

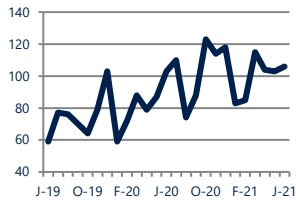
**Focus On: Youngsville and Franklinton Area Housing Market**

June 2021

Zip Code(s): 27596 and 27525

**Units Sold**

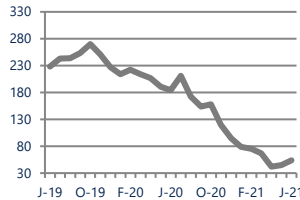
106



**Up 3%**  
Vs. Year Ago

**Active Inventory**

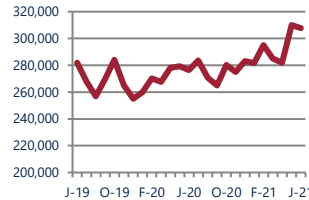
54



**Down -71%**  
Vs. Year Ago

**Median Sale Price**

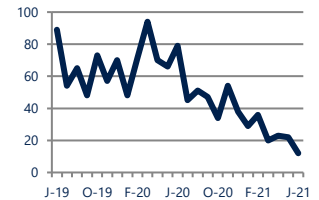
\$307,685



**Up 11%**  
Vs. Year Ago

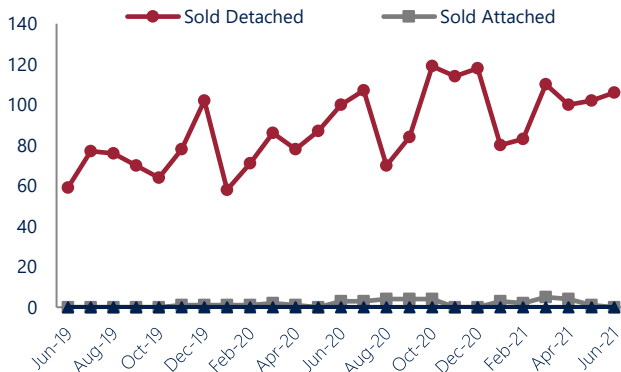
**Days On Market**

12



**Down -85%**  
Vs. Year Ago

**Units Sold\***



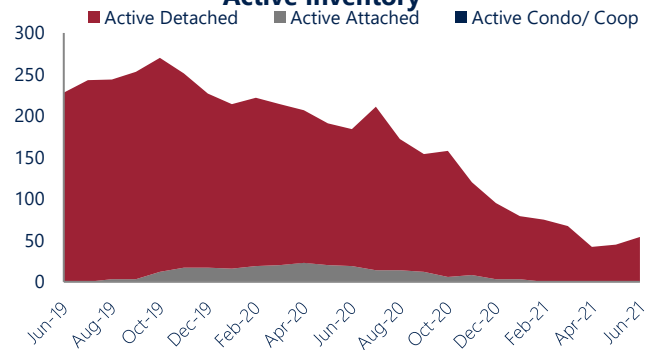
**Units Sold**

There was an increase in total units sold in June, with 106 sold this month in Youngsville and Franklinton Area versus 103 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 3% versus June 2020.

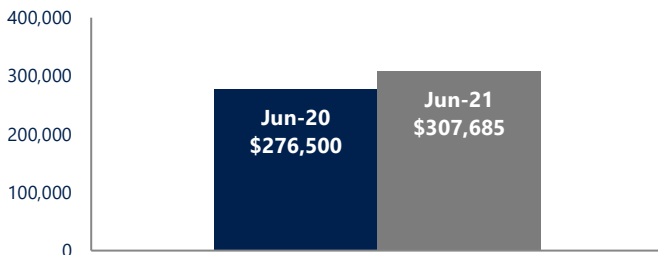
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 130 units or 71%. The total number of active inventory this June was 54 compared to 184 in June 2020. This month's total of 54 is higher than the previous month's total supply of available inventory of 45, an increase of 20%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Youngsville and Franklinton Area Homes was \$276,500. This June, the median sale price was \$307,685, an increase of 11% or \$31,185 compared to last year. The current median sold price is 1% lower than in May.

