

THE LONG & FOSTER MARKET MINUTE™

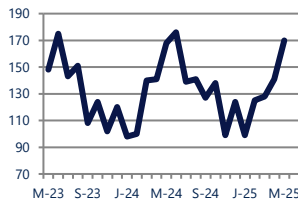
FOCUS ON: **FUQUAY VARINA AREA HOUSING MARKET**

MAY 2025

Zip Code(s): 27526

Units Sold

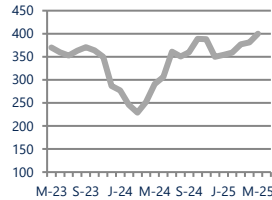
170



Up 1%
Vs. Year Ago

Active Inventory

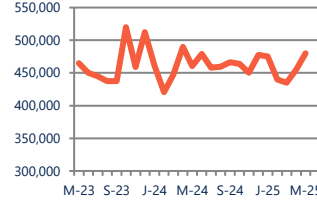
400



Up 37%
Vs. Year Ago

Median Sale Price

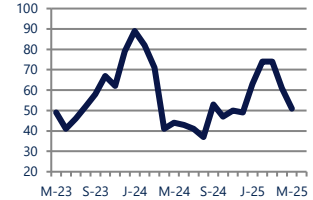
\$480,000



Up 4%
Vs. Year Ago

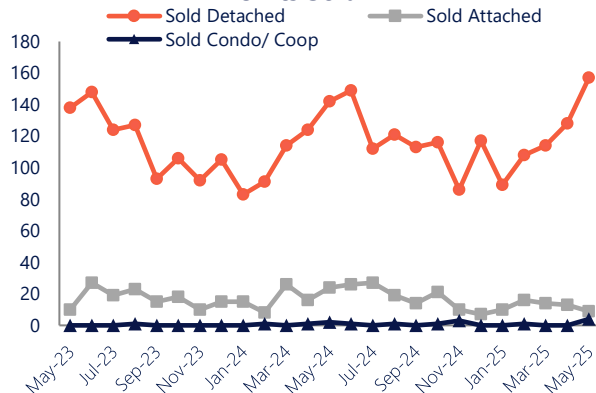
Days On Market

51



Up 16%
Vs. Year Ago

Units Sold*



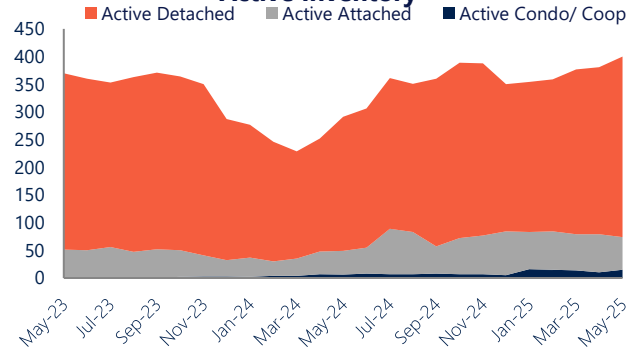
Units Sold

There was an increase in total units sold in May, with 170 sold this month in Fuquay Varina Area versus 141 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 1% versus May 2024.

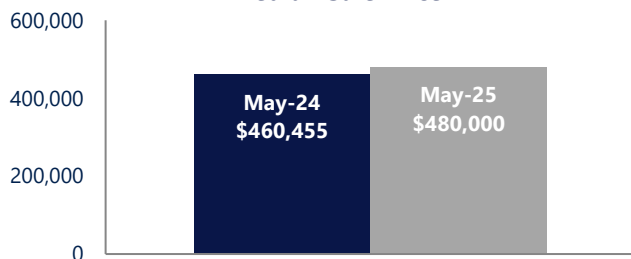
Active Inventory

Versus last year, the total number of homes available this month is higher by 109 units or 37%. The total number of active inventory this May was 400 compared to 291 in May 2024. This month's total of 400 is higher than the previous month's total supply of available inventory of 381, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Fuquay Varina Area Homes was \$460,455. This May, the median sale price was \$480,000, an increase of 4% or \$19,545 compared to last year. The current median sold price is 5% 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.

