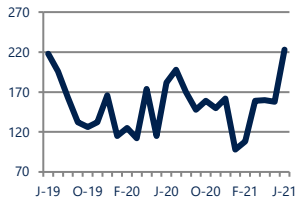


Focus On: Southwest Durham Area Housing Market

June 2021

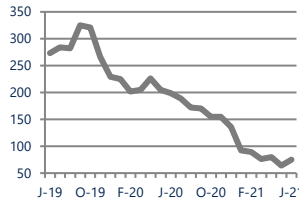
Zip Code(s): 27707 and 27713

Units Sold
223



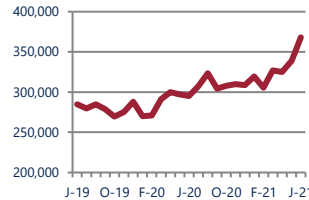
Up 23%
Vs. Year Ago

Active Inventory
75



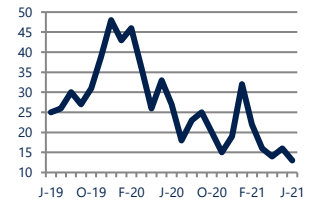
Down -62%
Vs. Year Ago

Median Sale Price
\$368,000



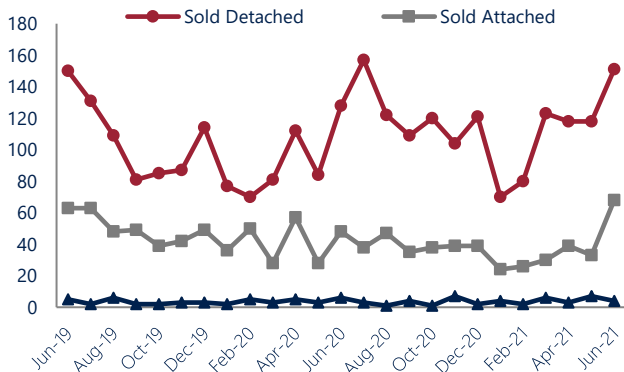
Up 25%
Vs. Year Ago

Days On Market
13



Down -52%
Vs. Year Ago

Units Sold*



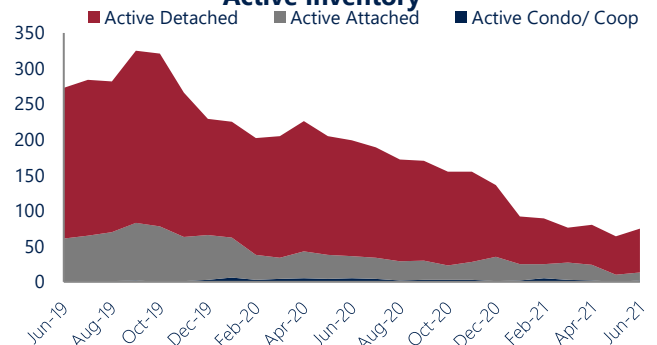
Units Sold

There was an increase in total units sold in June, with 223 sold this month in Southwest Durham Area. This month's total units sold was higher than at this time last year.

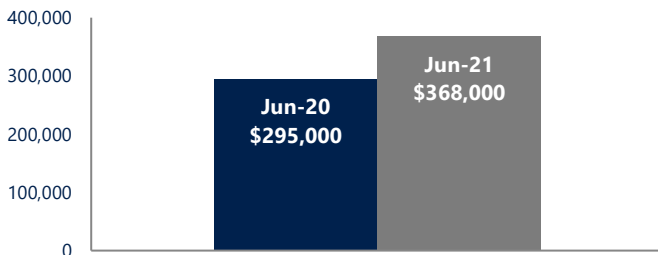
Active Inventory

Versus last year, the total number of homes available this month is lower by 124 units or 62%. The total number of active inventory this June was 75 compared to 199 in June 2020. This month's total of 75 is higher than the previous month's total supply of available inventory of 64, an increase of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Southwest Durham Area Homes was \$295,000. This June, the median sale price was \$368,000, an increase of 25% or \$73,000 compared to last year. The current median sold price is 9% 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.



