

# MARKET CONDITIONS

THE TRANGLE, NC AREA - MAY 2025

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REAL ESTATE

IT'S THE **ONE.**



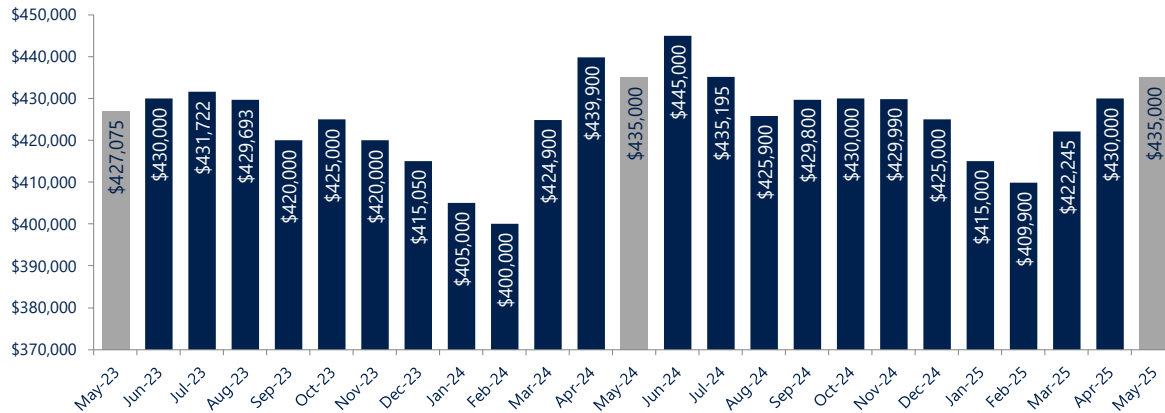
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# Long & Foster MARKET CONDITIONS REPORT

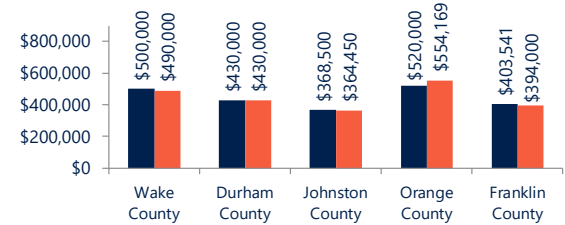
## THE TRIANGLE, NC AREA - MAY 2025

### Median Sales Price



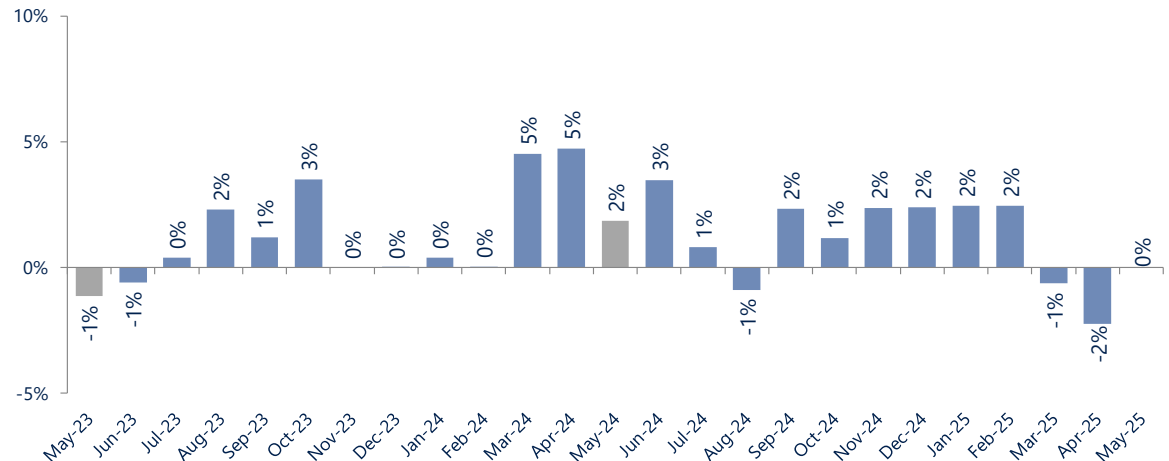
### Median Sale Price

Of Top Five Counties/Cities Based on Total Units Sold  
 ■ One Year Ago ■ Current Month



