

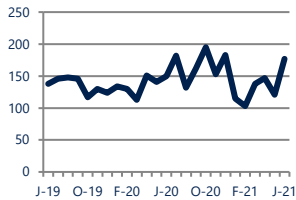
Focus On: East Durham Area Housing Market

June 2021

Zip Code(s): 27703

Units Sold

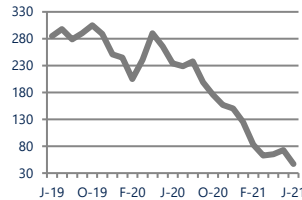
177



Up 18%
Vs. Year Ago

Active Inventory

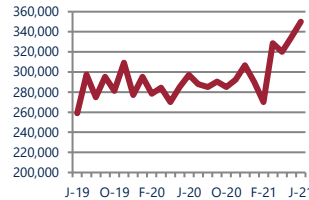
47



Down -80%
Vs. Year Ago

Median Sale Price

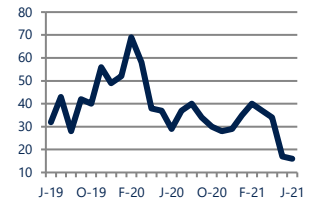
\$350,000



Up 18%
Vs. Year Ago

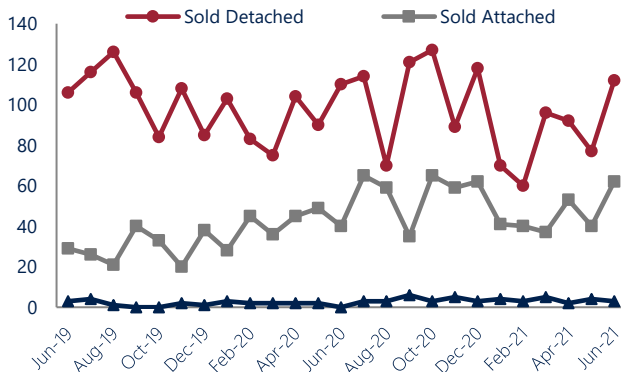
Days On Market

16



Down -45%
Vs. Year Ago

Units Sold*



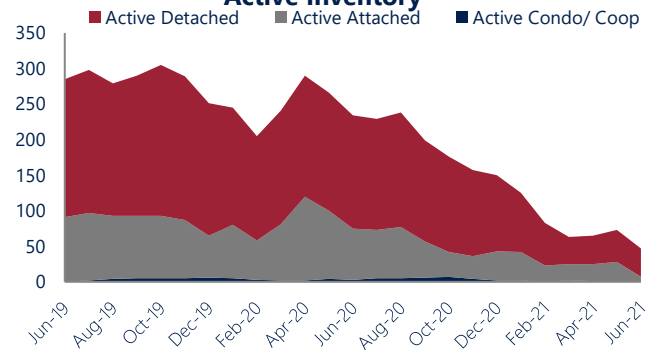
Units Sold

There was an increase in total units sold in June, with 177 sold this month in East Durham Area. This month's total units sold was higher than at this time last year.

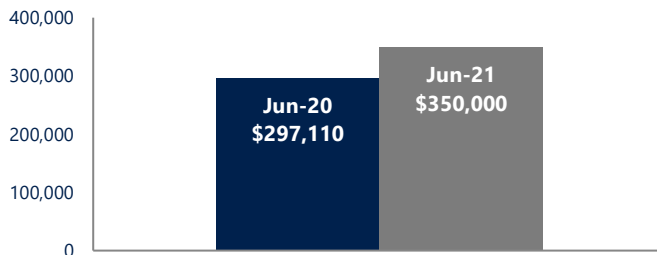
Active Inventory

Versus last year, the total number of homes available this month is lower by 187 units or 80%. The total number of active inventory this June was 47 compared to 234 in June 2020. This month's total of 47 is lower than the previous month's total supply of available inventory of 73, a decrease of 36%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East Durham Area Homes was \$297,110. This June, the median sale price was \$350,000, an increase of 18% or \$52,890 compared to last year. The current median sold price is 4% 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 Durham Area are defined as properties listed in zip code/s 27703.