Southwest Durham Area are defined as properties listed in zip code/s 27707 and 27713.

*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.

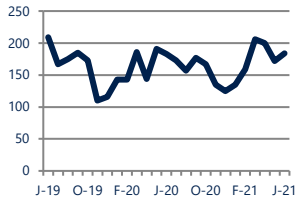


Focus On: Southwest Durham Area Housing Market

June 2021

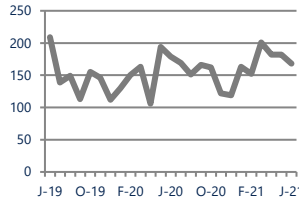
Zip Code(s): 27707 and 27713

New Listings
184



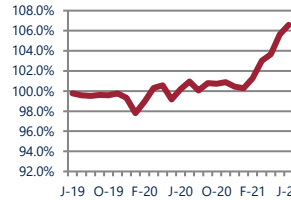
Up 1%
Vs. Year Ago

Current Contracts
168



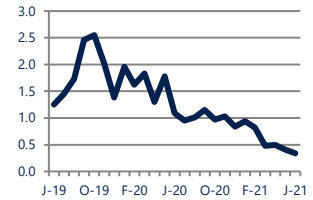
Down -6%
Vs. Year Ago

Sold Vs. List Price
106.6%



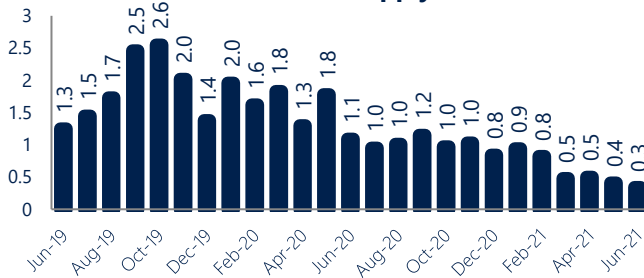
Up
Vs. Year Ago

Months of Supply
0.3



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

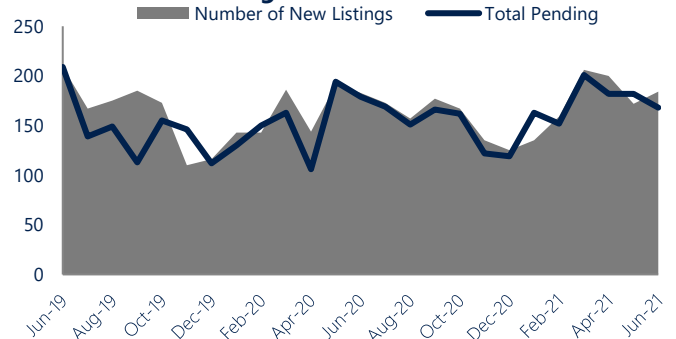
In June, there was 0.3 months of supply available in Southwest Durham Area, compared to 1.1 in June 2020. That is a decrease of 69% versus a year ago.

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.

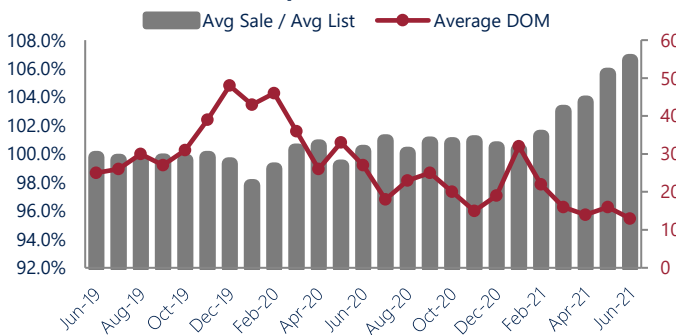
New Listings & Current Contracts

This month there were 184 homes newly listed for sale in Southwest Durham Area compared to 183 in June 2020, an increase of 1%. There were 168 current contracts pending sale this June compared to 179 a year ago. The number of current contracts is 6% 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 Southwest Durham 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 13, lower than the average last year, which was 27, a decrease of 52%.



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