

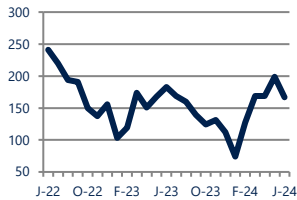
FOCUS ON: **CARY AREA HOUSING MARKET**

JUNE 2024

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

**Units Sold**

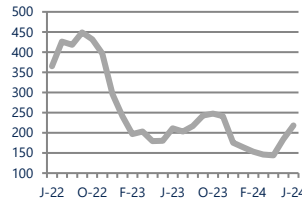
167



**Down -9%**  
Vs. Year Ago

**Active Inventory**

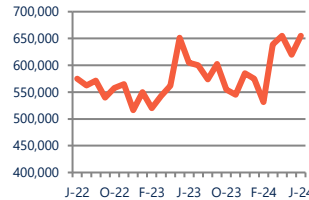
218



**Up 3%**  
Vs. Year Ago

**Median Sale Price**

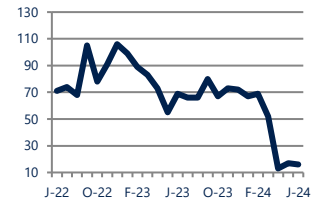
\$655,000



**Up 8%**  
Vs. Year Ago

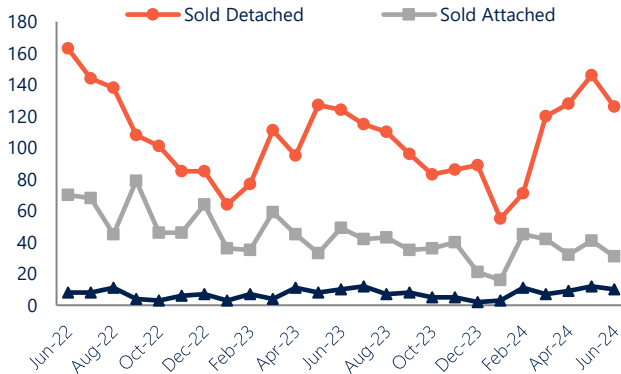
**Days On Market**

16



**Down -77%**  
Vs. Year Ago

**Units Sold\***



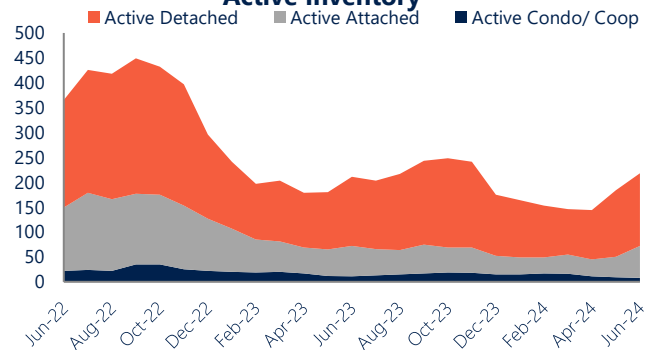
**Units Sold**

There was a decrease in total units sold in June, with 167 sold this month in Cary Area versus 199 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2023.

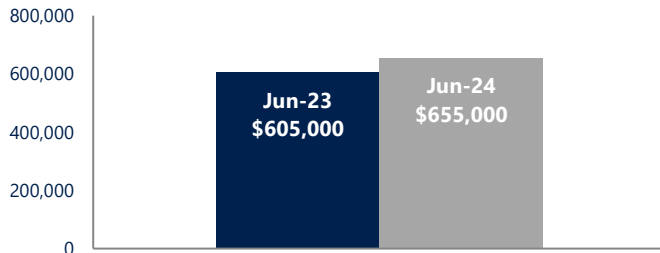
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 7 units or 3%. The total number of active inventory this June was 218 compared to 211 in June 2023. This month's total of 218 is higher than the previous month's total supply of available inventory of 184, an increase of 18%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Cary Area Homes was \$605,000. This June, the median sale price was \$655,000, an increase of 8% or \$50,000 compared to last year. The current median sold price is 6% 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.



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.

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.

