

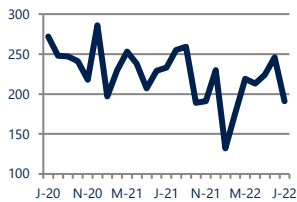
Focus On: Clayton Area Housing Market

July 2022

Zip Code(s): 27520 and 27527

Units Sold

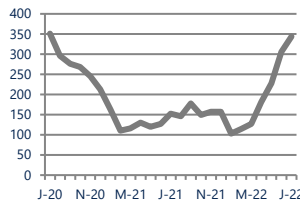
191



Down -18%
Vs. Year Ago

Active Inventory

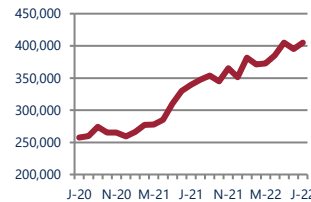
344



Up 126%
Vs. Year Ago

Median Sale Price

\$405,000



Up 19%
Vs. Year Ago

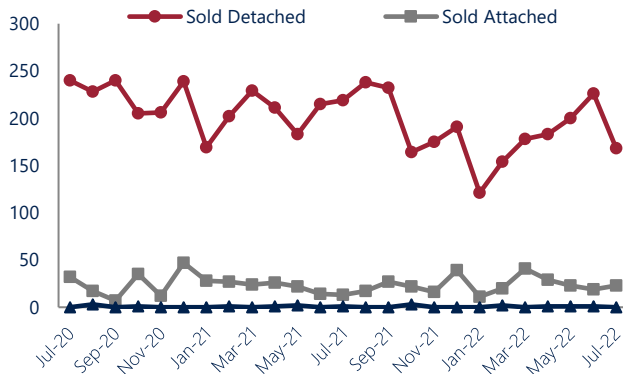
Days On Market

16



Up 33%
Vs. Year Ago

Units Sold*



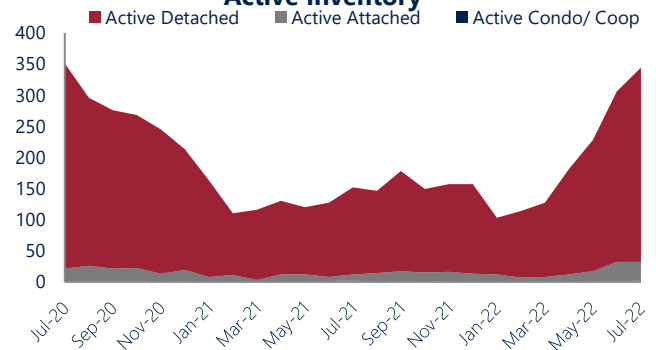
Units Sold

There was a decrease in total units sold in July, with 191 sold this month in Clayton Area versus 246 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 18% versus July 2021.

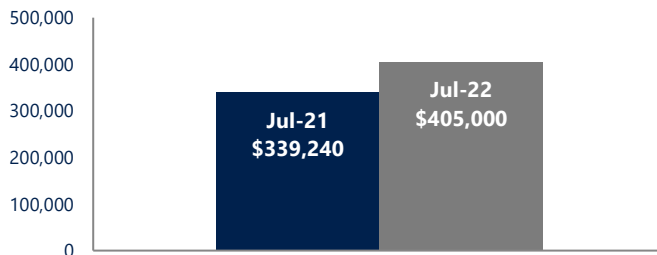
Active Inventory

Versus last year, the total number of homes available this month is higher by 192 units or 126%. The total number of active inventory this July was 344 compared to 152 in July 2021. This month's total of 344 is higher than the previous month's total supply of available inventory of 306, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Clayton Area Homes was \$339,240. This July, the median sale price was \$405,000, an increase of 19% or \$65,760 compared to last year. The current median sold price is 3% higher 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.



Clayton Area are defined as properties listed in zip code/s 27520 and 27527.

*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.

