

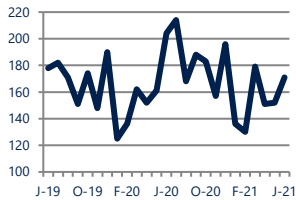
Focus On: Knightdale, Zebulon, and Wendell Area Housing Market

June 2021

Zip Code(s): 27545, 27597 and 27591

Units Sold

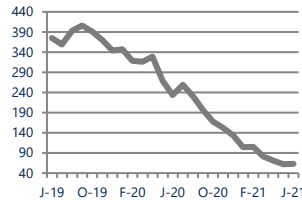
171



Down -16%
Vs. Year Ago

Active Inventory

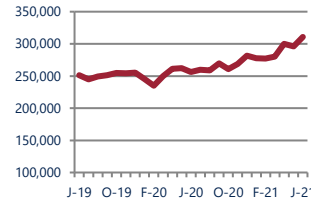
63



Down -73%
Vs. Year Ago

Median Sale Price

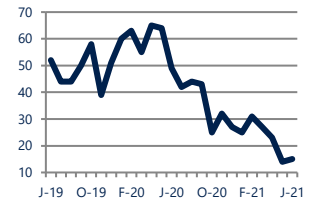
\$310,728



Up 21%
Vs. Year Ago

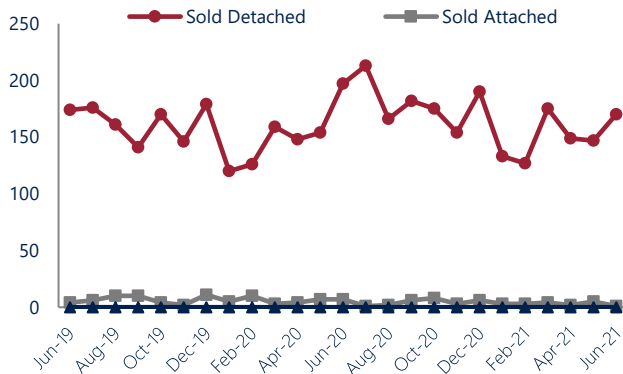
Days On Market

15



Down -69%
Vs. Year Ago

Units Sold*



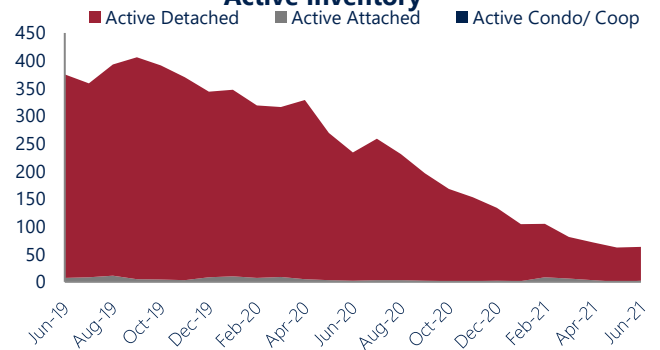
Units Sold

There was an increase in total units sold in June, with 171 sold this month in Knightdale, Zebulon, and Wendell Area versus 152 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 16% versus June 2020.

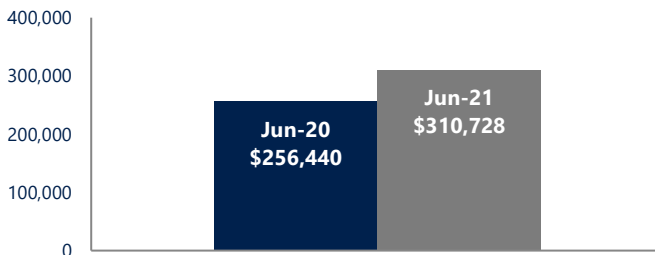
Active Inventory

Versus last year, the total number of homes available this month is lower by 171 units or 73%. The total number of active inventory this June was 63 compared to 234 in June 2020. This month's total of 63 is higher than the previous month's total supply of available inventory of 62, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Knightdale, Zebulon, and Wendell Area Homes was \$256,440. This June, the median sale price was \$310,728, an increase of 21% or \$54,288 compared to last year. The current median sold price is 5% higher than in May.

