

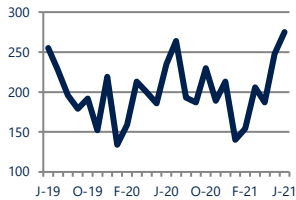
Focus On: Wake Forest and Rolesville Area Housing Market

June 2021

Zip Code(s): 27587 and 27571

Units Sold

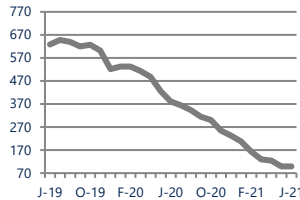
275



Up 17%
Vs. Year Ago

Active Inventory

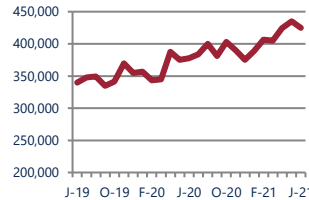
99



Down -74%
Vs. Year Ago

Median Sale Price

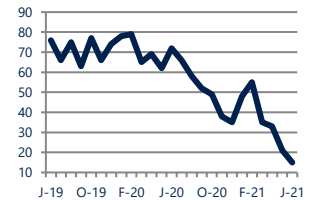
\$425,000



Up 13%
Vs. Year Ago

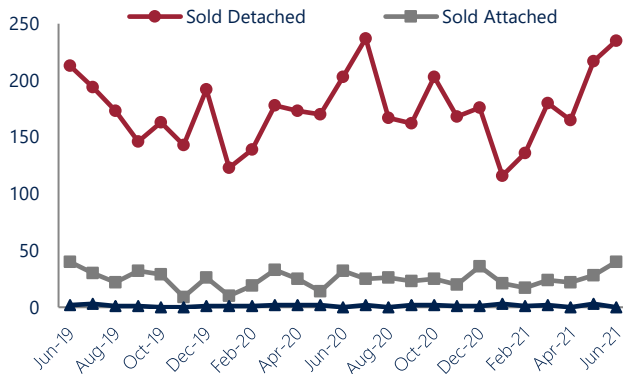
Days On Market

15



Down -79%
Vs. Year Ago

Units Sold*



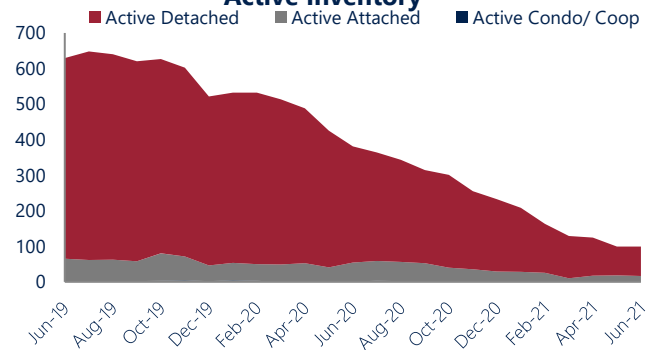
Units Sold

There was an increase in total units sold in June, with 275 sold this month in Wake Forest and Rolesville Area versus 248 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 17% versus June 2020.

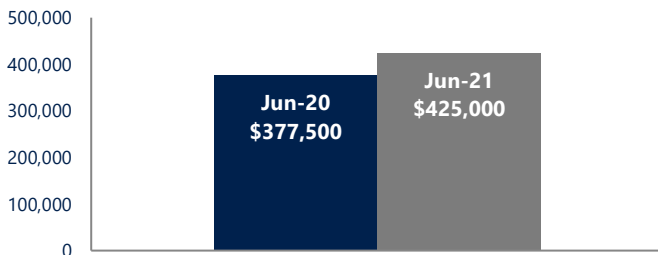
Active Inventory

Versus last year, the total number of homes available this month is lower by 282 units or 74%. The total number of active inventory this June was 99 compared to 381 in June 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Wake Forest and Rolesville Area Homes was \$377,500. This June, the median sale price was \$425,000, an increase of 13% or \$47,500 compared to last year. The current median sold price is 2% 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.



