

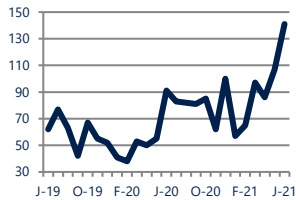
Focus On: Smithfield, Selma, and Eastern Johnston County Area Housing Market

June 2021

Zip Code(s): 27577, 27576, 27569 and 27542

Units Sold

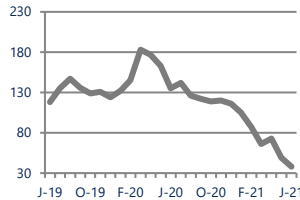
141



Up
Vs. Year Ago

Active Inventory

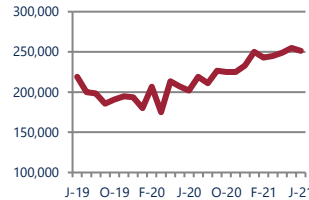
38



Down -72%
Vs. Year Ago

Median Sale Price

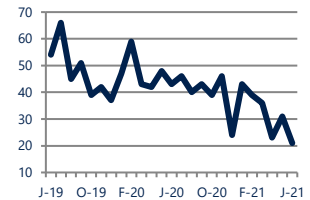
\$251,400



Up 25%
Vs. Year Ago

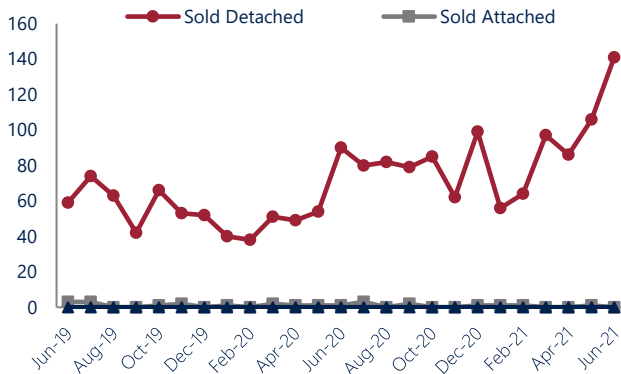
Days On Market

21



Down -51%
Vs. Year Ago

Units Sold*



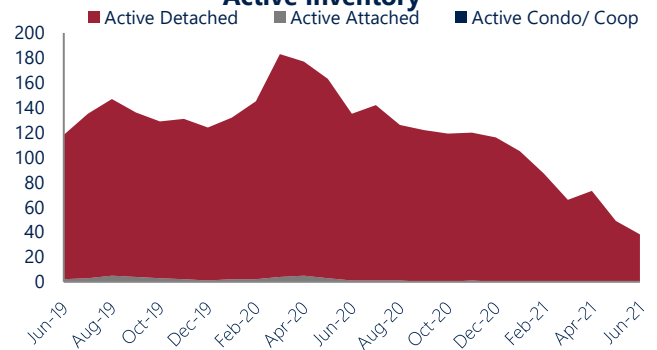
Units Sold

There was an increase in total units sold in June, with 141 sold this month in Smithfield, Selma, and Eastern Johnston County Area. This month's total units sold was higher than at this time last year.

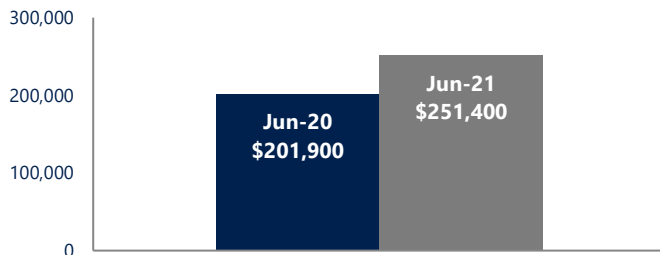
Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 72%. The total number of active inventory this June was 38 compared to 135 in June 2020. This month's total of 38 is lower than the previous month's total supply of available inventory of 49, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Smithfield, Selma, and Eastern Johnston County Area Homes was \$201,900. This June, the median sale price was \$251,400, an increase of 25% or \$49,500 compared to last year. The current median sold price is 1% lower than in May.