### Median Sale Price

Percent Change Year/Year



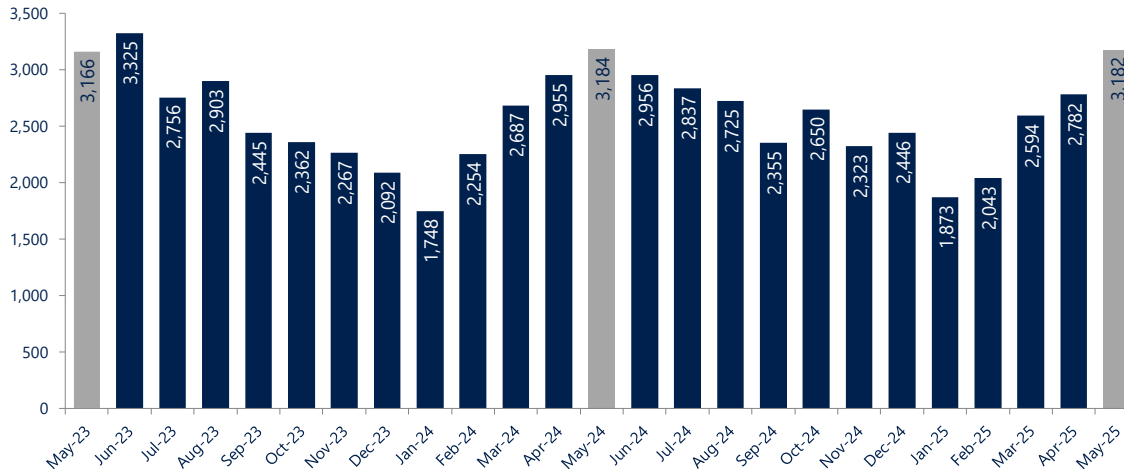
### Highlights

- This May, the median sale price was \$435,000, which was similar to the median sale price of May 2024.
- The current median sale price was also similar to April's median price.

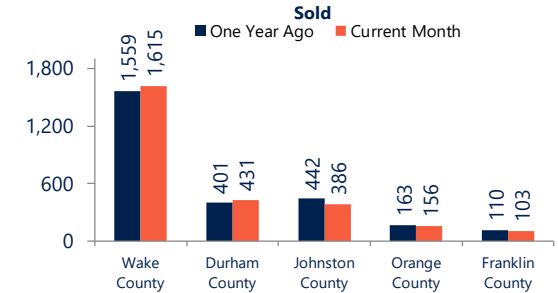
# Long & Foster MARKET CONDITIONS REPORT

## THE TRIANGLE, NC AREA - MAY 2025

### Total Units Sold



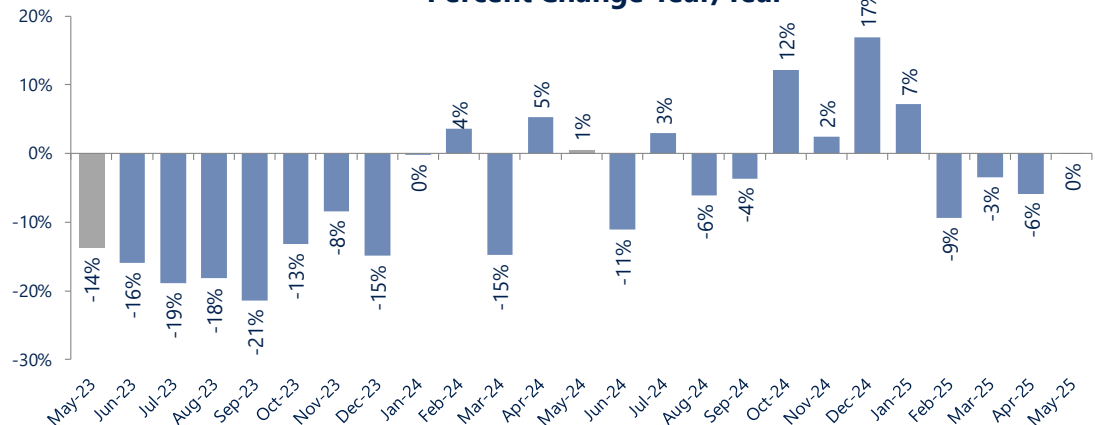
### Total Units Sold Of Top Five Counties/Cities Based on Total Units Sold



### Highlights

- The number of units sold in May 2025 was similar to the units sold in May 2024.
- This month's total units sold was higher than the previous month, an increase of 14% versus April.