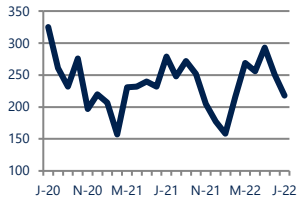


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July 2022

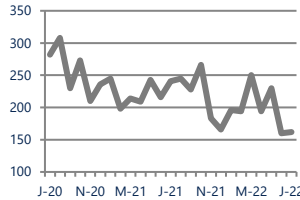
Zip Code(s): 27520 and 27527

New Listings
218



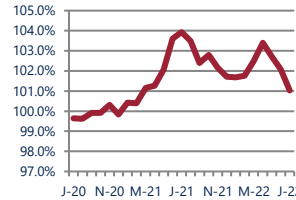
Down -22%
Vs. Year Ago

Current Contracts
162



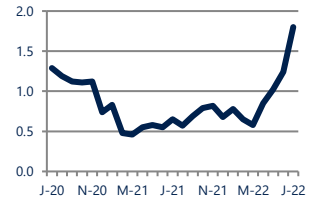
Down -33%
Vs. Year Ago

Sold Vs. List Price
101.0%



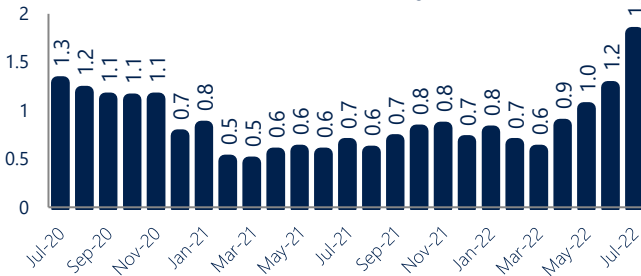
Down -2.8%
Vs. Year Ago

Months of Supply
1.8



Up 177%
Vs. Year Ago

Months Of Supply



Months of Supply

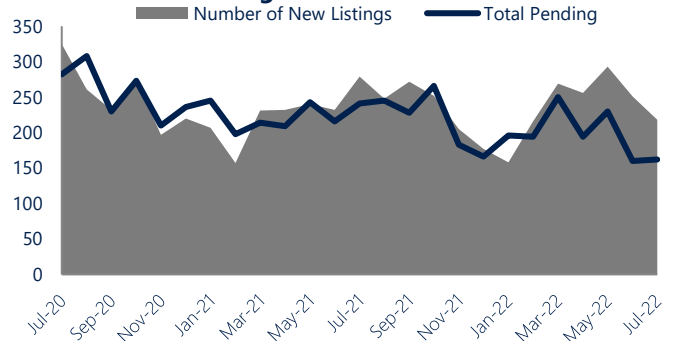
In July, there was 1.8 months of supply available in Clayton Area, compared to 0.7 in July 2021. That is an increase of 176% versus a year ago.

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.

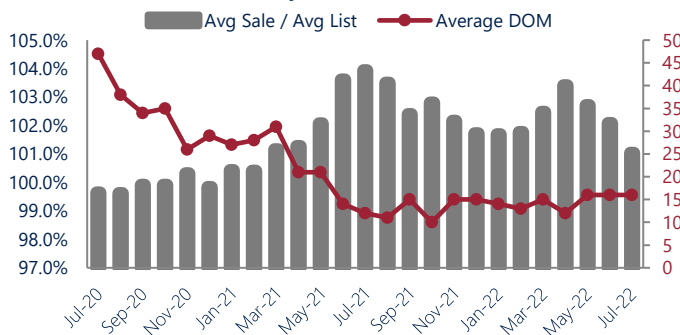
New Listings & Current Contracts

This month there were 218 homes newly listed for sale in Clayton Area compared to 279 in July 2021, a decrease of 22%. There were 162 current contracts pending sale this July compared to 241 a year ago. The number of current contracts is 33% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Clayton Area was 101.0% of the average list price, which is 2.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 12, an increase of 33%.



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