Wake Forest and Rolesville Area are defined as properties listed in zip code/s 27587 and 27571.

*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.

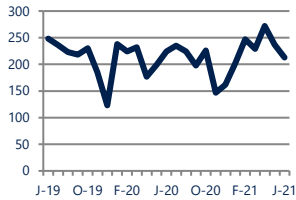


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June 2021

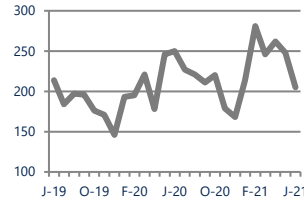
Zip Code(s): 27587 and 27571

New Listings
213



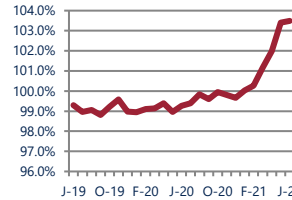
Down -5%
Vs. Year Ago

Current Contracts
205



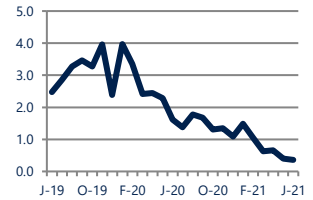
Down -18%
Vs. Year Ago

Sold Vs. List Price
103.5%



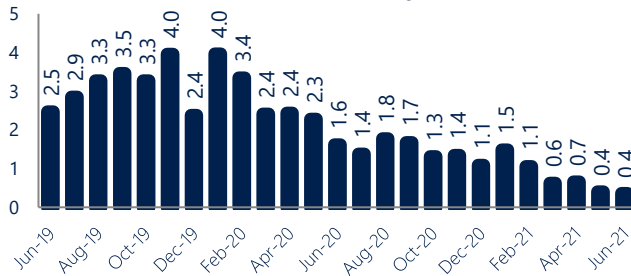
Up 4.3%
Vs. Year Ago

Months of Supply
0.4



Down -78%
Vs. Year Ago

Months Of Supply



Months of Supply

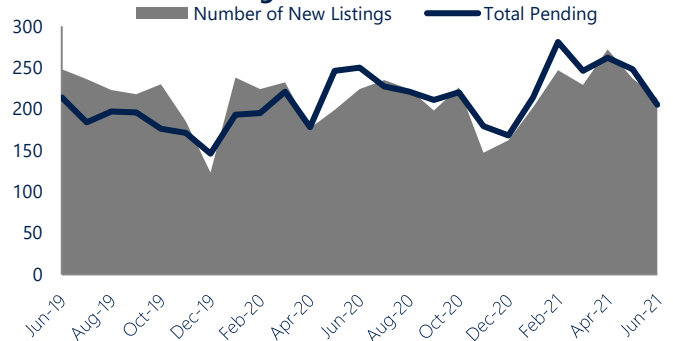
In June, there was 0.4 months of supply available in Wake Forest and Rolesville Area, compared to 1.6 in June 2020. That is a decrease of 78% versus a year ago.

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.

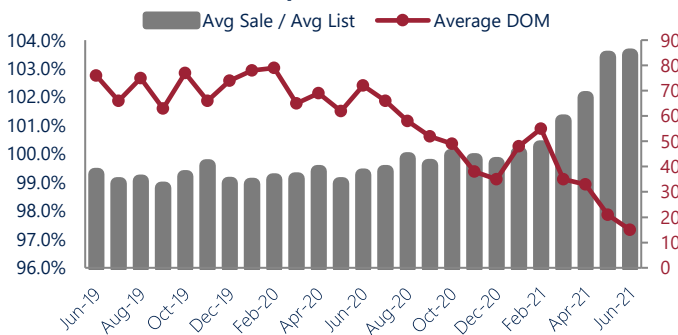
New Listings & Current Contracts

This month there were 213 homes newly listed for sale in Wake Forest and Rolesville Area compared to 224 in June 2020, a decrease of 5%. There were 205 current contracts pending sale this June compared to 250 a year ago. The number of current contracts is 18% 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 Wake Forest and Rolesville Area was 103.5% of the average list price, which is 4.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 72, a decrease of 79%.



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