

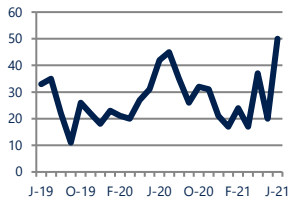
Focus On: Southern Cary Housing Market

June 2021

Zip Code(s): 27518

Units Sold

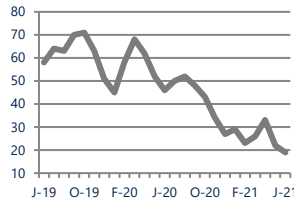
50



Up 19%
Vs. Year Ago

Active Inventory

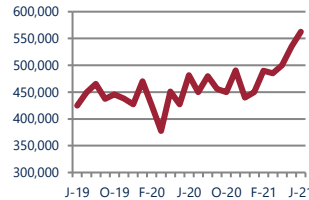
19



Down -59%
Vs. Year Ago

Median Sale Price

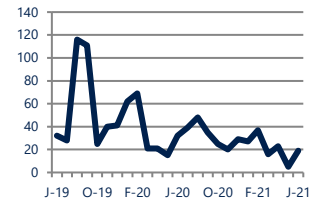
\$562,500



Up 17%
Vs. Year Ago

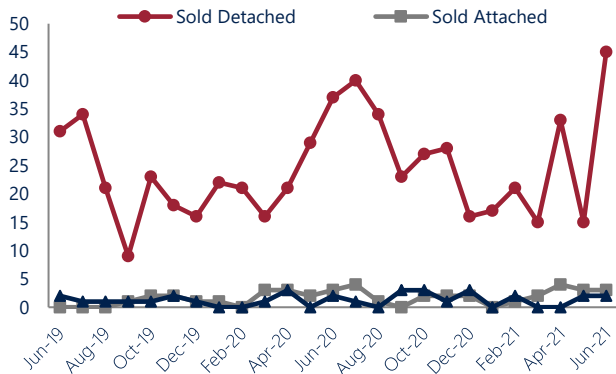
Days On Market

19



Down -41%
Vs. Year Ago

Units Sold*



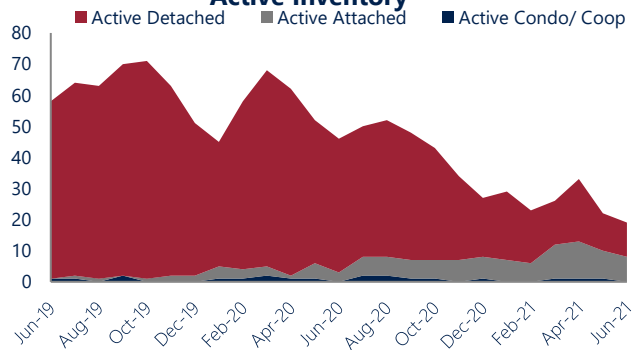
Units Sold

There was an increase in total units sold in June, with 50 sold this month in Southern Cary. This month's total units sold was higher than at this time last year.

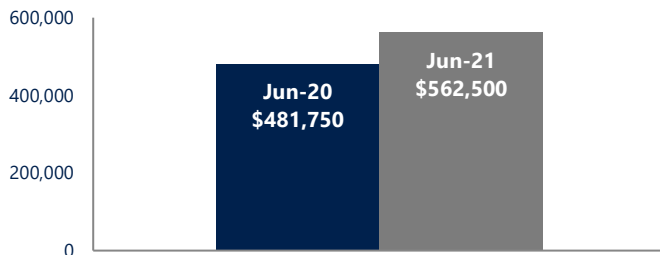
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 59%. The total number of active inventory this June was 19 compared to 46 in June 2020. This month's total of 19 is lower than the previous month's total supply of available inventory of 22, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Southern Cary Homes was \$481,750. This June, the median sale price was \$562,500, an increase of 17% or \$80,750 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.

Southern Cary are defined as properties listed in zip code/s 27518.

