

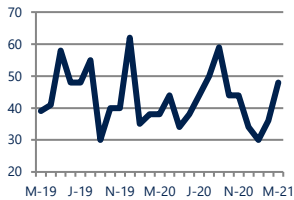
**Focus On: Morrisville Area Housing Market**

March 2021

Zip Code(s): 27560

**Units Sold**

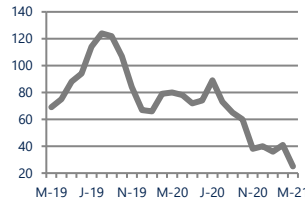
**48**



**Up 26%**  
Vs. Year Ago

**Active Inventory**

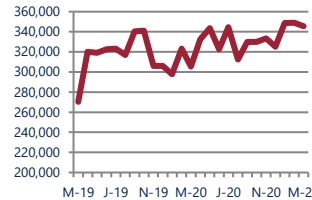
**25**



**Down -69%**  
Vs. Year Ago

**Median Sale Price**

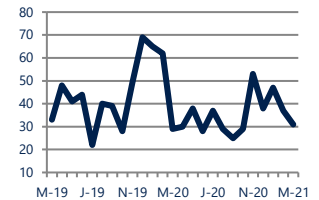
**\$345,608**



**Up 13%**  
Vs. Year Ago

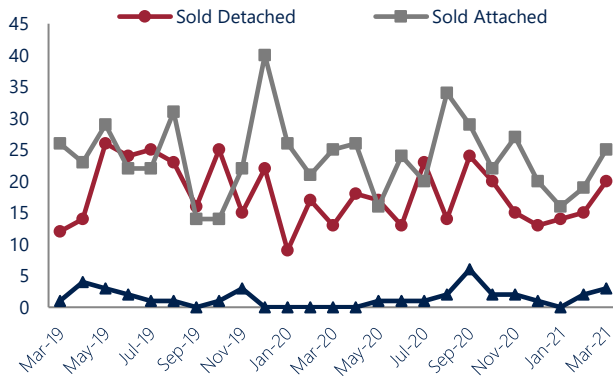
**Days On Market**

**31**



**Up 7%**  
Vs. Year Ago

**Units Sold\***



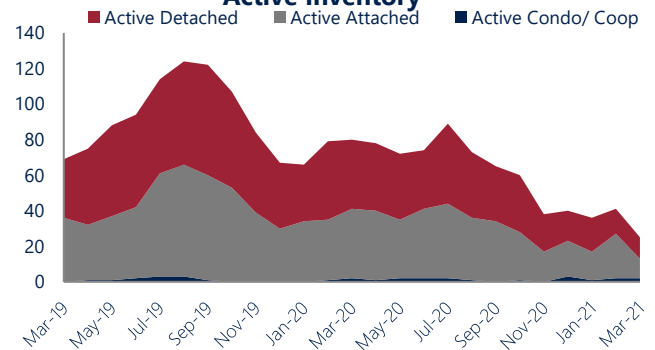
**Units Sold**

There was an increase in total units sold in March, with 48 sold this month in Morrisville Area versus 36 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 26% versus March 2020.

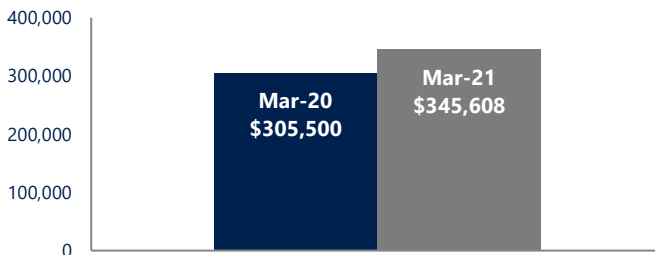
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 55 units or 69%. The total number of active inventory this March was 25 compared to 80 in March 2020. This month's total of 25 is lower than the previous month's total supply of available inventory of 41, a decrease of 39%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Morrisville Area Homes was \$305,500. This March, the median sale price was \$345,608, an increase of 13% or \$40,108 compared to last year. The current median sold price is 1% lower than in February.

