

THE LONG & FOSTER MARKET MINUTE™

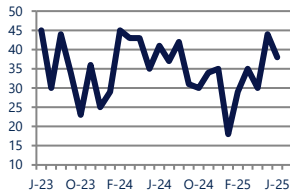
FOCUS ON: **MIDTOWN RALEIGH HOUSING MARKET**

JUNE 2025

Zip Code(s): 27609

Units Sold

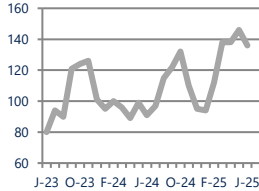
38



Down -7%
Vs. Year Ago

Active Inventory

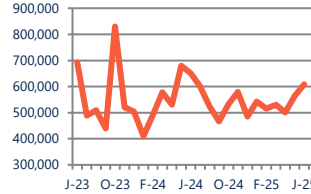
136



Up 49%
Vs. Year Ago

Median Sale Price

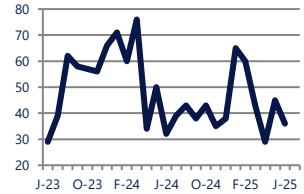
\$608,500



Down -6%
Vs. Year Ago

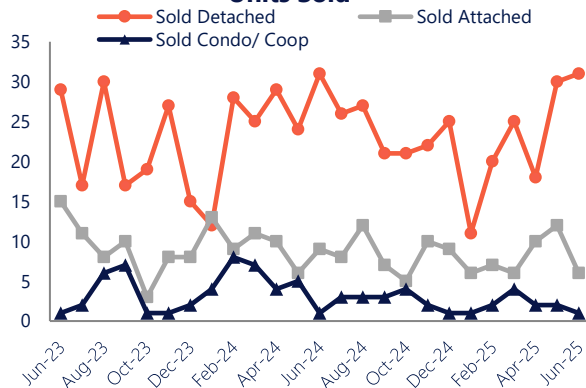
Days On Market

36



Up 13%
Vs. Year Ago

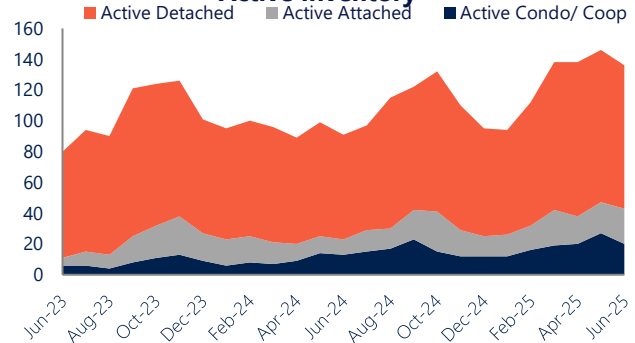
Units Sold*



Units Sold

There was a decrease in total units sold in June, with 38 sold this month in Midtown Raleigh versus 44 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 7% versus June 2024.

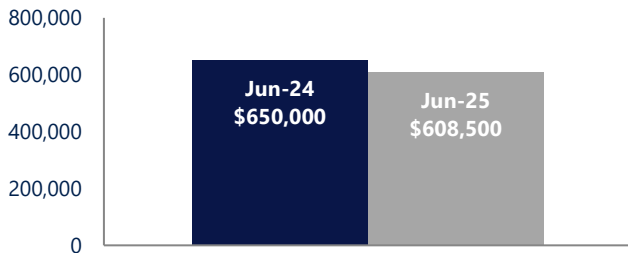
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 45 units or 49%. The total number of active inventory this June was 136 compared to 91 in June 2024. This month's total of 136 is lower than the previous month's total supply of available inventory of 146, a decrease of 7%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Midtown Raleigh Homes was \$650,000. This June, the median sale price was \$608,500, a decrease of 6% or \$41,500 compared to last year. The current median sold price is 8% higher than in May.

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

Midtown Raleigh are defined as properties listed in zip code/s 27609.

*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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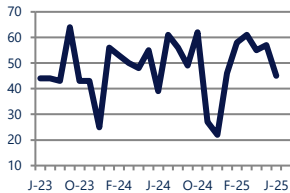
FOCUS ON: **MIDTOWN RALEIGH HOUSING MARKET**

JUNE 2025

Zip Code(s): 27609

New Listings

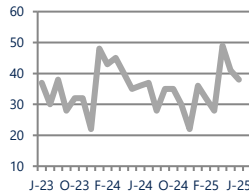
45



Up 15%
Vs. Year Ago

Current Contracts

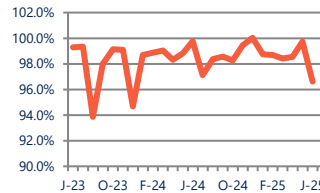
38



Up 6%
Vs. Year Ago

Sold Vs. List Price

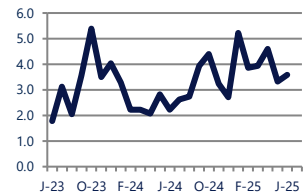
96.6%



Down -3.2%
Vs. Year Ago

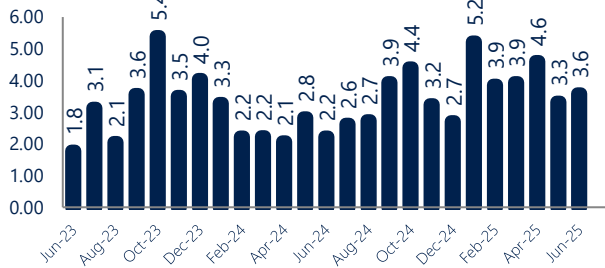
Months of Supply

3.6



Up 61%
Vs. Year Ago

Months Of Supply



Months of Supply

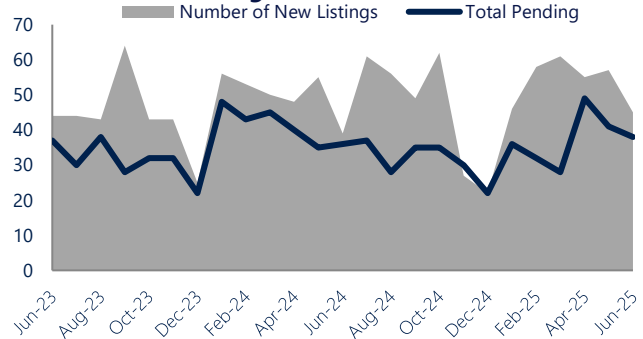
In June, there was 3.6 months of supply available in Midtown Raleigh, compared to 2.2 in June 2024. That is an increase of 61% versus a year ago.

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.

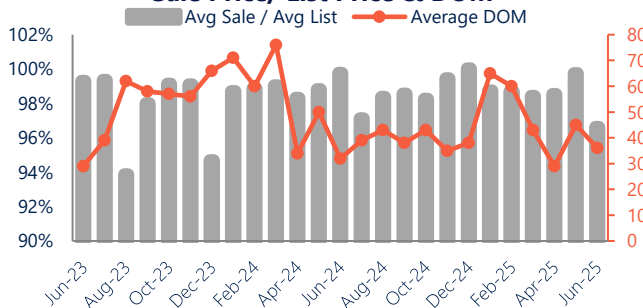
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Midtown Raleigh compared to 39 in June 2024, an increase of 15%. There were 38 current contracts pending sale this June compared to 36 a year ago. The number of current contracts is 6% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Midtown Raleigh was 96.6% of the average list price, which is 3.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 32, an increase of 13%.

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