

THE LONG & FOSTER MARKET MINUTE™

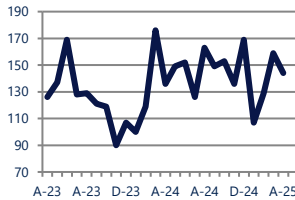
FOCUS ON: **ANGIER, LILLINGTON, AND DUNN AREA HOUSING MARKET**

APRIL 2025

Zip Code(s): 27501, 27546, 28334, 27521, 28323, 28339 and 27506

Units Sold

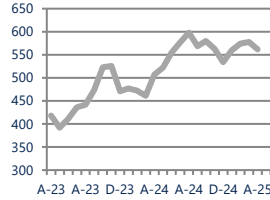
144



Up 6%
Vs. Year Ago

Active Inventory

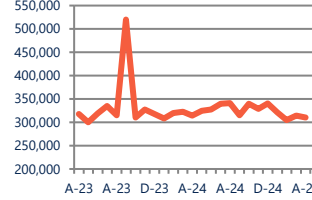
562



Up 11%
Vs. Year Ago

Median Sale Price

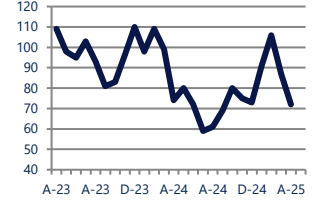
\$309,950



Down -1%
Vs. Year Ago

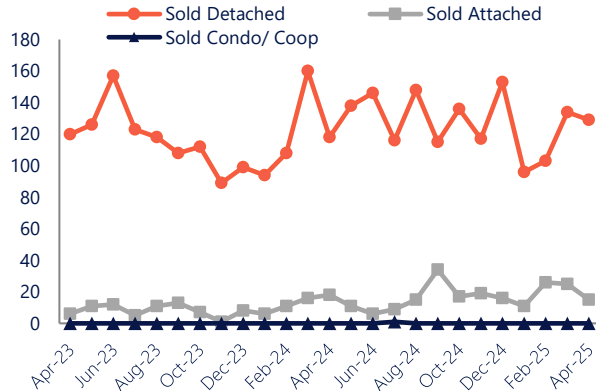
Days On Market

72



Down -3%
Vs. Year Ago

Units Sold*



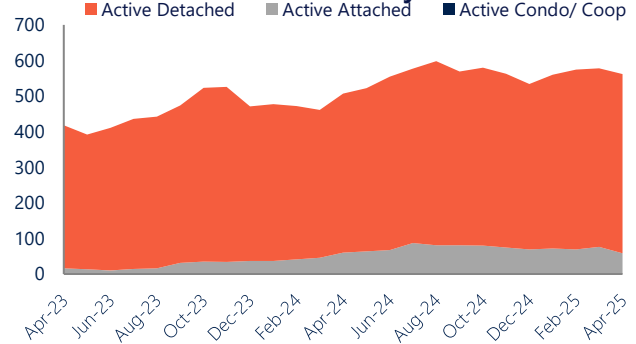
Units Sold

There was a decrease in total units sold in April, with 144 sold this month in Angier, Lillington, and Dunn Area versus 159 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

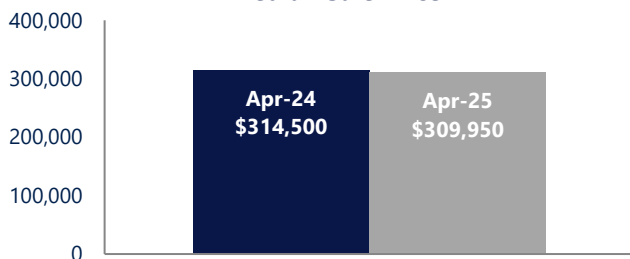
Active Inventory

Versus last year, the total number of homes available this month is higher by 55 units or 11%. The total number of active inventory this April was 562 compared to 507 in April 2024. This month's total of 562 is lower than the previous month's total supply of available inventory of 578, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Angier, Lillington, and Dunn Area Homes was \$314,500. This April, the median sale price was \$309,950, a decrease of 1% or \$4,550 compared to last year. The current median sold price is 1% lower than in March.