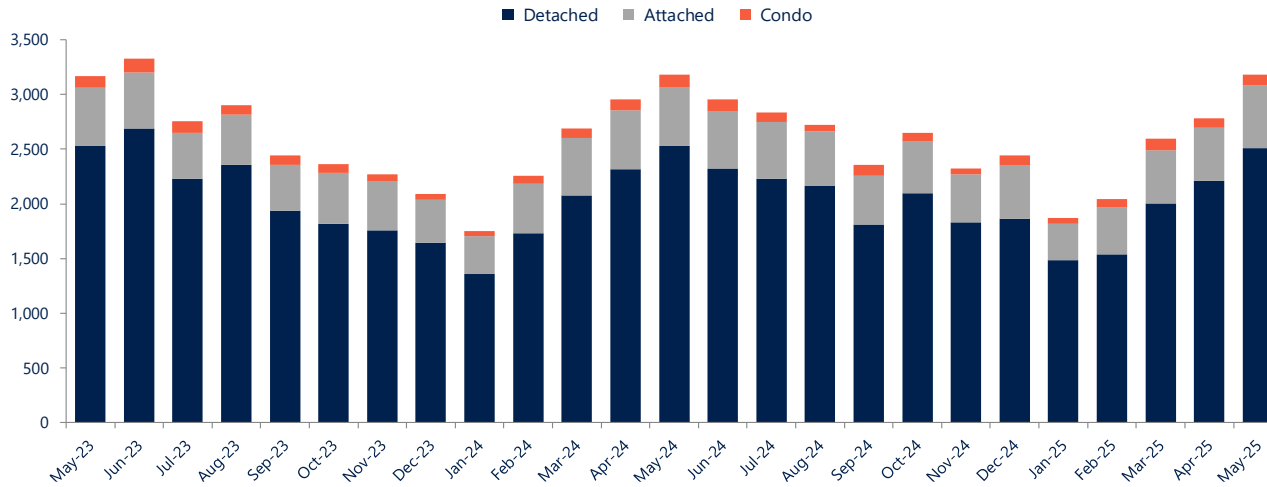
### Total Units Sold Percent Change Year/Year



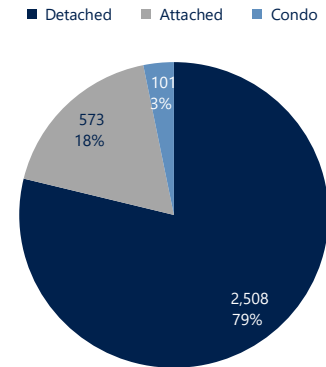
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## THE TRIANGLE, NC AREA - MAY 2025

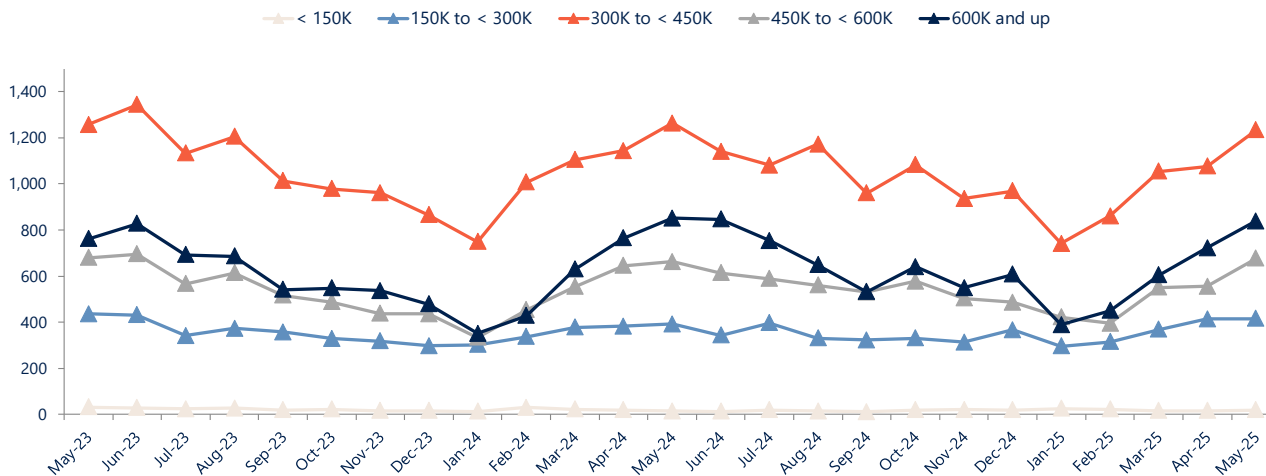
**Total Units Sold by Type**



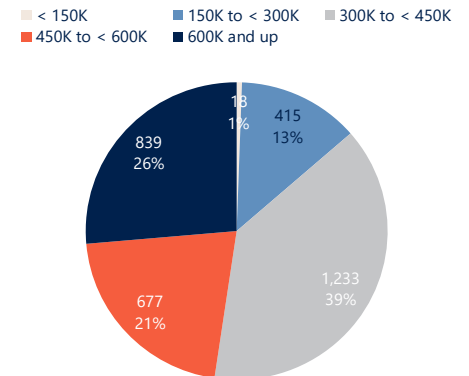
**Total Units Sold by Type  
Current Month**



