

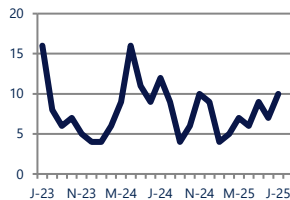
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **TRIANGLE HOUSING MARKET**

JULY 2025

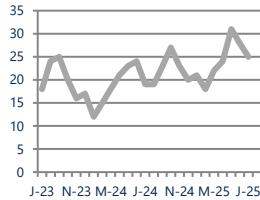
Zip Code(s): 22172

Units Sold
10



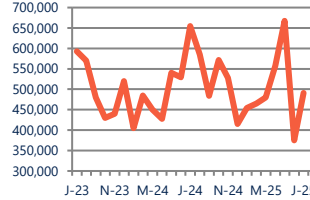
Down
Vs. Year Ago

Active Inventory
25



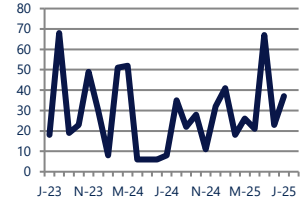
Up 32%
Vs. Year Ago

Median Sale Price
\$491,000

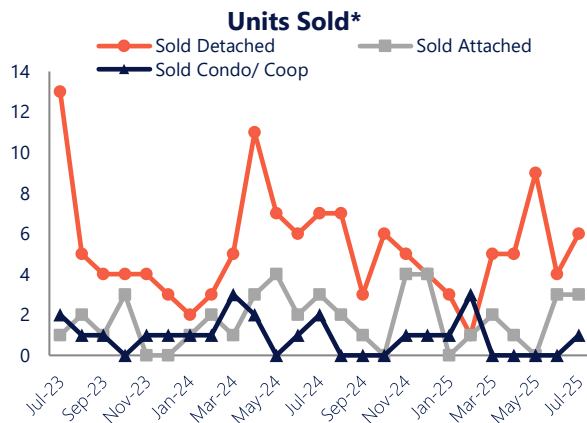


Down
Vs. Year Ago

Days On Market
37

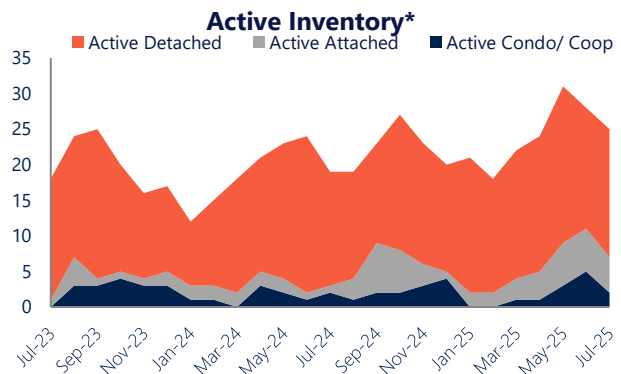


Up
Vs. Year Ago



Units Sold

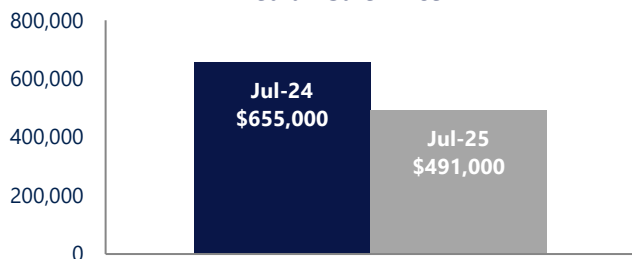
With relatively few transactions, there was an increase in total units sold in July, with 10 sold this month in Triangle. This month's total units sold was lower than at this time last year, a decrease from July 2024.



Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 32%. The total number of active inventory this July was 25 compared to 19 in July 2024. This month's total of 25 is lower than the previous month's total supply of available inventory of 28, a decrease of 11%.

Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Triangle Homes was \$655,000. This July, the median sale price was \$491,000, a decrease of \$164,000 compared to last year. The current median sold price is 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.

Triangle are defined as properties listed in zip code/s 22172.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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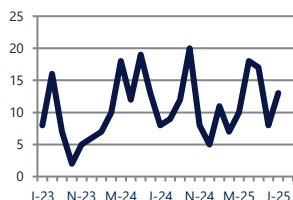
FOCUS ON: **TRIANGLE HOUSING MARKET**

JULY 2025

Zip Code(s): 22172

New Listings

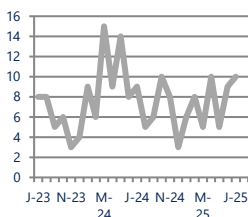
13



Up 63%
Vs. Year Ago

Current Contracts

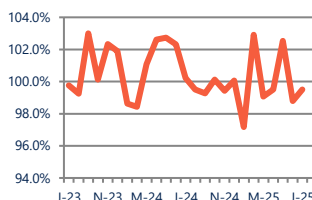
10



Up 11%
Vs. Year Ago

Sold Vs. List Price

99.5%



Down -0.7%
Vs. Year Ago

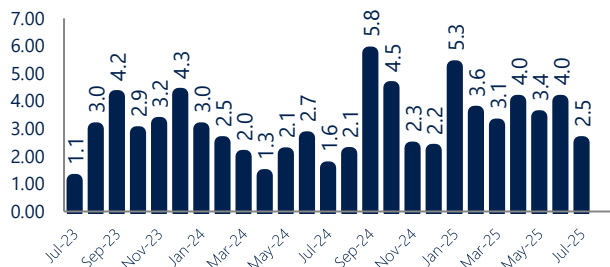
Months of Supply

2.5



Up 58%
Vs. Year Ago

Months Of Supply



Months of Supply

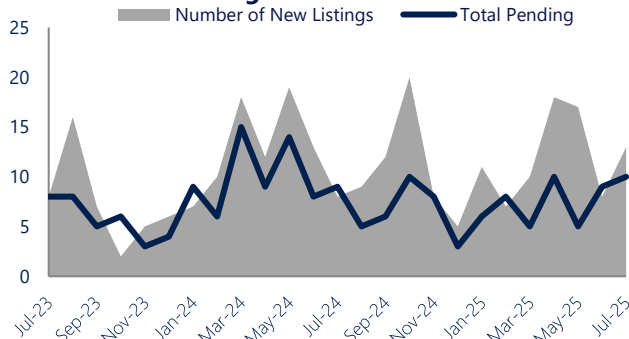
In July, there was 2.5 months of supply available in Triangle, compared to 1.6 in July 2024. That is an increase of 58% versus a year ago.

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.

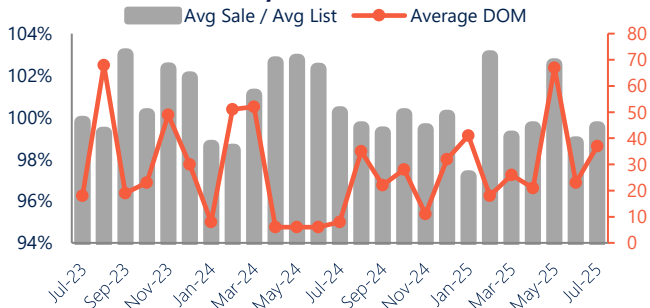
New Listings & Current Contracts

This month there were 13 homes newly listed for sale in Triangle compared to 8 in July 2024, an increase of 63%. There were 10 current contracts pending sale this July compared to 9 a year ago. The number of current contracts is 11% higher 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 Triangle was 99.5% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 8. This increase was impacted by the limited number of sales.

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