

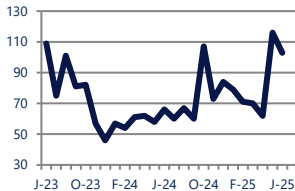
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GARNER AREA HOUSING MARKET**

JUNE 2025

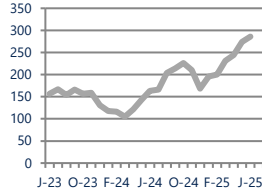
Zip Code(s): 27529

**Units Sold**  
**103**



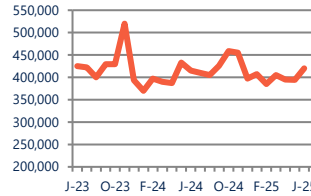
**Up**  
Vs. Year Ago

**Active Inventory**  
**286**



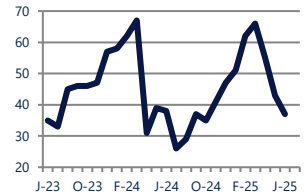
**Up 75%**  
Vs. Year Ago

**Median Sale Price**  
**\$419,920**

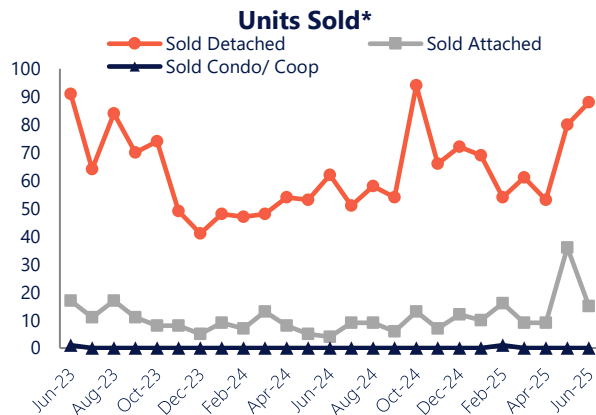


**Up 1%**  
Vs. Year Ago

**Days On Market**  
**37**

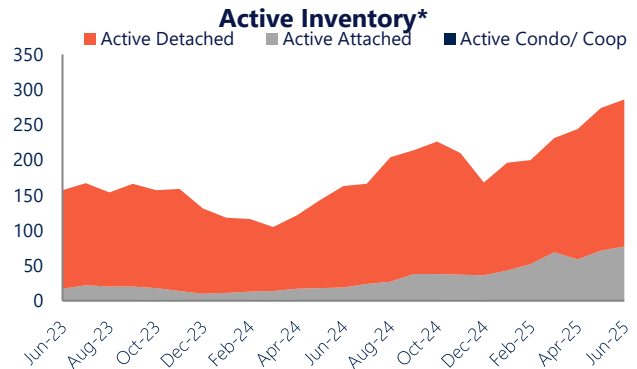


**Down -3%**  
Vs. Year Ago



## Units Sold

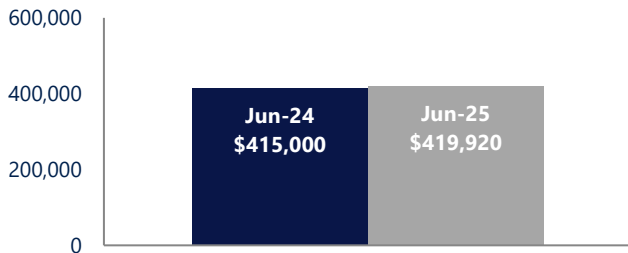
There was a decrease in total units sold in June, with 103 sold this month in Garner Area. This month's total units sold was higher than at this time last year.



## Active Inventory

Versus last year, the total number of homes available this month is higher by 123 units or 75%. The total number of active inventory this June was 286 compared to 163 in June 2024. This month's total of 286 is higher than the previous month's total supply of available inventory of 274, an increase of 4%.