**Total Units Sold by Price Range**

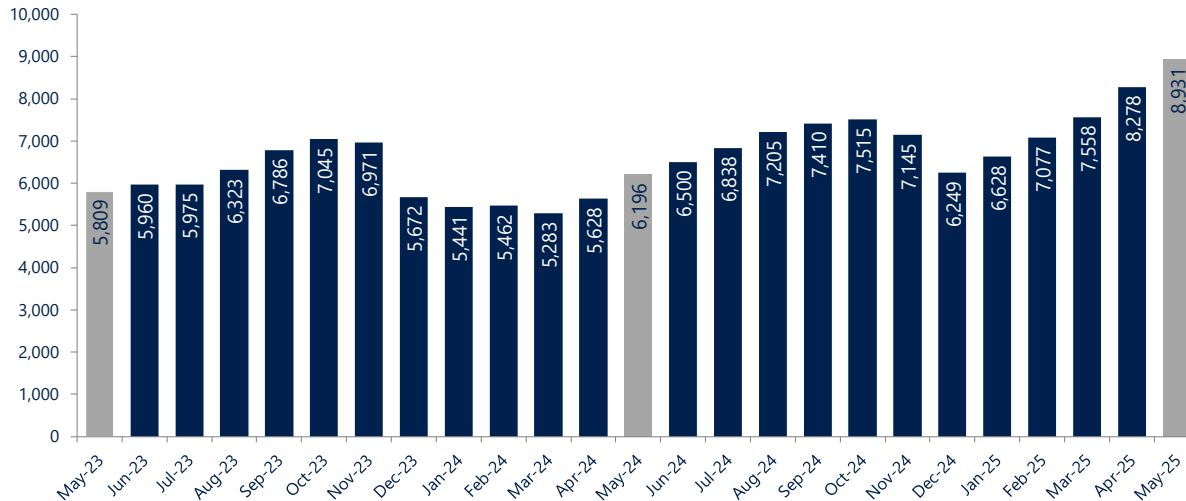


**Total Units Sold by Price Range  
Current Month**

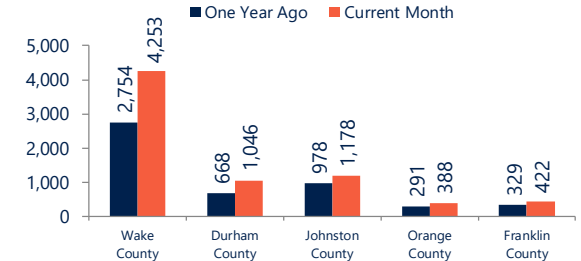


## THE TRIANGLE, NC AREA - MAY 2025

### Total Active Inventory



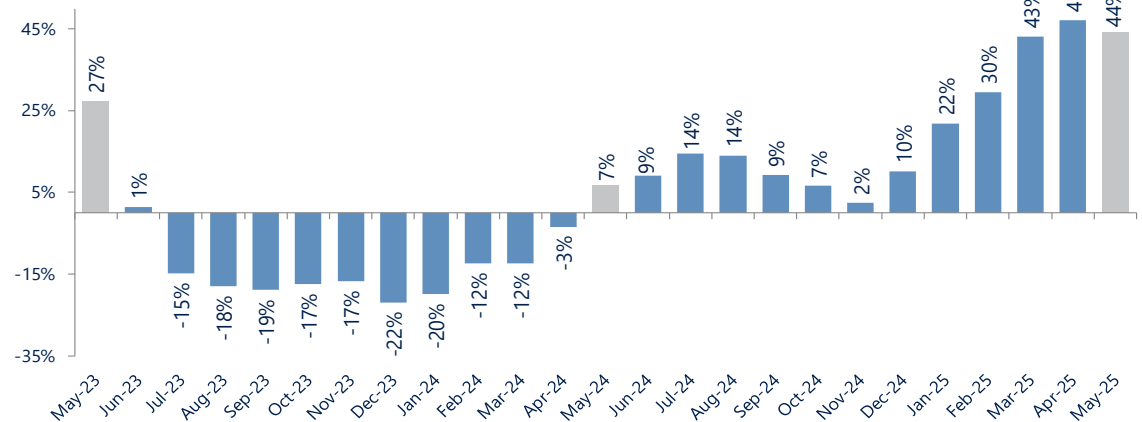
### Total Active Inventory Of Top Five Counties/Cities Based on Total Units Sold



### Highlights

- Versus last May, the total number of homes available this month was higher by 2,735 units or 44%.
- Active inventory this May was 8% higher than the previous month's supply of available inventory.

