

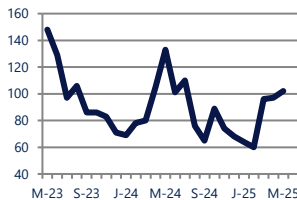
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHATHAM COUNTY HOUSING MARKET**

MAY 2025

Units Sold

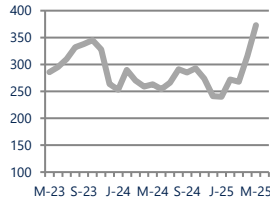
102



Down -23%
Vs. Year Ago

Active Inventory

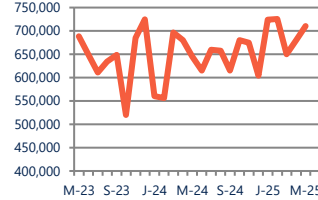
373



Up 42%
Vs. Year Ago

Median Sale Price

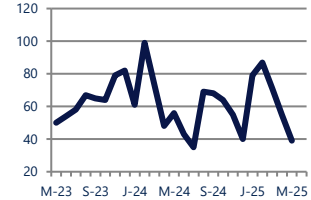
\$710,300



Up 10%
Vs. Year Ago

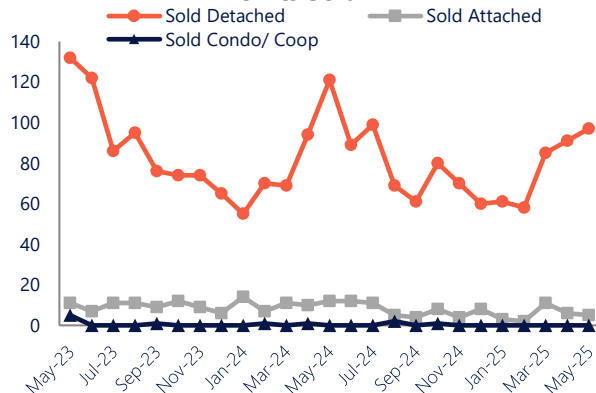
Days On Market

39



Down -30%
Vs. Year Ago

Units Sold*



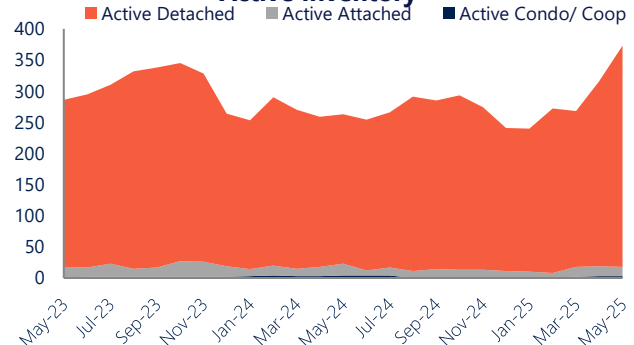
Units Sold

There was an increase in total units sold in May, with 102 sold this month in Chatham County versus 97 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 23% versus May 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 110 units or 42%. The total number of active inventory this May was 373 compared to 263 in May 2024. This month's total of 373 is higher than the previous month's total supply of available inventory of 316, an increase of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Chatham County Homes was \$644,990. This May, the median sale price was \$710,300, an increase of 10% or \$65,310 compared to last year. The current median sold price is 4% higher 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.

Chatham County are defined as properties listed in zip code/s.

*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.

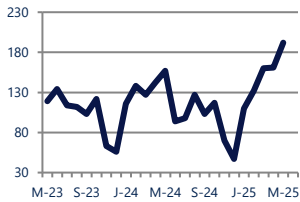
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHATHAM COUNTY HOUSING MARKET**

MAY 2025

New Listings

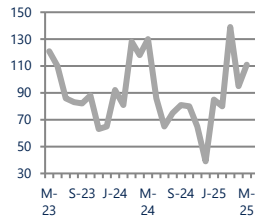
192



Up 22%
Vs. Year Ago

Current Contracts

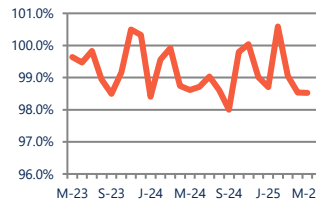
111



Down -15%
Vs. Year Ago

Sold Vs. List Price

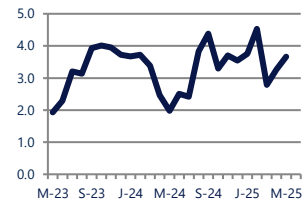
98.5%



No Change
Vs. Year Ago

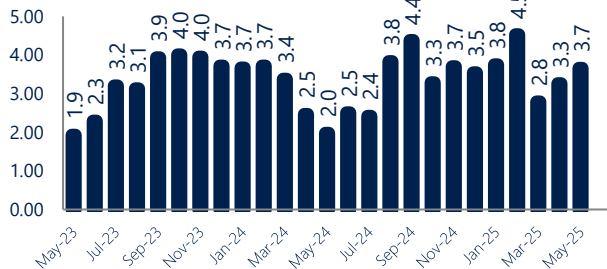
Months of Supply

3.7



Up 85%
Vs. Year Ago

Months Of Supply



Months of Supply

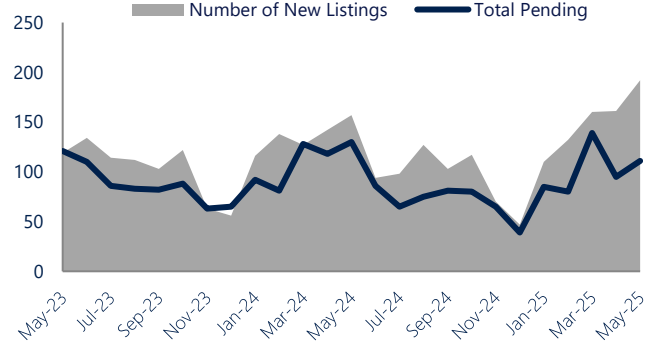
In May, there was 3.7 months of supply available in Chatham County, compared to 2.0 in May 2024. That is an increase of 85% versus a year ago.

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.

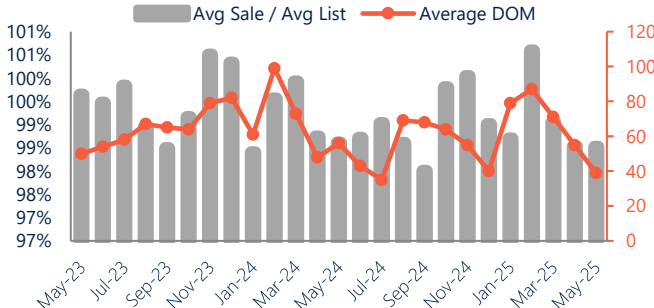
New Listings & Current Contracts

This month there were 192 homes newly listed for sale in Chatham County compared to 157 in May 2024, an increase of 22%. There were 111 current contracts pending sale this May compared to 130 a year ago. The number of current contracts is 15% lower 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 Chatham County was 98.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 56, a decrease of 30%.

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