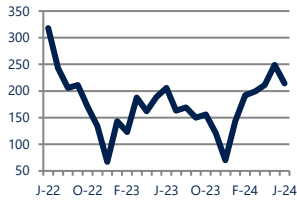


FOCUS ON: **CARY AREA HOUSING MARKET**

JUNE 2024

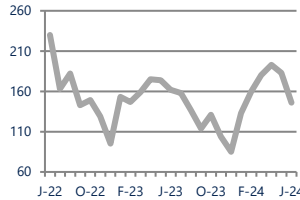
Zip Code(s): 27519, 27513, 27511 and, 27518

**New Listings**  
214



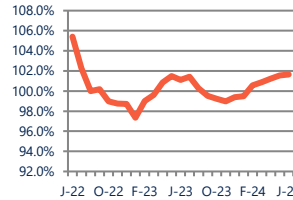
**Up 4%**  
Vs. Year Ago

**Current Contracts**  
146



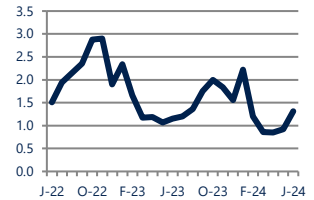
**Down -10%**  
Vs. Year Ago

**Sold Vs. List Price**  
101.7%



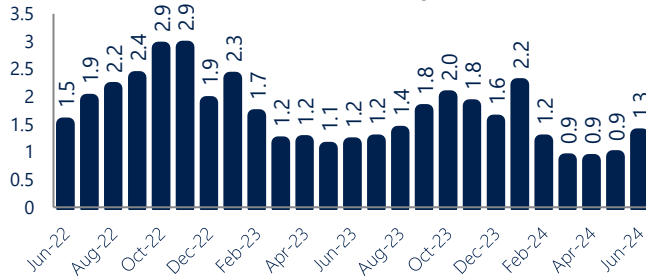
**Up 0.5%**  
Vs. Year Ago

**Months of Supply**  
1.3



**Up 14%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

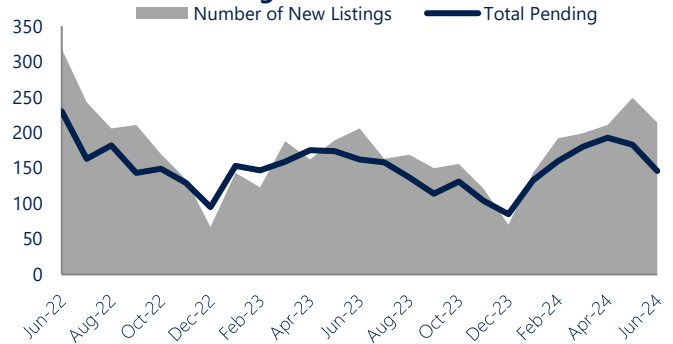
In June, there was 1.3 months of supply available in Cary Area, compared to 1.2 in June 2023. That is an increase of 13% versus a year ago.

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.

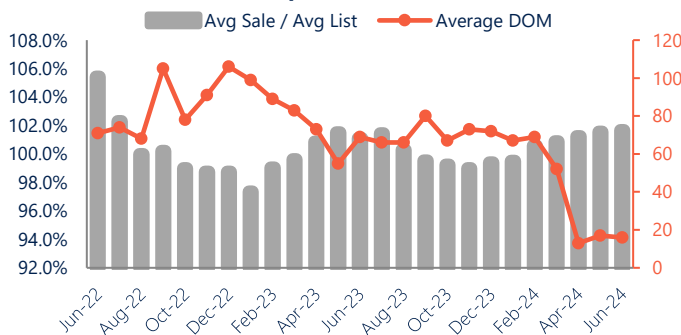
**New Listings & Current Contracts**

This month there were 214 homes newly listed for sale in Cary Area compared to 206 in June 2023, an increase of 4%. There were 146 current contracts pending sale this June compared to 162 a year ago. The number of current contracts is 10% 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 Cary Area was 101.7% of the average list price, which is 0.5% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 16, lower than the average last year, which was 69, a decrease of 77%.



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