### Total Active Inventory Percent Change Year/Year

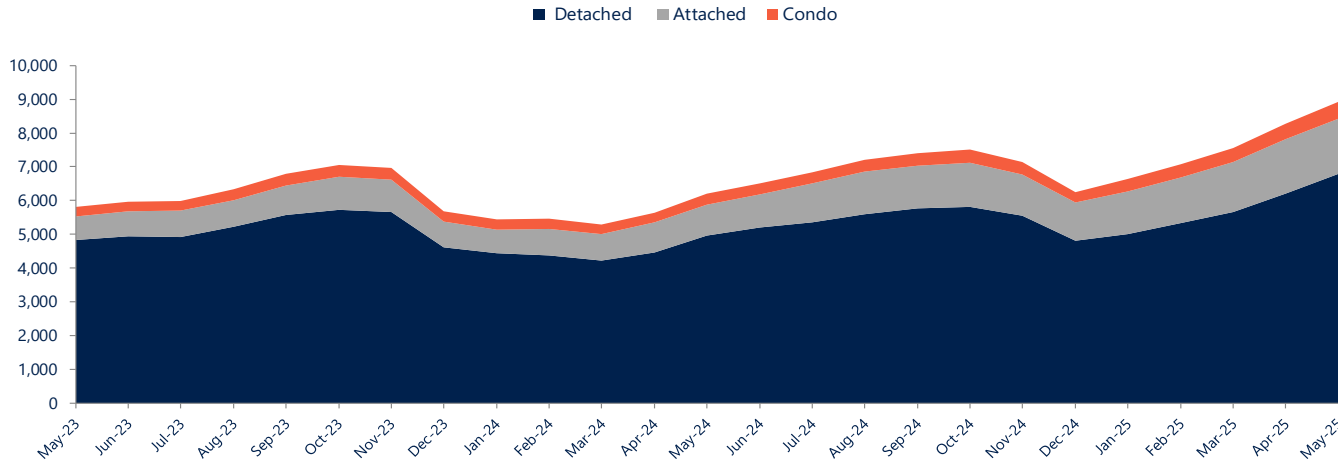




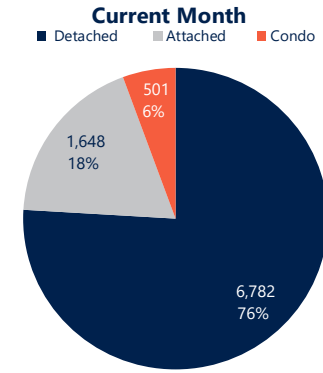
# Long & Foster MARKET CONDITIONS REPORT

