

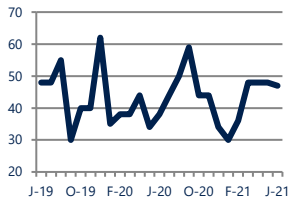
Focus On: Morrisville Area Housing Market

June 2021

Zip Code(s): 27560

Units Sold

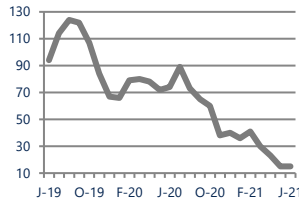
47



Up 24%
Vs. Year Ago

Active Inventory

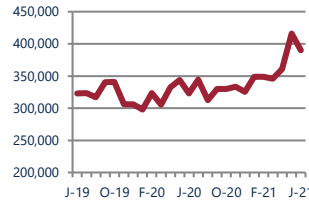
15



Down -80%
Vs. Year Ago

Median Sale Price

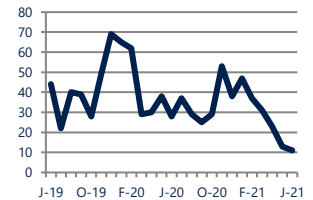
\$390,000



Up 21%
Vs. Year Ago

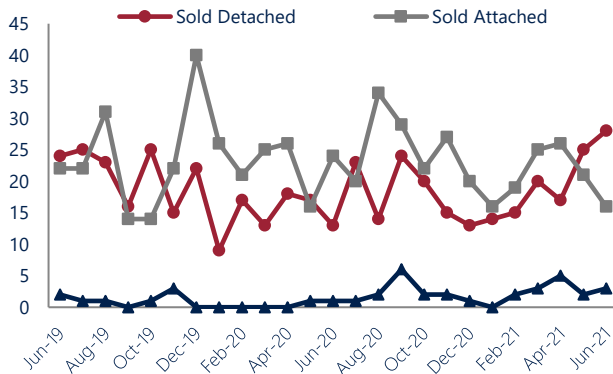
Days On Market

11



Down -61%
Vs. Year Ago

Units Sold*



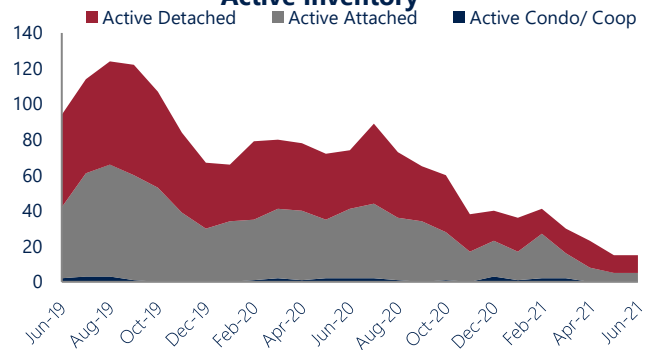
Units Sold

There was a decrease in total units sold in June, with 47 sold this month in Morrisville Area versus 48 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 24% versus June 2020.

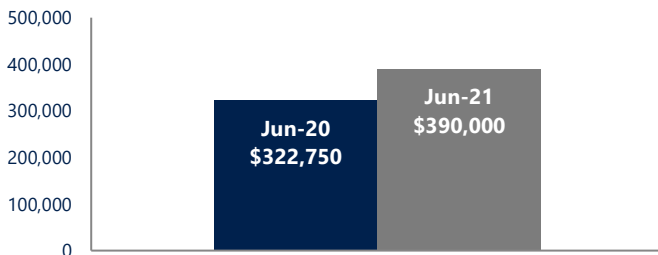
Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 80%. The total number of active inventory this June was 15 compared to 74 in June 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Morrisville Area Homes was \$322,750. This June, the median sale price was \$390,000, an increase of 21% or \$67,250 compared to last year. The current median sold price is 6% lower 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.



Morrisville Area are defined as properties listed in zip code/s 27560.