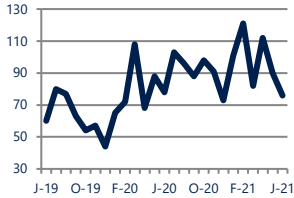
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Focus On: Smithfield, Selma, and Eastern Johnston County Area Housing Market

June 2021

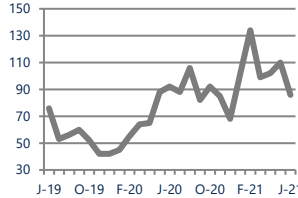
Zip Code(s): 27577, 27576, 27569 and 27542

New Listings
76



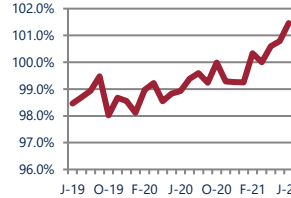
Down -3%
Vs. Year Ago

Current Contracts
86



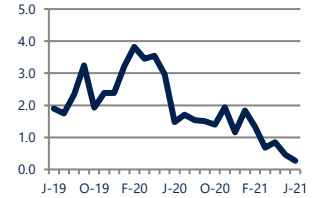
Down -7%
Vs. Year Ago

Sold Vs. List Price
101.5%



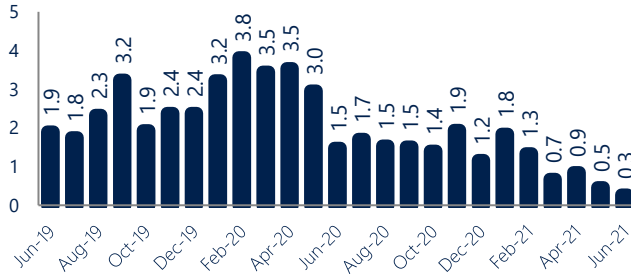
Up 2.6%
Vs. Year Ago

Months of Supply
0.3



Down -82%
Vs. Year Ago

Months Of Supply



Months of Supply

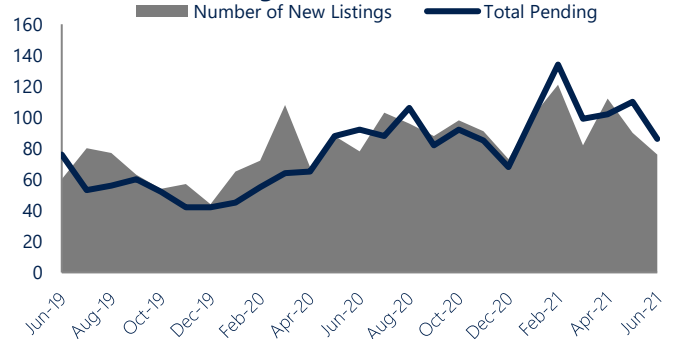
In June, there was 0.3 months of supply available in Smithfield, Selma, and Eastern Johnston County Area, compared to 1.5 in June 2020. That is a decrease of 82% versus a year ago.

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.

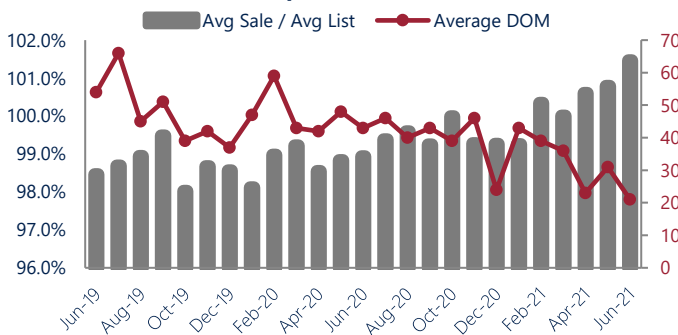
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Smithfield, Selma, and Eastern Johnston County Area compared to 78 in June 2020, a decrease of 3%. There were 86 current contracts pending sale this June compared to 92 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 Smithfield, Selma, and Eastern Johnston County Area was 101.5% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 43, a decrease of 51%.



Smithfield, Selma, and Eastern Johnston County Area are defined as properties listed in zip code/s 27577, 27576, 27569 and 27542.

*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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