

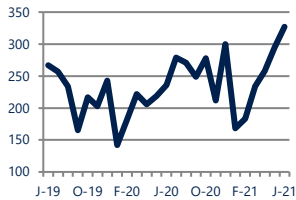
Focus On: Raleigh/ Inside the Beltline Area Housing Market

June 2021

Zip Code(s): 27601, 27603, 27605, 27606, 27608 and 27612

Units Sold

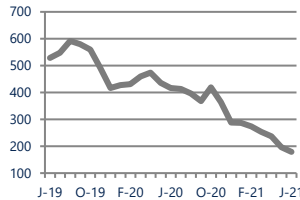
327



Up
Vs. Year Ago

Active Inventory

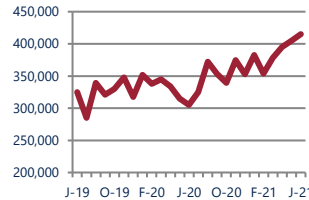
179



Down -57%
Vs. Year Ago

Median Sale Price

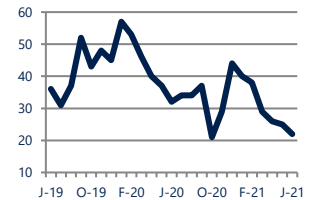
\$415,071



Up
Vs. Year Ago

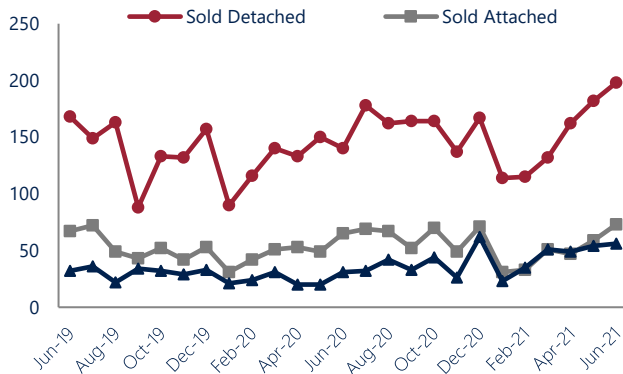
Days On Market

22



Down -31%
Vs. Year Ago

Units Sold*



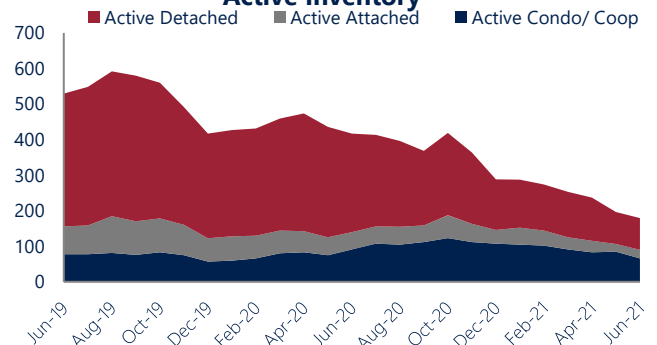
Units Sold

There was an increase in total units sold in June, with 327 sold this month in Raleigh/ Inside the Beltline 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 238 units or 57%. The total number of active inventory this June was 179 compared to 417 in June 2020. This month's total of 179 is lower than the previous month's total supply of available inventory of 196, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Raleigh/ Inside the Beltline Area Homes was \$305,000. This June, the median sale price was \$415,071, an increase of \$110,071 compared to last year. The current median sold price is 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.

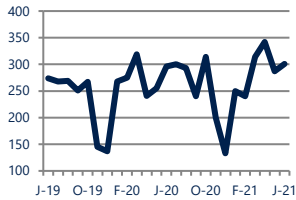


Focus On: Raleigh/ Inside the Beltline Area Housing Market

June 2021

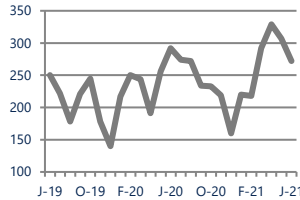
Zip Code(s): 27601, 27603, 27605, 27606, 27608 and 27612

New Listings
301



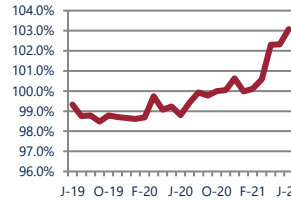
Up 2%
Vs. Year Ago

Current Contracts
272



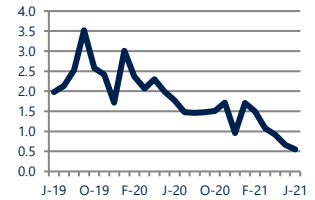
Down -7%
Vs. Year Ago

Sold Vs. List Price
103.1%



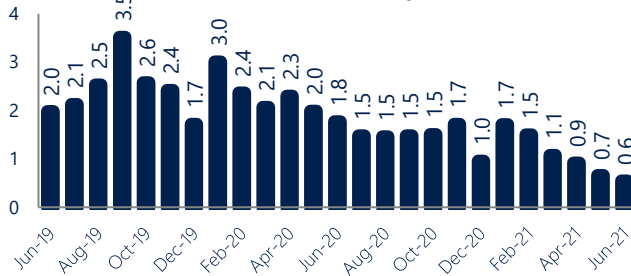
Up 4.3%
Vs. Year Ago

Months of Supply
0.6



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

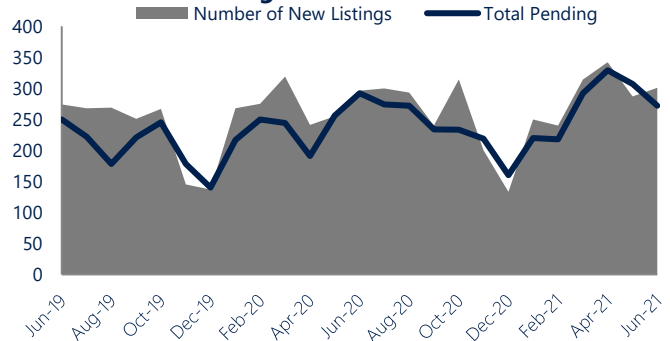
In June, there was 0.5 months of supply available in Raleigh/ Inside the Beltline Area, compared to 1.8 in June 2020. That is a decrease of 69% versus a year ago.

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.

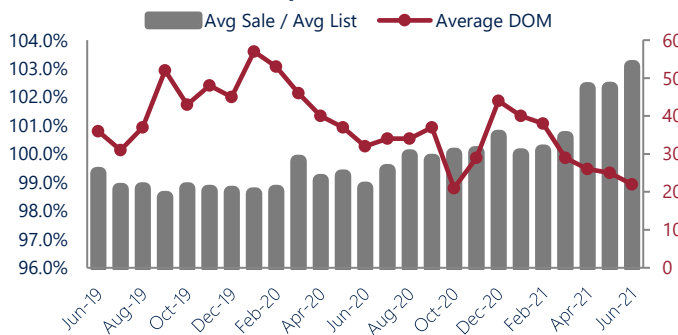
New Listings & Current Contracts

This month there were 301 homes newly listed for sale in Raleigh/ Inside the Beltline Area compared to 296 in June 2020, an increase of 2%. There were 272 current contracts pending sale this June compared to 292 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 Raleigh/ Inside the Beltline Area was 103.1% of the average list price, which is 4.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 32, a decrease of 31%.



Raleigh/ Inside the Beltline Area are defined as properties listed in zip code/s 27601, 27603, 27605, 27606, 27608 and 27612.

*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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