## Median Sale Price



## Median Sale Price

Last June, the median sale price for Garner Area Homes was \$415,000. This June, the median sale price was \$419,920, an increase of 1% or \$4,920 compared to last year. The current median sold price is 6% 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.

Garner Area are defined as properties listed in zip code/s 27529.

\*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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# THE LONG & FOSTER MARKET MINUTE™

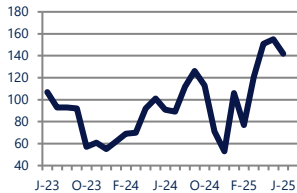
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JUNE 2025

Zip Code(s): 27529

## New Listings

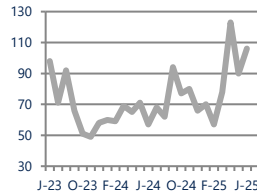
142



**Up 56%**  
Vs. Year Ago

## Current Contracts

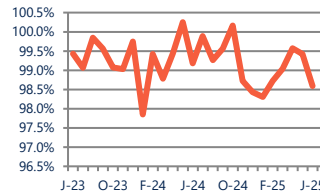
106



**Up 86%**  
Vs. Year Ago

## Sold Vs. List Price

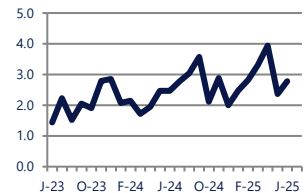
98.6%



**Down -0.6%**  
Vs. Year Ago

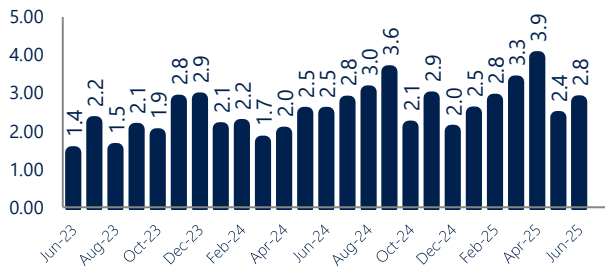
## Months of Supply

2.8



**Up 13%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

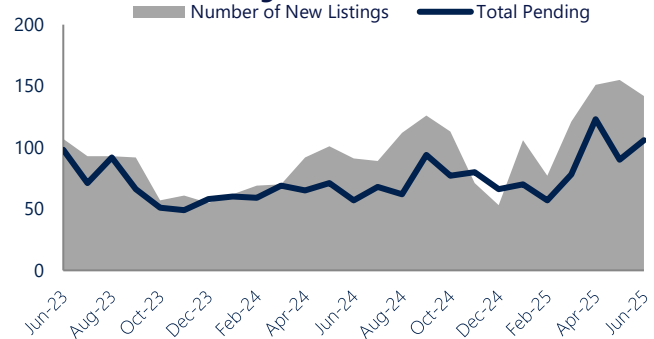
In June, there was 2.8 months of supply available in Garner Area, compared to 2.5 in June 2024. That is an increase of 12% versus a year ago.

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.

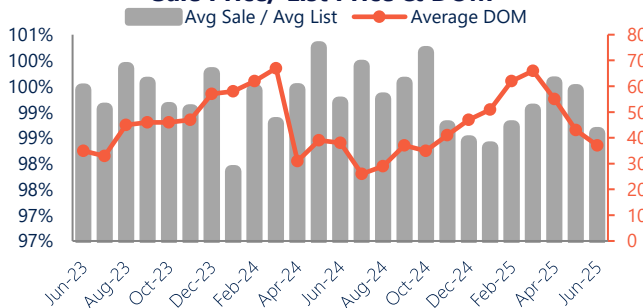
## New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Garner Area compared to 91 in June 2024, an increase of 56%. There were 106 current contracts pending sale this June compared to 57 a year ago. The number of current contracts is 86% 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 Garner Area was 98.6% of the average list price, which is 0.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 38, a decrease of 3%.

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