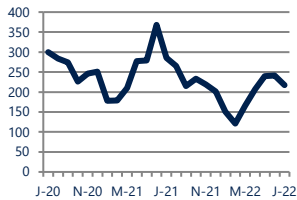


**Focus On: Cary Area Housing Market**

July 2022

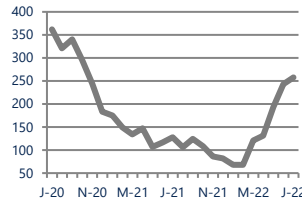
Zip Code(s): 27519, 27513, 27511 and, 27518

**Units Sold**  
217



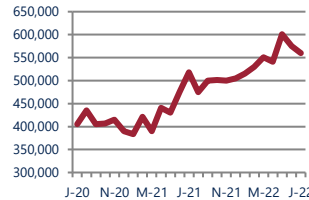
**Down -24%**  
Vs. Year Ago

**Active Inventory**  
258



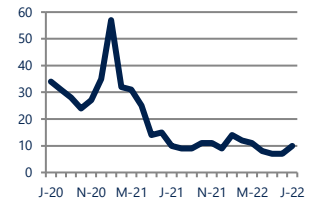
**Up 102%**  
Vs. Year Ago

**Median Sale Price**  
\$560,000

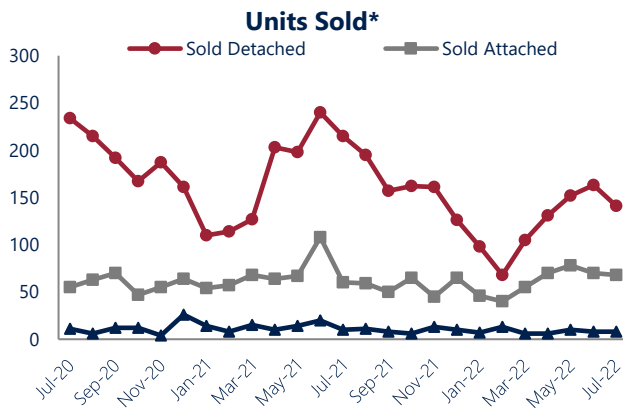


**Up 8%**  
Vs. Year Ago

**Days On Market**  
10

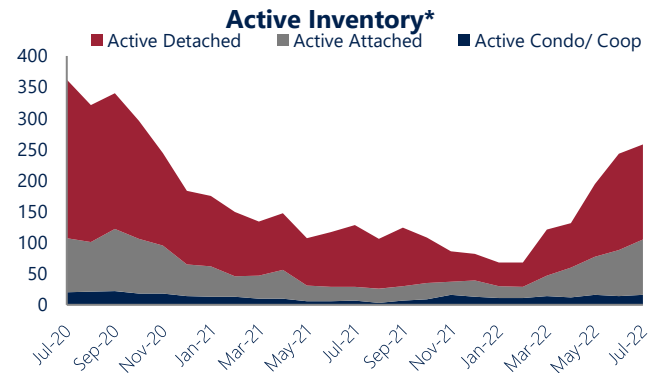


**No Change**  
Vs. Year Ago



**Units Sold**

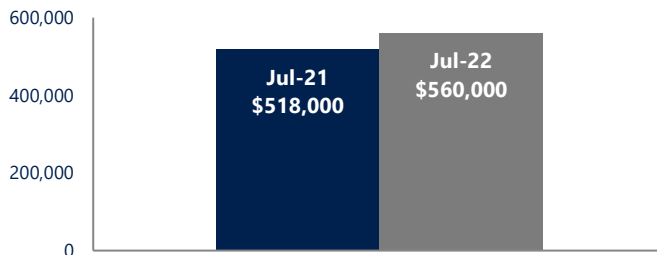
There was a decrease in total units sold in July, with 217 sold this month in Cary Area versus 241 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 24% versus July 2021.



**Active Inventory**

Versus last year, the total number of homes available this month is higher by 130 units or 102%. The total number of active inventory this July was 258 compared to 128 in July 2021. This month's total of 258 is higher than the previous month's total supply of available inventory of 243, an increase of 6%.

**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for Cary Area Homes was \$518,000. This July, the median sale price was \$560,000, an increase of 8% or \$42,000 compared to last year. The current median sold price is 3% lower than in June.