*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.

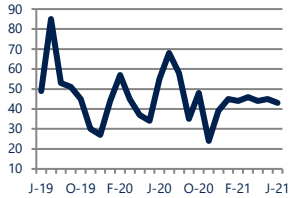


Focus On: Morrisville Area Housing Market

June 2021

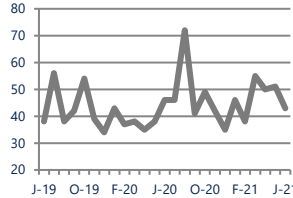
Zip Code(s): 27560

New Listings
43



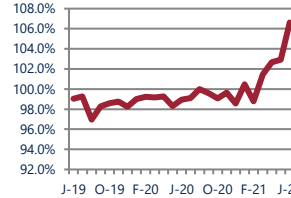
Down -22%
Vs. Year Ago

Current Contracts
43



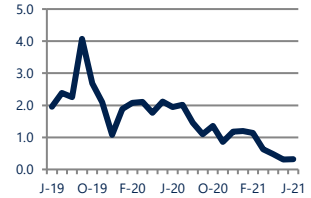
Down -7%
Vs. Year Ago

Sold Vs. List Price
106.6%



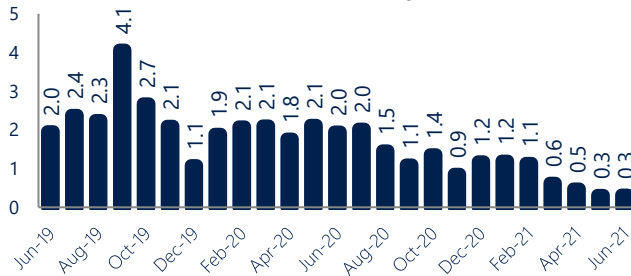
Up
Vs. Year Ago

Months of Supply
0.3



Down -84%
Vs. Year Ago

Months Of Supply



Months of Supply

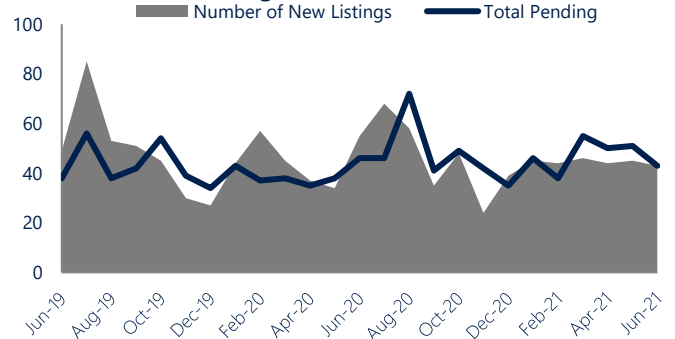
In June, there was 0.3 months of supply available in Morrisville Area, compared to 1.9 in June 2020. That is a decrease of 84% versus a year ago.

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.

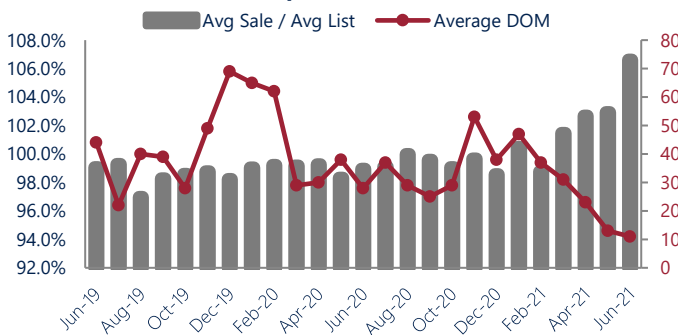
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Morrisville Area compared to 55 in June 2020, a decrease of 22%. There were 43 current contracts pending sale this June compared to 46 a year ago. The number of current contracts is 7% 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 Morrisville Area was 106.6% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 28, a decrease of 61%.



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