

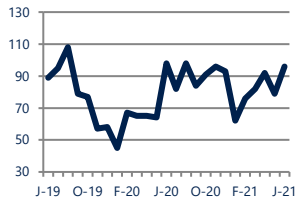
Focus On: Willow Spring, Benson, and Four Oaks Area Housing Market

June 2021

Zip Code(s): 27592, 27504 and 27524

Units Sold

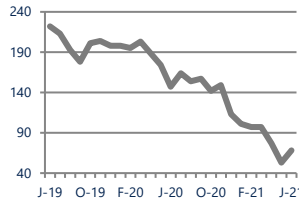
96



Down -2%
Vs. Year Ago

Active Inventory

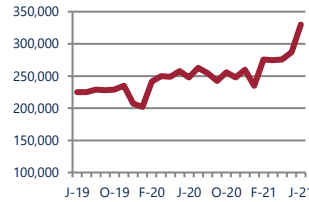
68



Down -54%
Vs. Year Ago

Median Sale Price

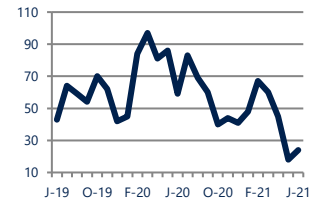
\$330,000



Up 33%
Vs. Year Ago

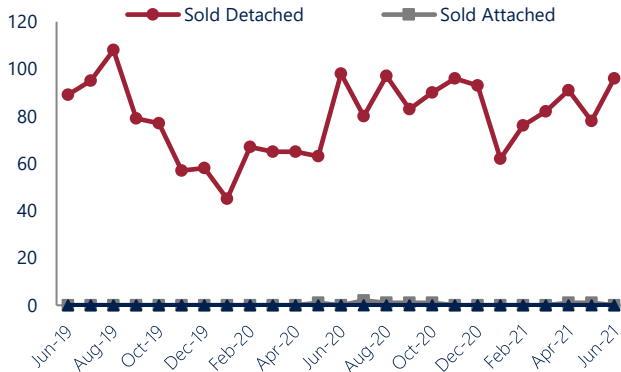
Days On Market

24



Down -59%
Vs. Year Ago

Units Sold*



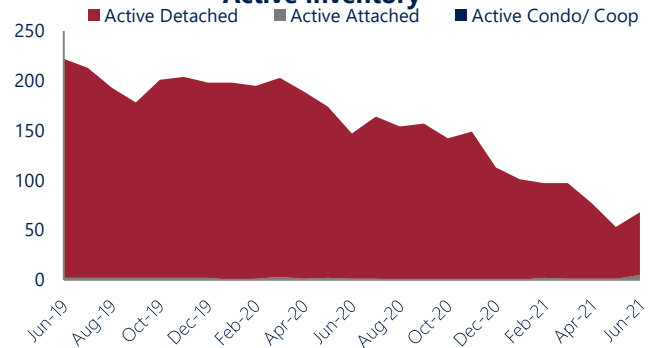
Units Sold

There was an increase in total units sold in June, with 96 sold this month in Willow Spring, Benson, and Four Oaks Area versus 79 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 2% versus June 2020.

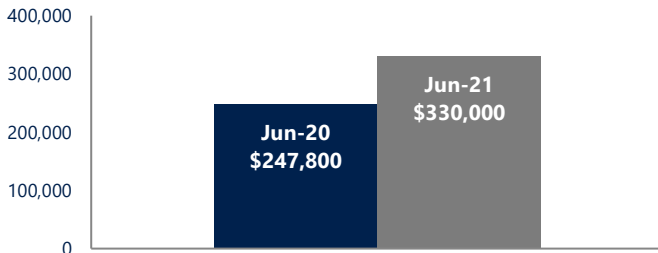
Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 54%. The total number of active inventory this June was 68 compared to 147 in June 2020. This month's total of 68 is higher than the previous month's total supply of available inventory of 53, an increase of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Willow Spring, Benson, and Four Oaks Area Homes was \$247,800. This June, the median sale price was \$330,000, an increase of \$82,200 compared to last year. The current median sold price is higher than in May.