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.

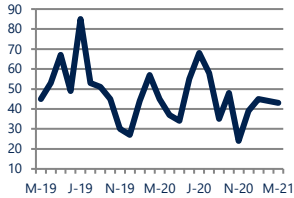


**Focus On: Morrisville Area Housing Market**

March 2021

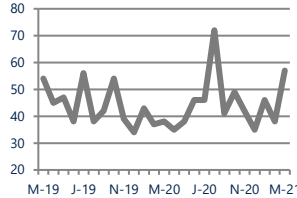
Zip Code(s): 27560

**New Listings**  
43



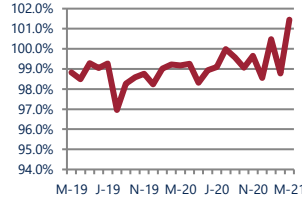
**Down -4%**  
Vs. Year Ago

**Current Contracts**  
57



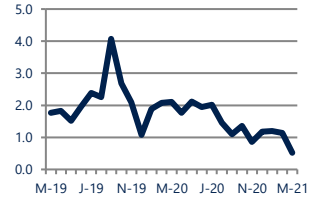
**Up 50%**  
Vs. Year Ago

**Sold Vs. List Price**  
101.5%



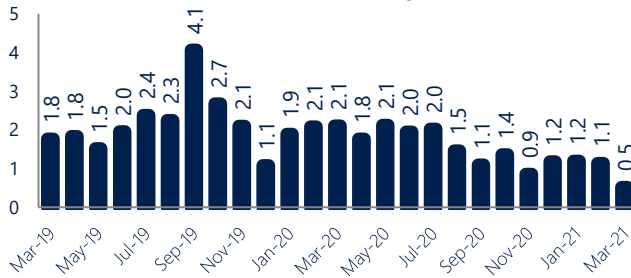
**Up 2.3%**  
Vs. Year Ago

**Months of Supply**  
0.5



**Down -75%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

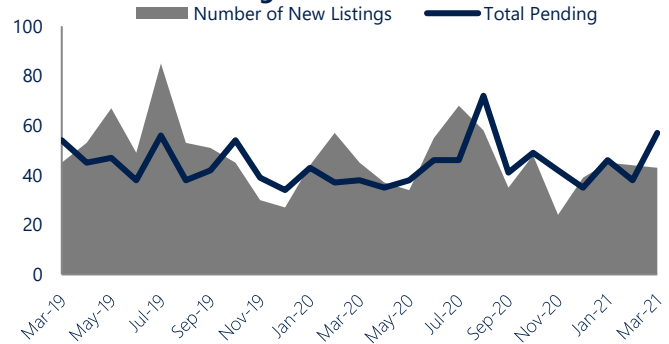
In March, there was 0.5 months of supply available in Morrisville Area, compared to 2.1 in March 2020. That is a decrease of 75% versus a year ago.

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.

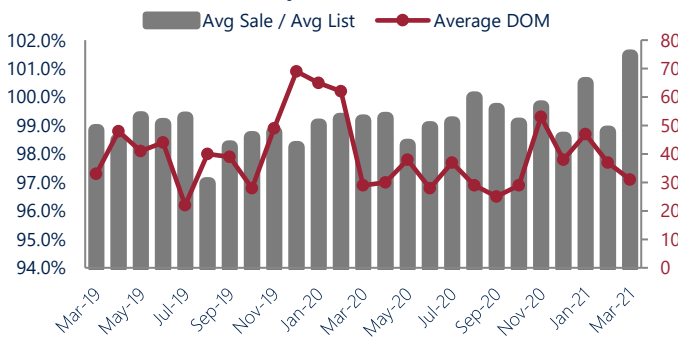
**New Listings & Current Contracts**

This month there were 43 homes newly listed for sale in Morrisville Area compared to 45 in March 2020, a decrease of 4%. There were 57 current contracts pending sale this March compared to 38 a year ago. The number of current contracts is 50% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Morrisville Area was 101.5% of the average list price, which is 2.3% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 31, higher than the average last year, which was 29, an increase of 7%.



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