

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CENTRAL CARY HOUSING MARKET**

MAY 2025

Zip Code(s): 27511

Units Sold

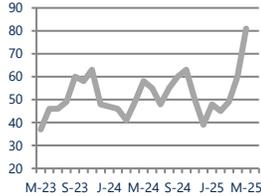
47



Up
Vs. Year Ago

Active Inventory

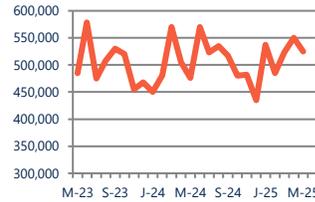
81



Up 40%
Vs. Year Ago

Median Sale Price

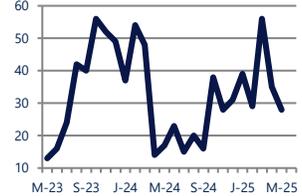
\$525,000



Up 10%
Vs. Year Ago

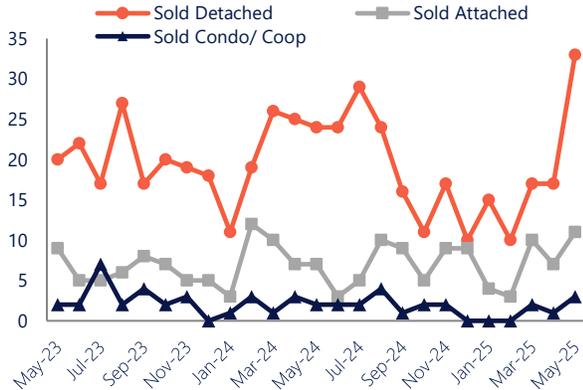
Days On Market

28



Up 65%
Vs. Year Ago

Units Sold*



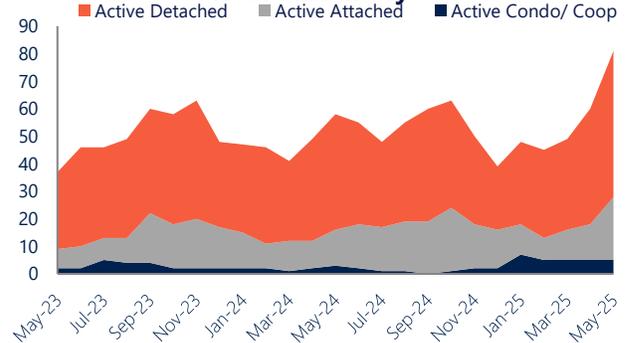
Units Sold

There was an increase in total units sold in May, with 47 sold this month in Central Cary. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 40%. The total number of active inventory this May was 81 compared to 58 in May 2024. This month's total of 81 is higher than the previous month's total supply of available inventory of 60, an increase of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Central Cary Homes was \$476,000. This May, the median sale price was \$525,000, an increase of 10% or \$49,000 compared to last year. The current median sold price is 5% lower than in April.

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

Central Cary are defined as properties listed in zip code/s 27511.

*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.

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MAY 2025

Zip Code(s): 27511

New Listings

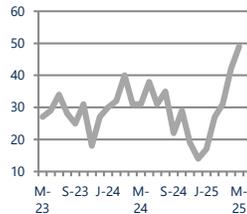
82



Up 74%
Vs. Year Ago

Current Contracts

49



Up 58%
Vs. Year Ago

Sold Vs. List Price

99.8%



Down -1.5%
Vs. Year Ago

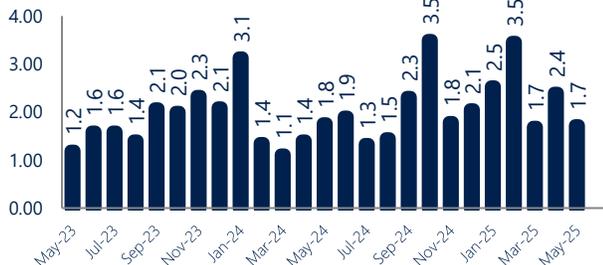
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

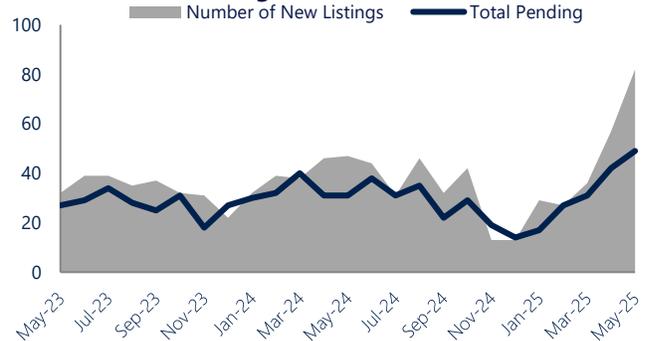
In May, there was 1.7 months of supply available in Central Cary. The amount of supply is similar compared to a year ago.

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.

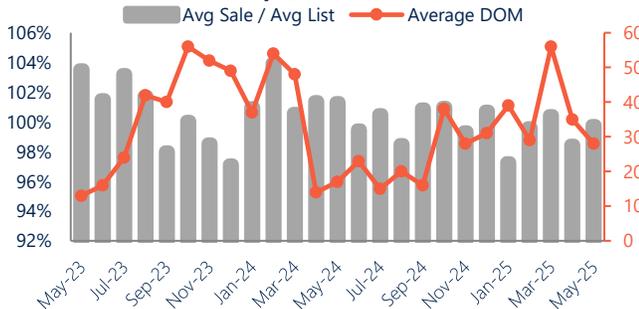
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Central Cary compared to 47 in May 2024, an increase of 74%. There were 49 current contracts pending sale this May compared to 31 a year ago. The number of current contracts is 58% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Central Cary was 99.8% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 17, an increase of 65%.

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