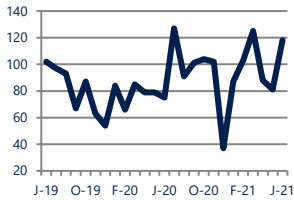
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Focus On: Willow Spring, Benson, and Four Oaks Area Housing Market

June 2021

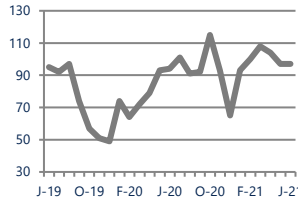
Zip Code(s): 27592, 27504 and 27524

New Listings
118



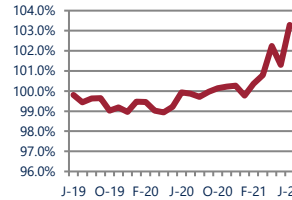
Up 57%
Vs. Year Ago

Current Contracts
97



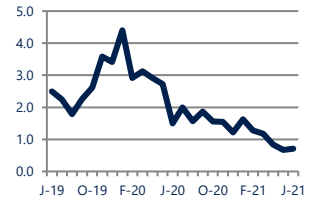
Up 3%
Vs. Year Ago

Sold Vs. List Price
103.3%

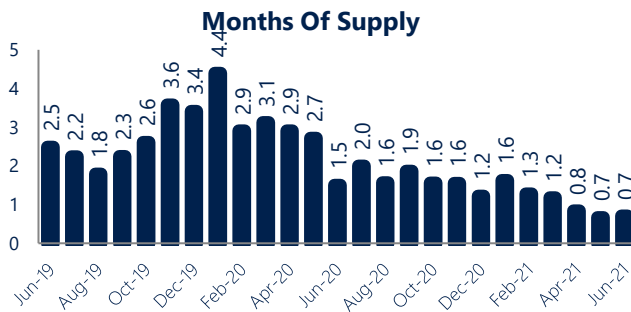


Up 3.4%
Vs. Year Ago

Months of Supply
0.7



Down -53%
Vs. Year Ago



Months of Supply

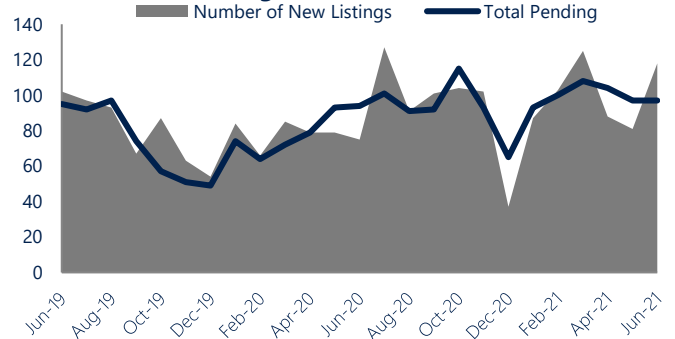
In June, there was 0.7 months of supply available in Willow Spring, Benson, and Four Oaks Area, compared to 1.5 in June 2020. That is a decrease of 53% versus a year ago.

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.

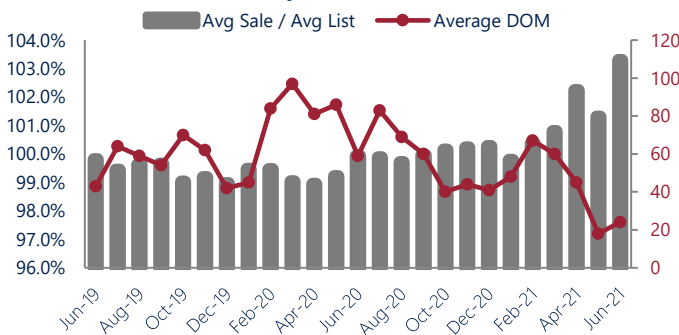
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Willow Spring, Benson, and Four Oaks Area compared to 75 in June 2020, an increase of 57%. There were 97 current contracts pending sale this June compared to 94 a year ago. The number of current contracts remained stable as compared to last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Willow Spring, Benson, and Four Oaks Area was 103.3% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 59, a decrease of 59%.

Willow Spring, Benson, and Four Oaks Area are defined as properties listed in zip code/s 27592, 27504 and 27524.
*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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