*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.

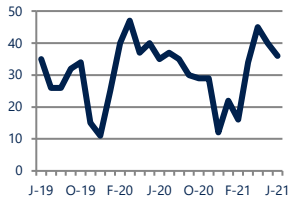
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Focus On: Southern Cary Housing Market

June 2021

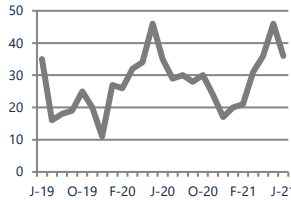
Zip Code(s): 27518

New Listings
36



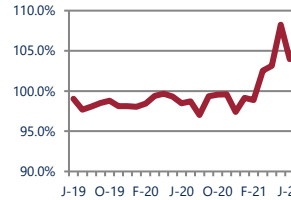
Up 3%
Vs. Year Ago

Current Contracts
36



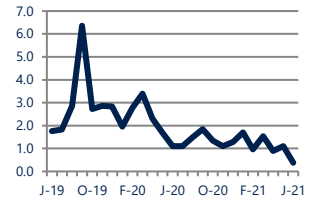
Up 3%
Vs. Year Ago

Sold Vs. List Price
104.0%



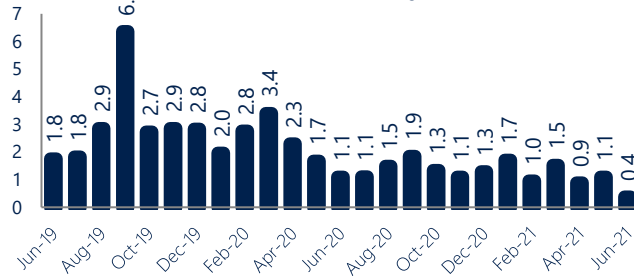
Up
Vs. Year Ago

Months of Supply
0.4



Down -65%
Vs. Year Ago

Months Of Supply



Months of Supply

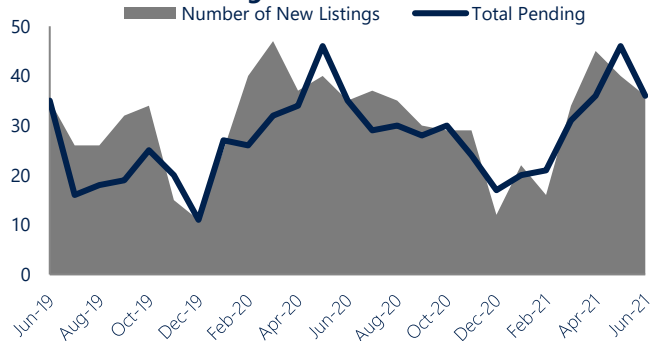
In June, there was 0.4 months of supply available in Southern Cary, compared to 1.1 in June 2020. That is a decrease of 65% versus a year ago.

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.

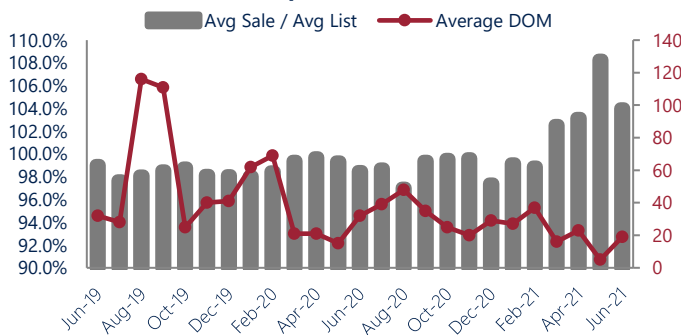
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Southern Cary compared to 35 in June 2020, an increase of 3%. There were 36 current contracts pending sale this June compared to 35 a year ago. The number of current contracts is 3% higher 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 Southern Cary was 104.0% 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 19, lower than the average last year, which was 32, a decrease of 41%.



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