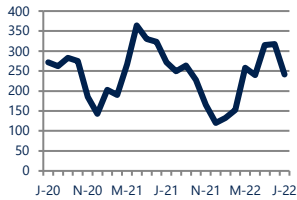
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

**Focus On: Cary Area Housing Market**

July 2022

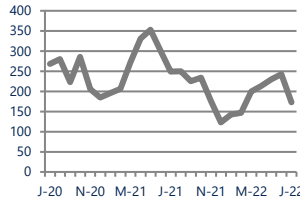
Zip Code(s): 27519, 27513, 27511 and, 27518

**New Listings**  
241



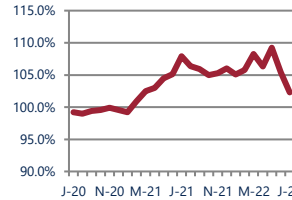
**Down -11%**  
Vs. Year Ago

**Current Contracts**  
173



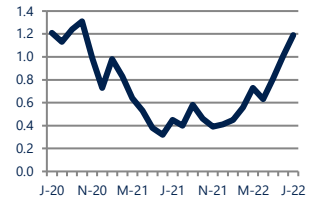
**Down -31%**  
Vs. Year Ago

**Sold Vs. List Price**  
102.3%

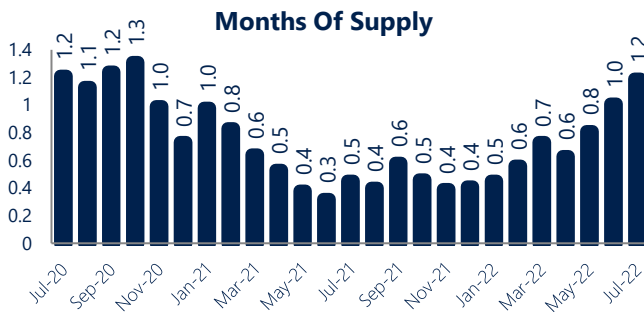


**Down**  
Vs. Year Ago

**Months of Supply**  
1.2



**Up 164%**  
Vs. Year Ago



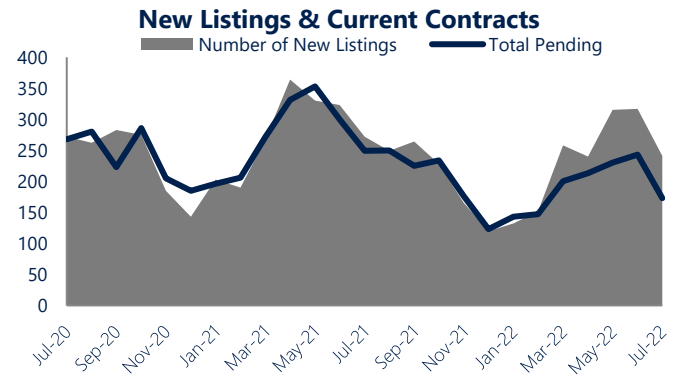
**Months of Supply**

In July, there was 1.2 months of supply available in Cary Area, compared to 0.4 in July 2021. That is an increase of 165% versus a year ago.

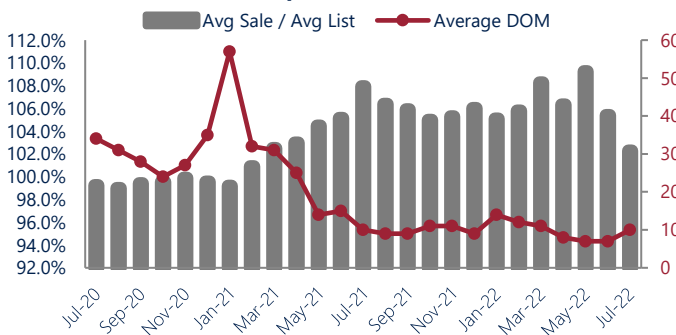
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

**New Listings & Current Contracts**

This month there were 241 homes newly listed for sale in Cary Area compared to 272 in July 2021, a decrease of 11%. There were 173 current contracts pending sale this July compared to 249 a year ago. The number of current contracts is 31% lower than last July.



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In July, the average sale price in Cary Area was 102.3% of the average list price, which is lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 10, which is similar compared to a year ago.

Cary Area are defined as properties listed in zip code/s 27519, 27513, 27511 and, 27518.

\*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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