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

Angier, Lillington, and Dunn Area are defined as properties listed in zip code/s 27501, 27546, 28334, 27521, 28323, 28339 and 27506.

*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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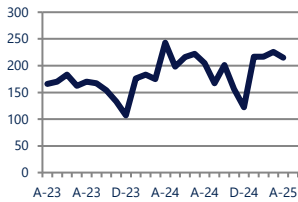
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New Listings

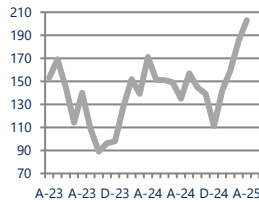
215



Down -12%
Vs. Year Ago

Current Contracts

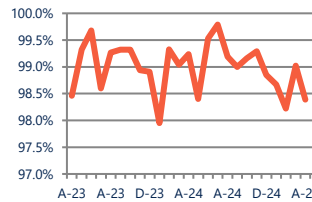
203



Up 19%
Vs. Year Ago

Sold Vs. List Price

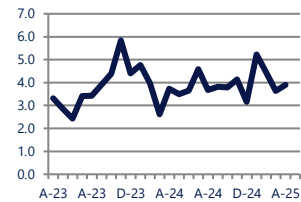
98.4%



Down -0.9%
Vs. Year Ago

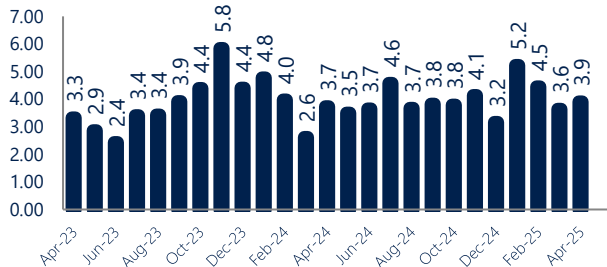
Months of Supply

3.9



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

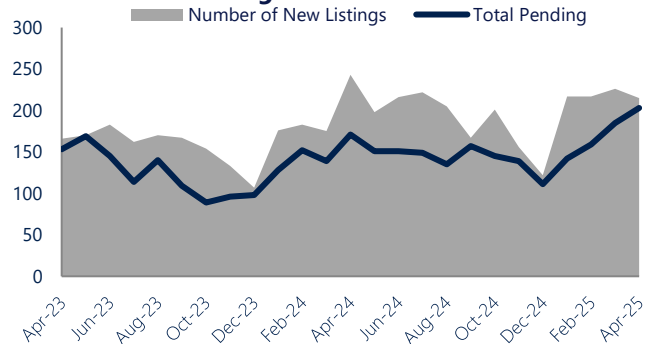
In April, there was 3.9 months of supply available in Angier, Lillington, and Dunn Area, compared to 3.7 in April 2024. That is an increase of 5% versus a year ago.

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.

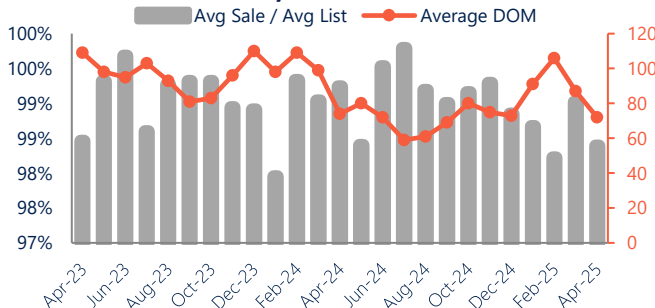
New Listings & Current Contracts

This month there were 215 homes newly listed for sale in Angier, Lillington, and Dunn Area compared to 243 in April 2024, a decrease of 12%. There were 203 current contracts pending sale this April compared to 171 a year ago. The number of current contracts is 19% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Angier, Lillington, and Dunn Area was 98.4% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 72, lower than the average last year, which was 74, a decrease of 3%.

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