*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.

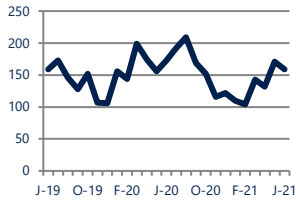


Focus On: East Durham Area Housing Market

June 2021

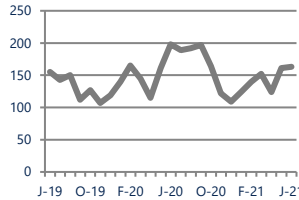
Zip Code(s): 27703

New Listings
159



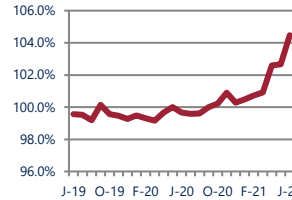
Down -8%
Vs. Year Ago

Current Contracts
163



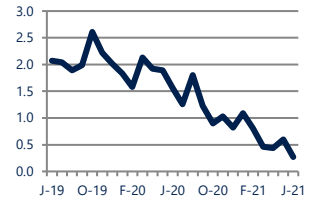
Down -18%
Vs. Year Ago

Sold Vs. List Price
104.5%



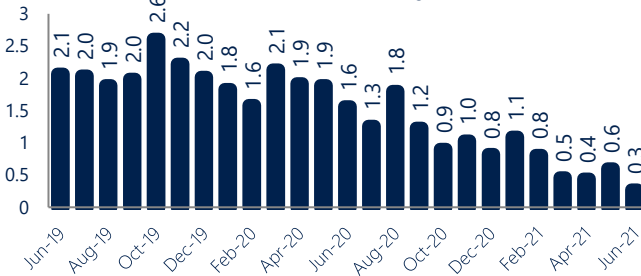
Up 4.8%
Vs. Year Ago

Months of Supply
0.3



Down -83%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 0.3 months of supply available in East Durham Area, compared to 1.6 in June 2020. That is a decrease of 83% versus a year ago.

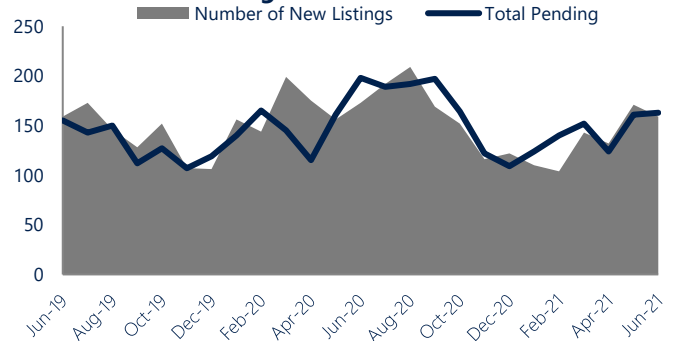
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

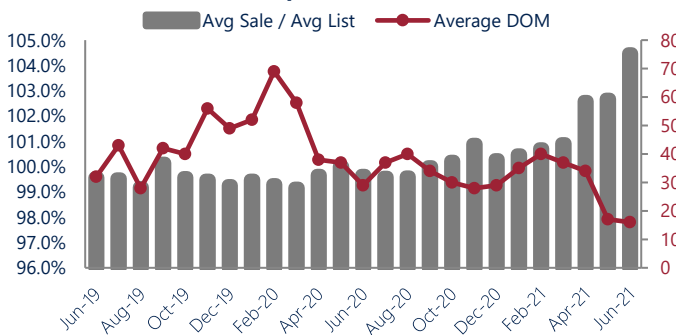
This month there were 159 homes newly listed for sale in East Durham Area compared to 173 in June 2020, a decrease of 8%.

There were 163 current contracts pending sale this June compared to 198 a year ago. The number of current contracts is 18% 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 East Durham Area was 104.5% of the average list price, which is 4.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 29, a decrease of 45%.

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