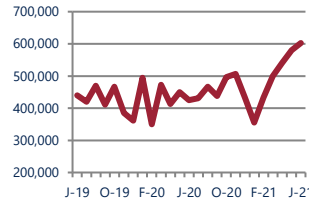
67



Down -72%
Vs. Year Ago

Median Sale Price

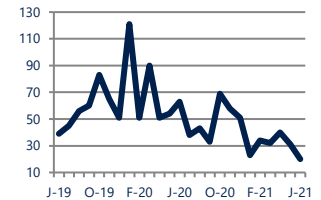
\$602,500



Up
Vs. Year Ago

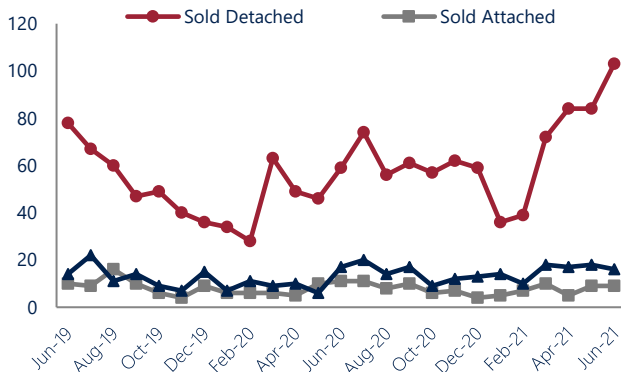
Days On Market

20



Down -68%
Vs. Year Ago

Units Sold*



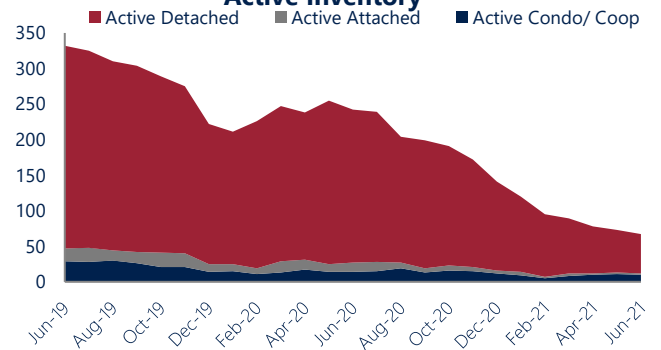
Units Sold

There was an increase in total units sold in June, with 128 sold this month in East Chapel Hill Area. This month's total units sold was higher than at this time last year.

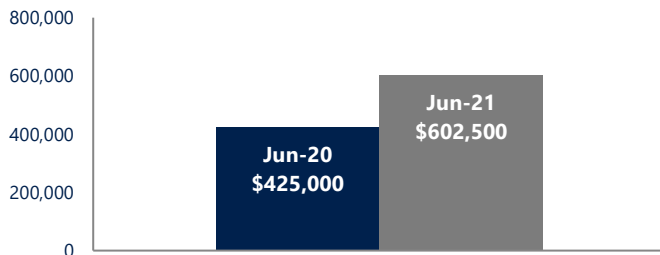
Active Inventory

Versus last year, the total number of homes available this month is lower by 175 units or 72%. The total number of active inventory this June was 67 compared to 242 in June 2020. This month's total of 67 is lower than the previous month's total supply of available inventory of 73, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East Chapel Hill Area Homes was \$425,000. This June, the median sale price was \$602,500, an increase of \$177,500 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.

East Chapel Hill Area are defined as properties listed in zip code/s 27514 and 27517.

*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.

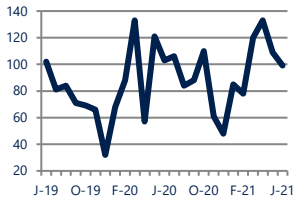
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June 2021

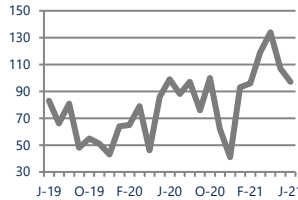
Zip Code(s): 27514 and 27517

New Listings
99



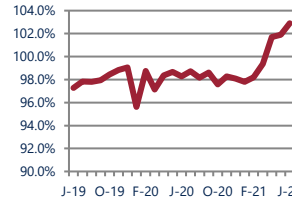
Down -4%
Vs. Year Ago

Current Contracts
97



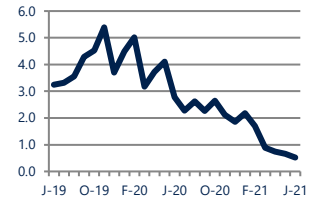
Down -2%
Vs. Year Ago

Sold Vs. List Price
102.9%

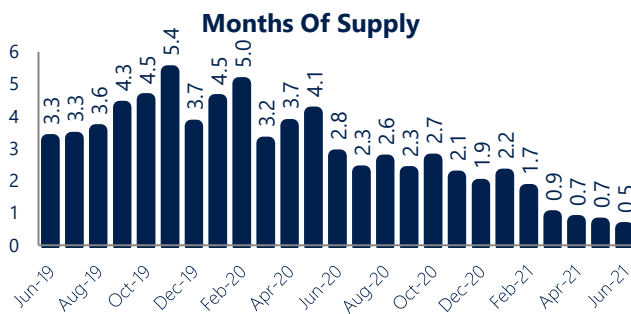


Up 4.7%
Vs. Year Ago

Months of Supply
0.5



Down -81%
Vs. Year Ago



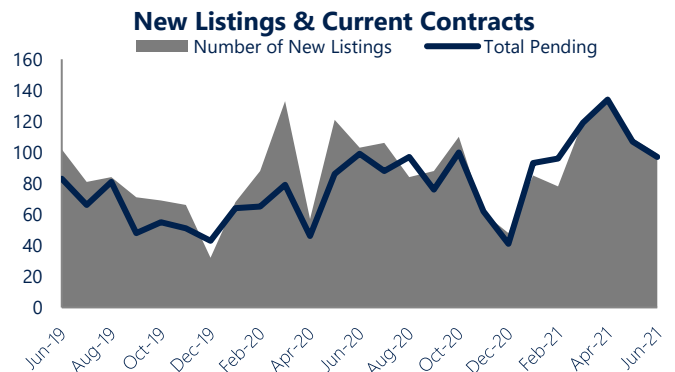
Months of Supply

In June, there was 0.5 months of supply available in East Chapel Hill Area, compared to 2.8 in June 2020. That is a decrease of 81% versus a year ago.

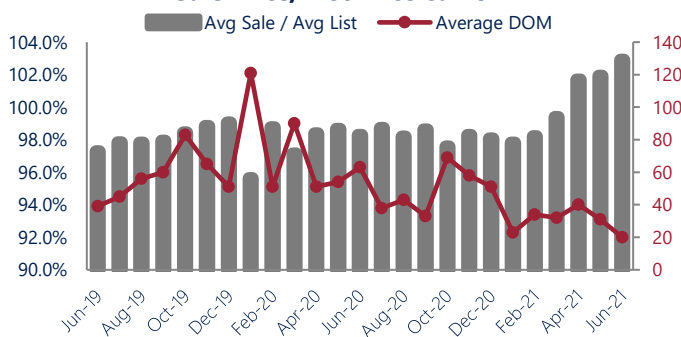
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 99 homes newly listed for sale in East Chapel Hill Area compared to 103 in June 2020, a decrease of 4%. There were 97 current contracts pending sale this June compared to 99 a year ago. The number of current contracts is 2% lower than last June.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in East Chapel Hill Area was 102.9% of the average list price, which is 4.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 63, a decrease of 68%.



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