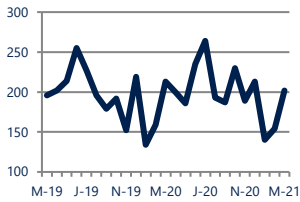


**Focus On: Wake Forest and Rolesville Area Housing Market**

March 2021

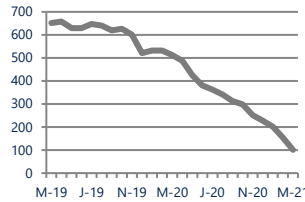
Zip Code(s): 27587 and 27571

**Units Sold**  
202



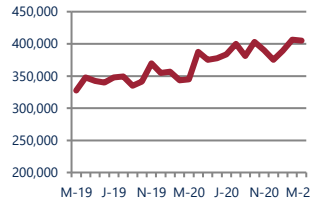
**Down -5%**  
Vs. Year Ago

**Active Inventory**  
101



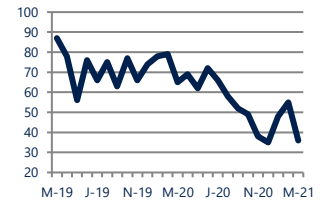
**Down -80%**  
Vs. Year Ago

**Median Sale Price**  
\$405,000



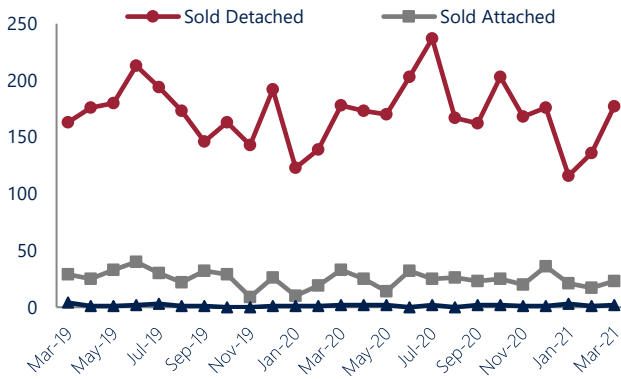
**Up 17%**  
Vs. Year Ago

**Days On Market**  
36



**Down -45%**  
Vs. Year Ago

**Units Sold\***



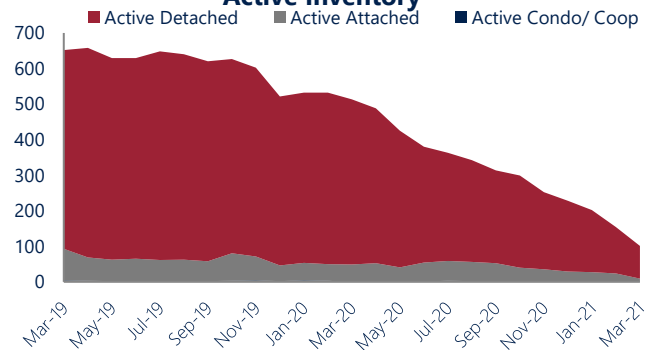
**Units Sold**

There was an increase in total units sold in March, with 202 sold this month in Wake Forest and Rolesville Area versus 154 last month, an increase of 31%. This month's total units sold was lower than at this time last year, a decrease of 5% versus March 2020.

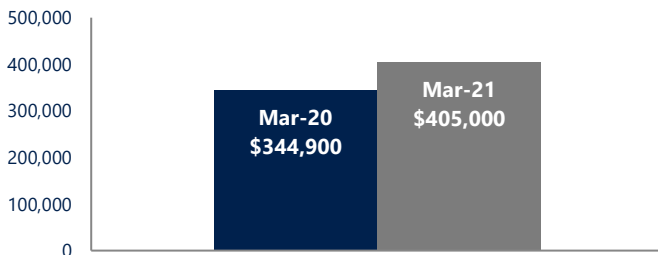
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 412 units or 80%. The total number of active inventory this March was 101 compared to 513 in March 2020. This month's total of 101 is lower than the previous month's total supply of available inventory of 154, a decrease of 34%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Wake Forest and Rolesville Area Homes was \$344,900. This March, the median sale price was approximately the same at \$405,000. The current median sold price is 17% higher than in March 2020.