## THE TRIANGLE, NC AREA - MAY 2025

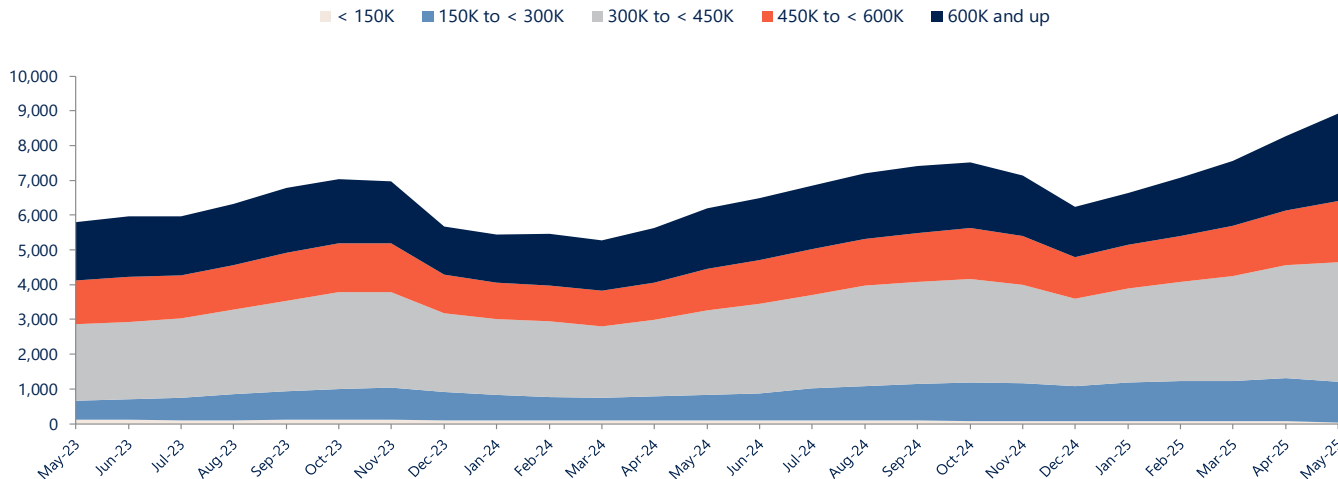
### Total Active Inventory by Type



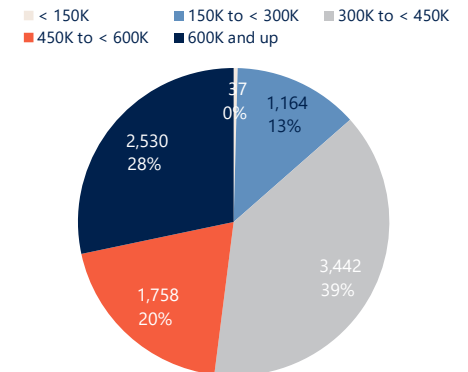
### Total Active Inventory by Type



### Total Active Inventory by Price Range



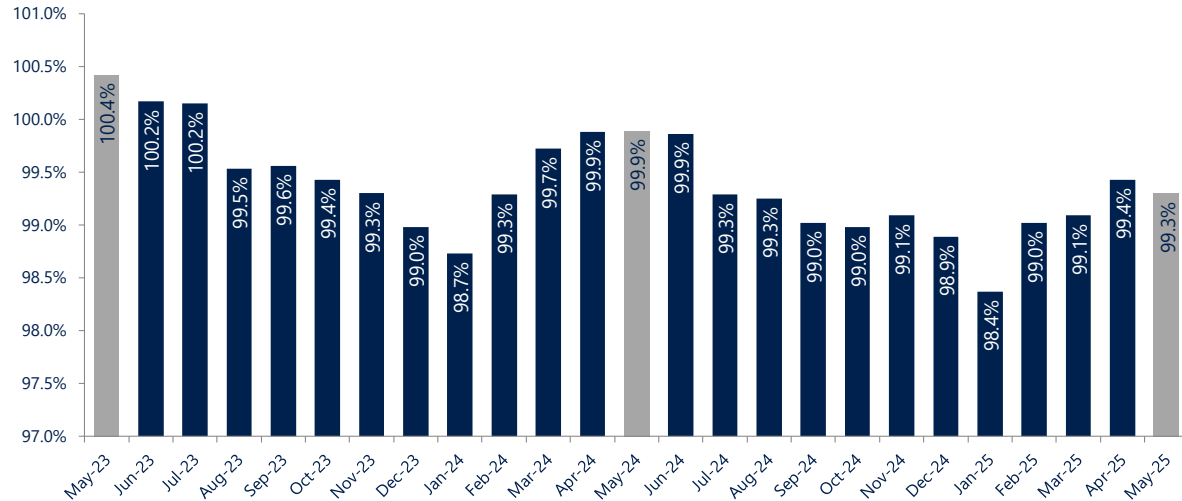
### Total Active Inventory by Price Range



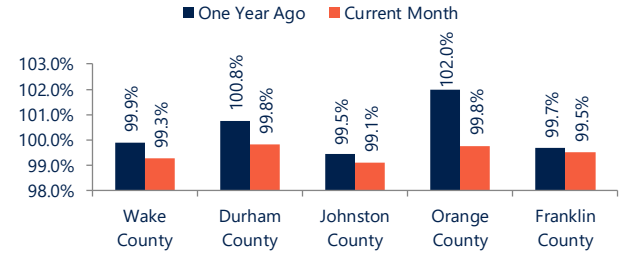
# Long & Foster MARKET CONDITIONS REPORT

## THE TRIANGLE, NC AREA - MAY 2025

### Average Sale Price as a Percent of List Price



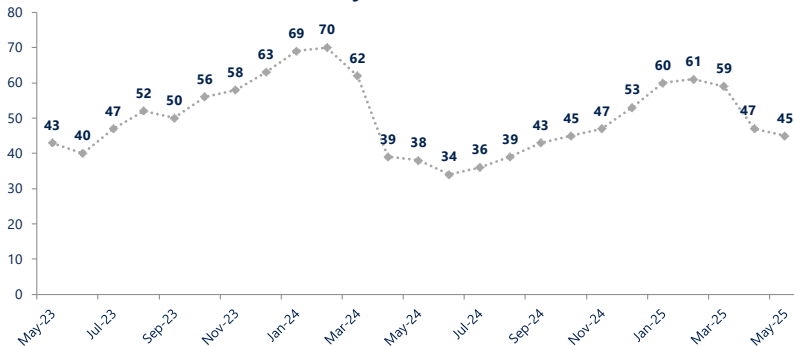
### Sale Price as % of List Price Of Top Five Counties/Cities Based on Total Units Sold