Fuquay Varina Area are defined as properties listed in zip code/s 27526.

*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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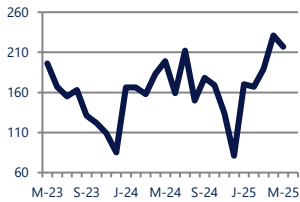
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MAY 2025

Zip Code(s): 27526

New Listings

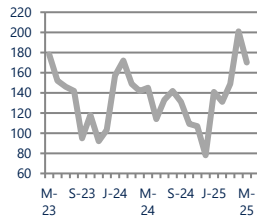
217



Up 9%
Vs. Year Ago

Current Contracts

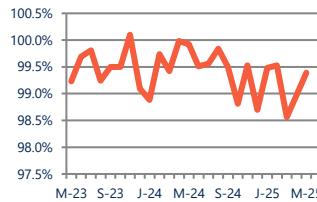
170



Up 17%
Vs. Year Ago

Sold Vs. List Price

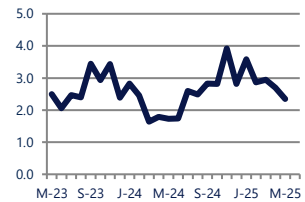
99.4%



Down -0.5%
Vs. Year Ago

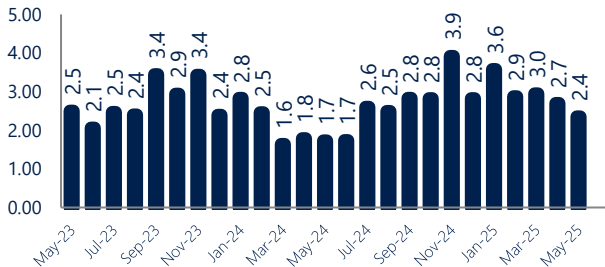
Months of Supply

2.4



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

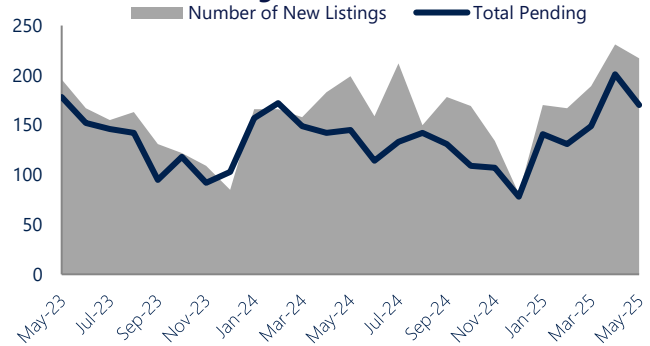
In May, there was 2.4 months of supply available in Fuquay Varina Area, compared to 1.7 in May 2024. That is an increase of 36% versus a year ago.

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.

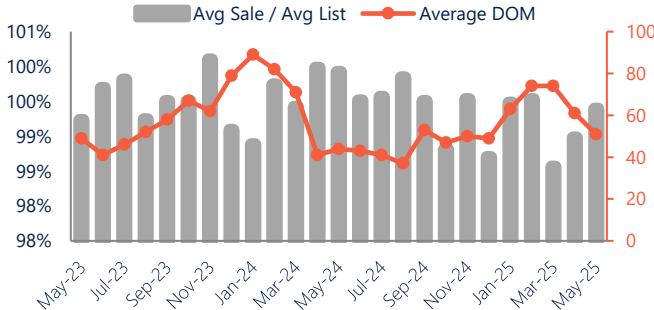
New Listings & Current Contracts

This month there were 217 homes newly listed for sale in Fuquay Varina Area compared to 199 in May 2024, an increase of 9%. There were 170 current contracts pending sale this May compared to 145 a year ago. The number of current contracts is 17% higher 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 Fuquay Varina Area was 99.4% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 44, an increase of 16%.

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