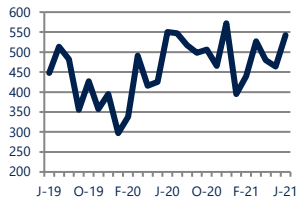


Focus On: Johnston County Housing Market

June 2021

Units Sold

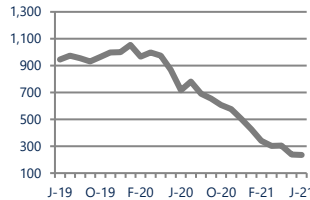
542



Down -1%
Vs. Year Ago

Active Inventory

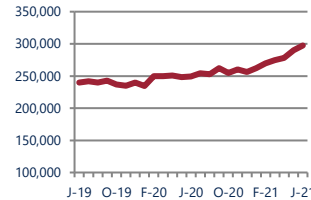
235



Down -67%
Vs. Year Ago

Median Sale Price

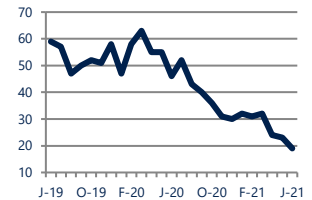
\$297,442



Up 19%
Vs. Year Ago

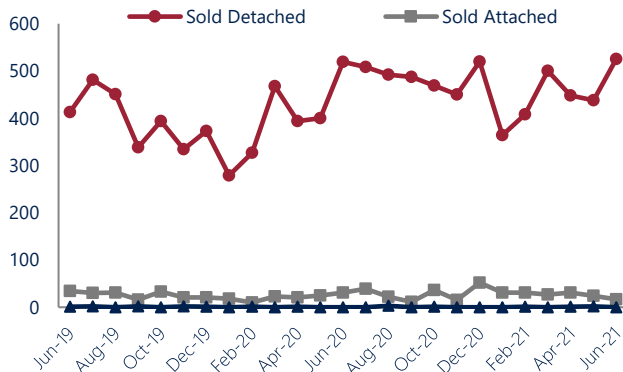
Days On Market

19



Down -59%
Vs. Year Ago

Units Sold*



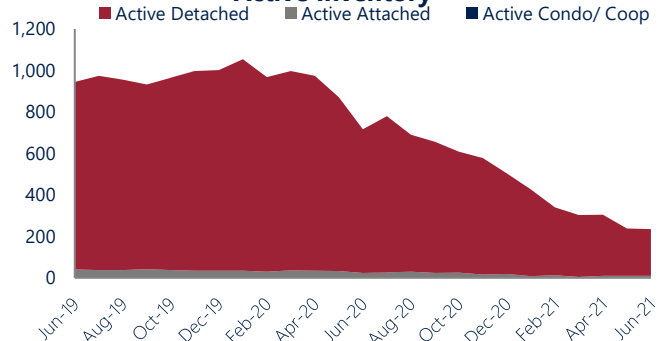
Units Sold

There was an increase in total units sold in June, with 542 sold this month in Johnston County versus 464 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 1% versus June 2020.

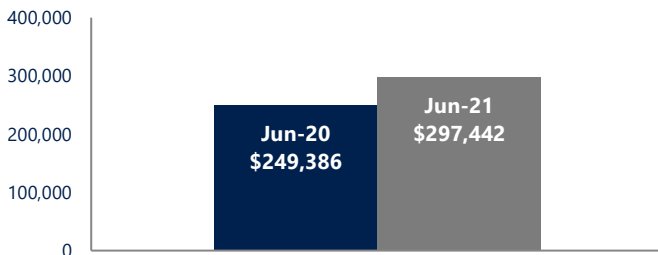
Active Inventory

Versus last year, the total number of homes available this month is lower by 481 units or 67%. The total number of active inventory this June was 235 compared to 716 in June 2020. This month's total of 235 is lower than the previous month's total supply of available inventory of 238, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Johnston County Homes was \$249,386. This June, the median sale price was \$297,442, an increase of 19% or \$48,056 compared to last year. The current median sold price is 2% 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.

Johnston County are defined as properties listed in zip code/s .