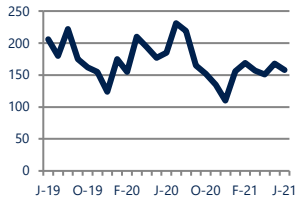
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Focus On: Knightdale, Zebulon, and Wendell Area Housing Market

June 2021

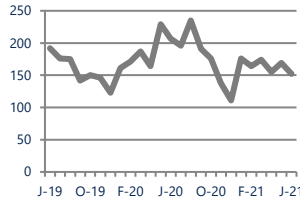
Zip Code(s): 27545, 27597 and 27591

New Listings
158



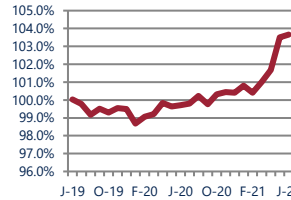
Down -15%
Vs. Year Ago

Current Contracts
152



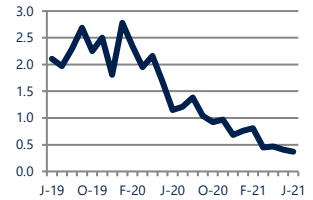
Down -27%
Vs. Year Ago

Sold Vs. List Price
103.7%

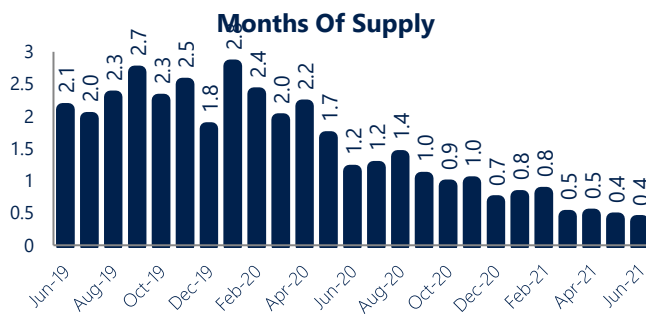


Up 4%
Vs. Year Ago

Months of Supply
0.4



Down -68%
Vs. Year Ago



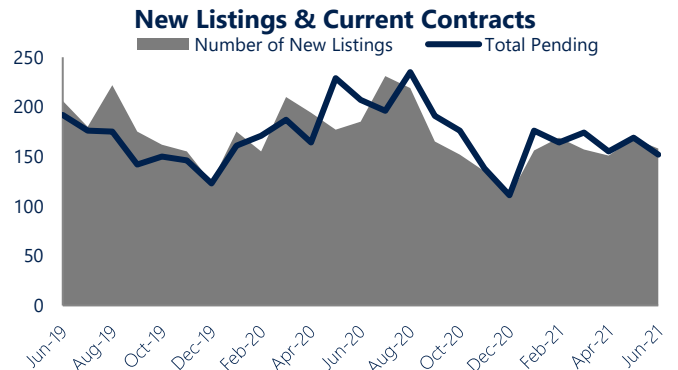
Months of Supply

In June, there was 0.4 months of supply available in Knightdale, Zebulon, and Wendell Area, compared to 1.1 in June 2020. That is a decrease of 68% versus a year ago.

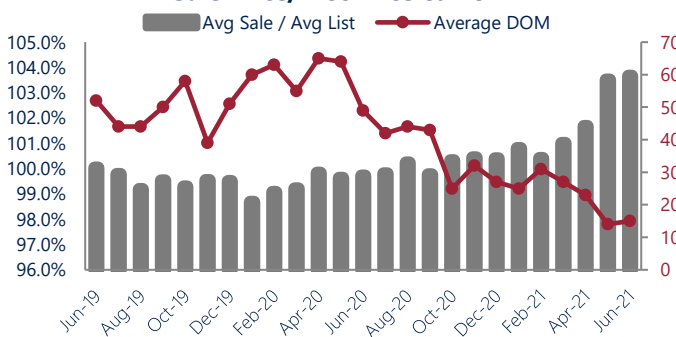
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 158 homes newly listed for sale in Knightdale, Zebulon, and Wendell Area compared to 185 in June 2020, a decrease of 15%. There were 152 current contracts pending sale this June compared to 207 a year ago. The number of current contracts is 27% lower than last June.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Knightdale, Zebulon, and Wendell Area was 103.7% of the average list price, which is 4.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 49, a decrease of 69%.



Knightdale, Zebulon, and Wendell Area are defined as properties listed in zip code/s 27545, 27597 and 27591.

*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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