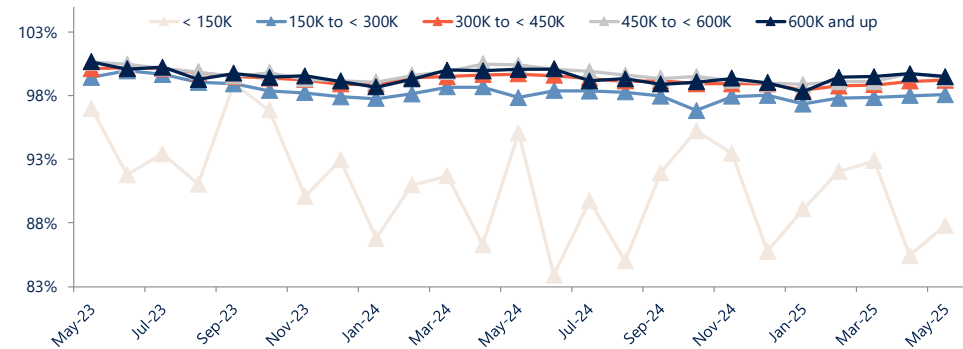
Days on Market	
Current Month	One Year Ago
45	38
Up 18% Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
99.3%	99.9%
Down -0.6% Vs. Year Ago	

### Days on Market



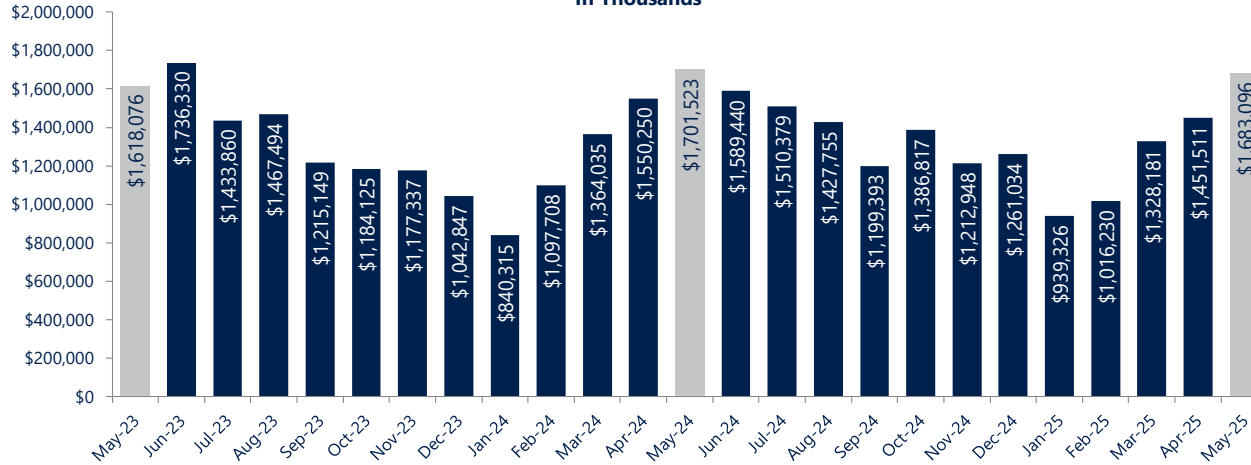
### Average Sale Price as a Percent of List Price by Price Range