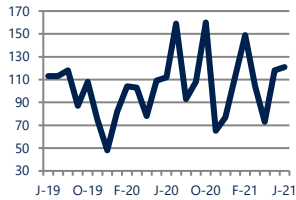
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

**Focus On: Youngsville and Franklinton Area Housing Market**

June 2021

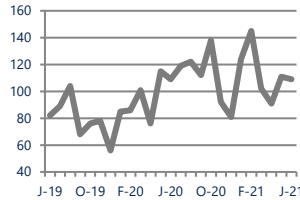
Zip Code(s): 27596 and 27525

**New Listings**  
121



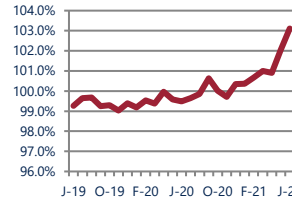
**Up 8%**  
Vs. Year Ago

**Current Contracts**  
109



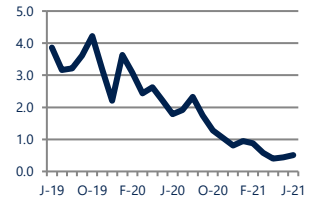
**No Change**  
Vs. Year Ago

**Sold Vs. List Price**  
103.1%



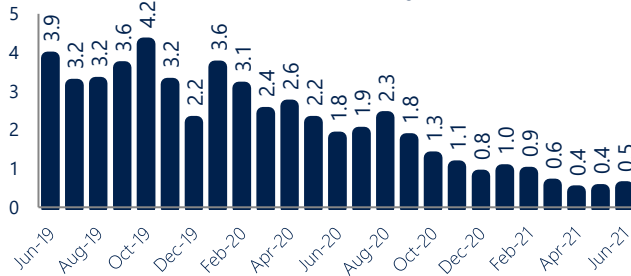
**Up 3.6%**  
Vs. Year Ago

**Months of Supply**  
0.5



**Down -72%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

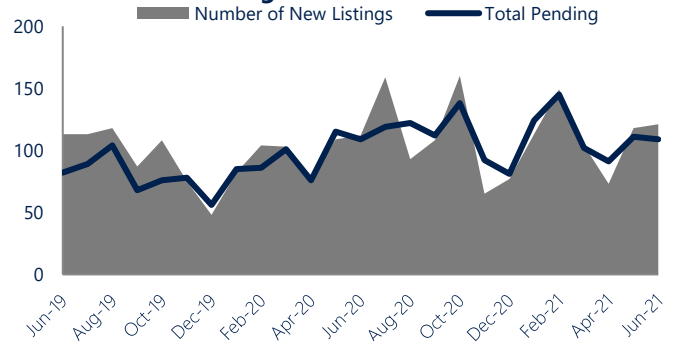
In June, there was 0.5 months of supply available in Youngsville and Franklinton Area, compared to 1.8 in June 2020. That is a decrease of 71% versus a year ago.

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.

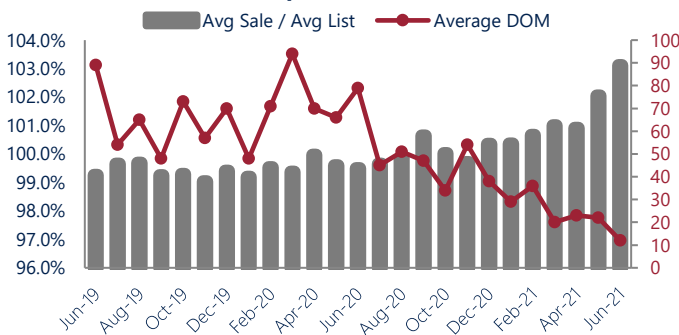
**New Listings & Current Contracts**

This month there were 121 homes newly listed for sale in Youngsville and Franklinton Area compared to 112 in June 2020, an increase of 8%. There were 109 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 2% lower than last month.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in Youngsville and Franklinton Area was 103.1% of the average list price, which is 3.6% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 12, lower than the average last year, which was 79, a decrease of 85%.



Youngsville and Franklinton Area are defined as properties listed in zip code/s 27596 and 27525.

\*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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