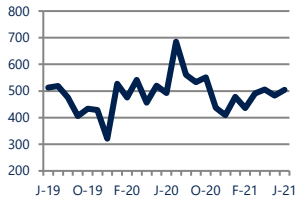
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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Focus On: Johnston County Housing Market

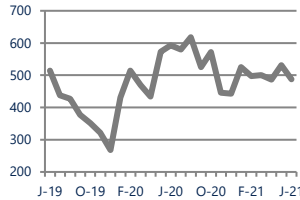
June 2021

New Listings
504



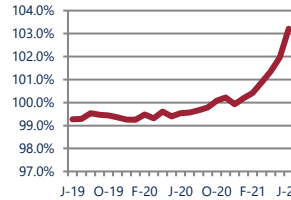
Up 2%
Vs. Year Ago

Current Contracts
488



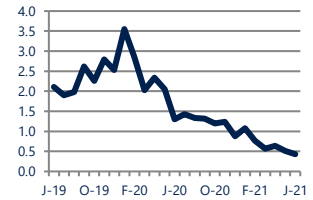
Down -18%
Vs. Year Ago

Sold Vs. List Price
103.2%

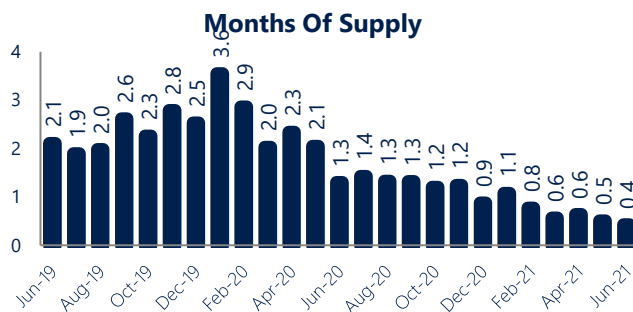


Up 3.7%
Vs. Year Ago

Months of Supply
0.4



Down -67%
Vs. Year Ago



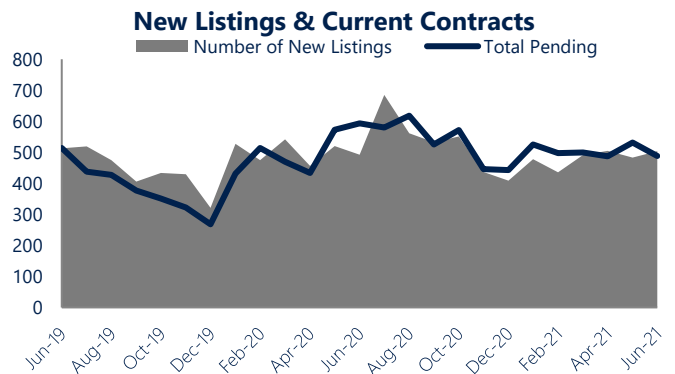
Months of Supply

In June, there was 0.4 months of supply available in Johnston County, compared to 1.3 in June 2020. That is a decrease of 67% versus a year ago.

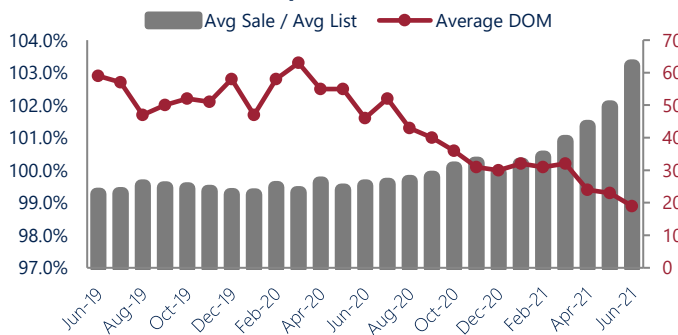
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 504 homes newly listed for sale in Johnston County compared to 492 in June 2020, an increase of 2%. There were 488 current contracts pending sale this June compared to 593 a year ago. The number of current contracts is 18% lower than last June.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Johnston County was 103.2% of the average list price, which is 3.7% 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 46, a decrease of 59%.



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