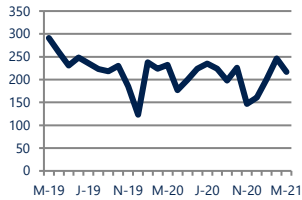
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

**Focus On: Wake Forest and Rolesville Area Housing Market**

March 2021

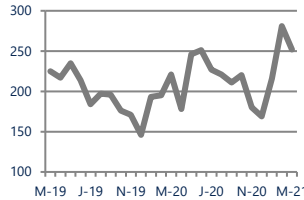
Zip Code(s): 27587 and 27571

**New Listings**  
217



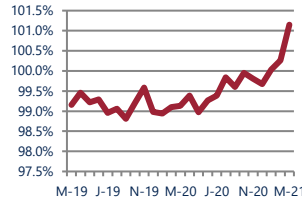
**Down -6%**  
Vs. Year Ago

**Current Contracts**  
252



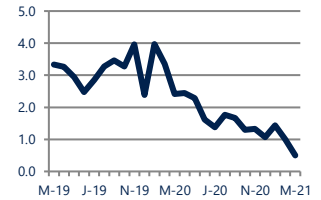
**Up 14%**  
Vs. Year Ago

**Sold Vs. List Price**  
101.2%



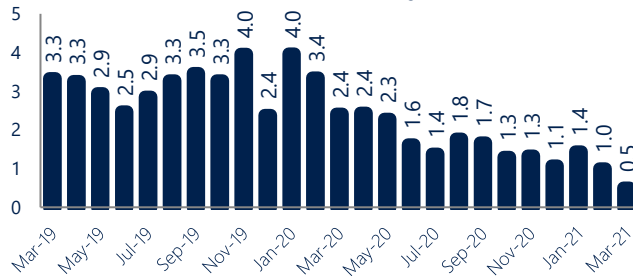
**Up 2%**  
Vs. Year Ago

**Months of Supply**  
0.5



**Down -79%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

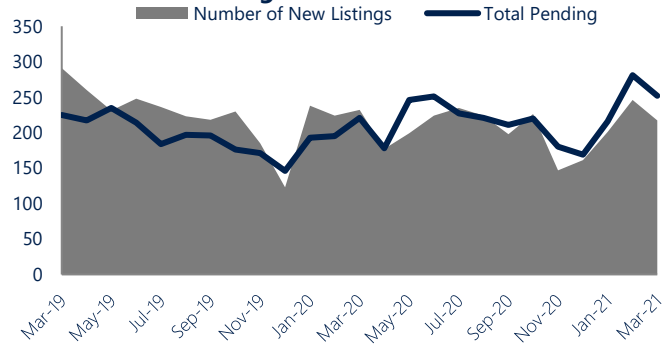
In March, there was 0.5 months of supply available in Wake Forest and Rolesville Area, compared to 2.4 in March 2020. That is a decrease of 79% versus a year ago.

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.

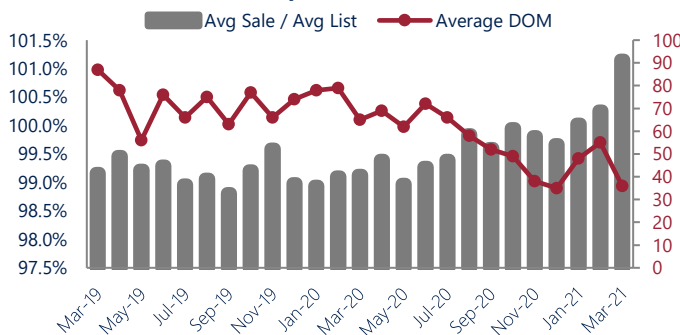
**New Listings & Current Contracts**

This month there were 217 homes newly listed for sale in Wake Forest and Rolesville Area compared to 232 in March 2020, a decrease of 6%. There were 252 current contracts pending sale this March compared to 221 a year ago. The number of current contracts is 14% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Wake Forest and Rolesville Area was 101.2% of the average list price, which is 2.0% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 36, lower than the average last year, which was 65, a decrease of 45%.



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.