## THE TRIANGLE, NC AREA - MAY 2025

### Total Dollar Volume Sold

In Thousands

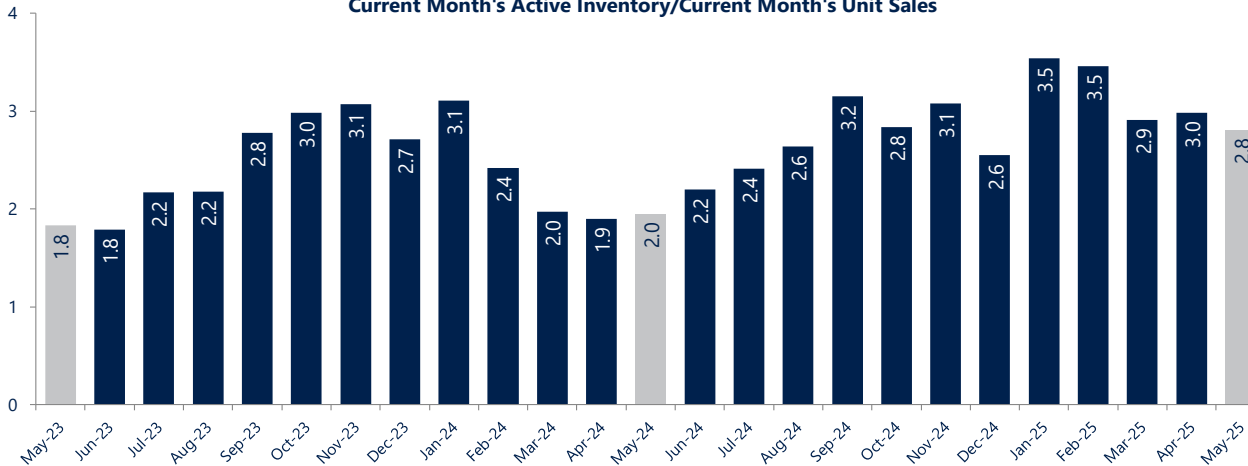


### Highlights

- Total volume sold this May was similar to the dollar volume sold one year ago.
- In May, there was 2.8 months of supply available, compared to 2.0 in May 2024. That was an increase of 44% versus a year ago.

### Months of Supply

Current Month's Active Inventory/Current Month's Unit Sales



### Total Dollar Volume Sold

Current Month	One Year Ago
\$1,683,095,680	\$1,701,522,761

Down -1% Vs. Year Ago

### Months of Supply

Current Month	One Year Ago
2.8	2.0

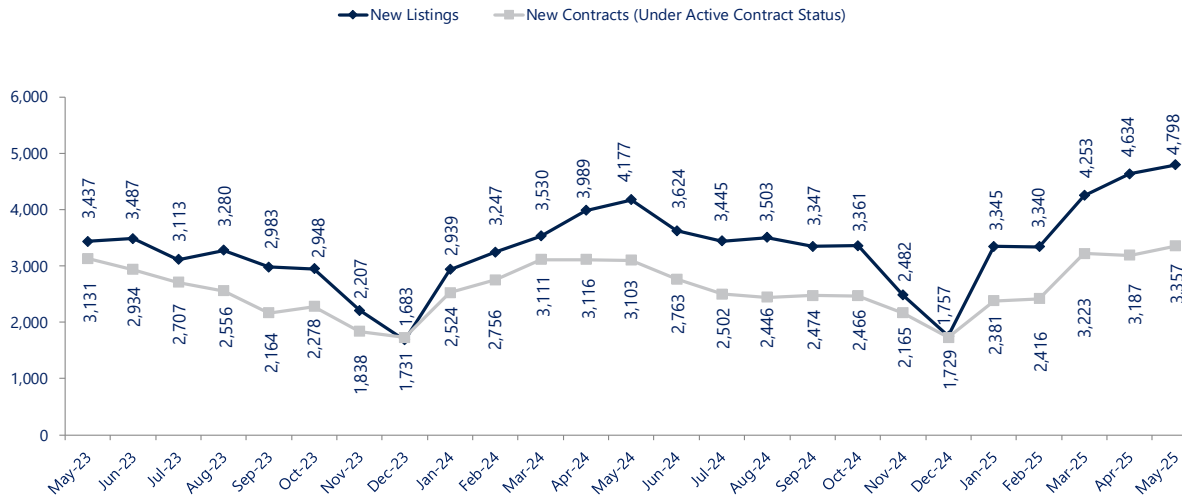
Up 44% Vs. Year Ago



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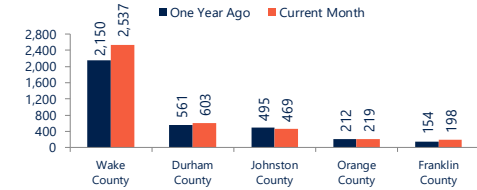
## THE TRIANGLE, NC AREA - MAY 2025

### New Listings & New Contracts



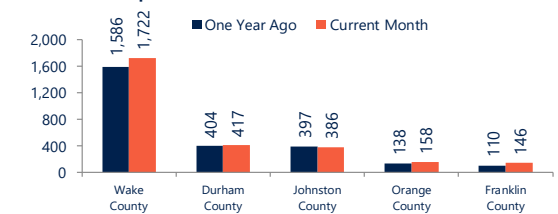
### New Listings

Of Top Five Counties/Cities Based on Total Units Sold



### New Contracts

Of Top Five Counties/Cities Based on Total Units Sold



### New Listings

Current Month	One Year Ago
4,798	4,177

Up 15% Vs. Year Ago

### Highlights

- Based on this month's amount of new listings and new contracts, the ratio of home supply (new listings) to current home demand (new contracts) was 1.4, an increase of 6% from May 2024.

### New Contracts

Current Month	One Year Ago
3,357	3,103

Up 8% Vs. Year Ago

### Supply/Demand Ratio

Number of New Listings to New Contracts

