

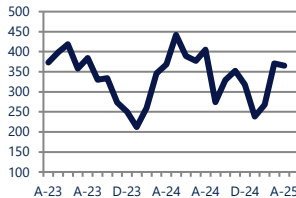
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **JOHNSTON COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

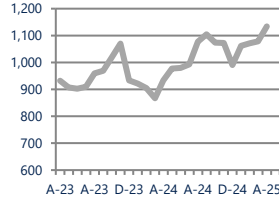
365



Down -1%
Vs. Year Ago

Active Inventory

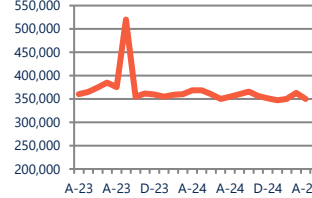
1,134



Up 22%
Vs. Year Ago

Median Sale Price

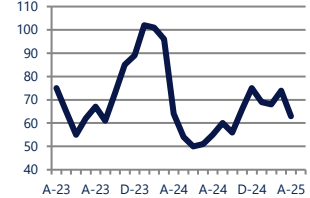
\$350,000



Down -5%
Vs. Year Ago

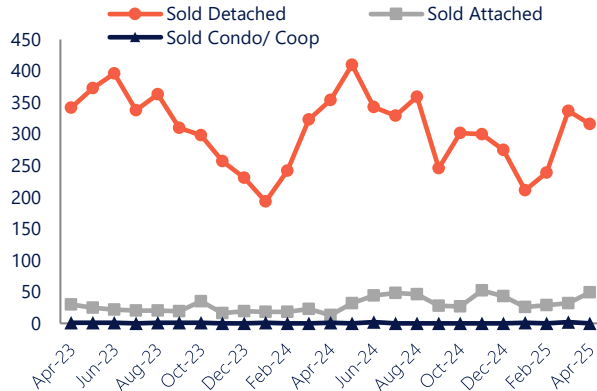
Days On Market

63



Down -2%
Vs. Year Ago

Units Sold*



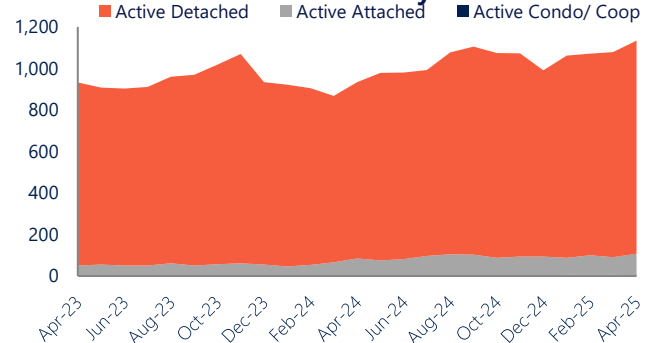
Units Sold

There was a decrease in total units sold in April, with 365 sold this month in Johnston County versus 371 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 1% versus April 2024.

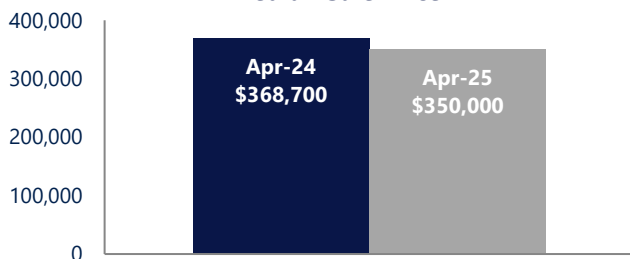
Active Inventory

Versus last year, the total number of homes available this month is higher by 201 units or 22%. The total number of active inventory this April was 1,134 compared to 933 in April 2024. This month's total of 1,134 is higher than the previous month's total supply of available inventory of 1,079, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Johnston County Homes was \$368,700. This April, the median sale price was \$350,000, a decrease of 5% or \$18,700 compared to last year. The current median sold price is 4% 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.

Johnston 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.

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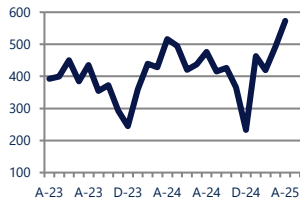
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APRIL 2025

New Listings

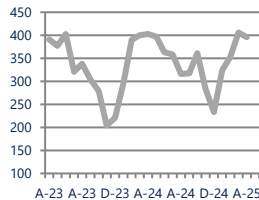
573



Up 11%
Vs. Year Ago

Current Contracts

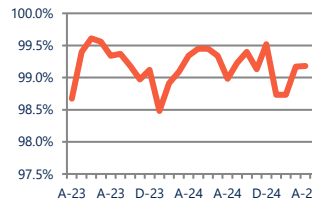
396



Down -2%
Vs. Year Ago

Sold Vs. List Price

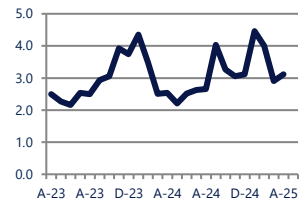
99.2%



No Change
Vs. Year Ago

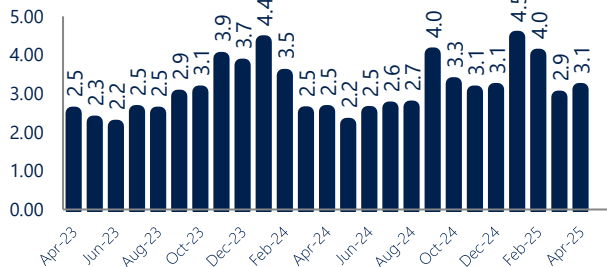
Months of Supply

3.1



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

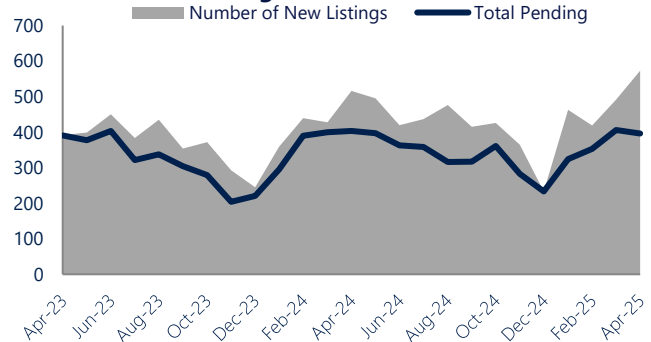
In April, there was 3.1 months of supply available in Johnston County, compared to 2.5 in April 2024. That is an increase of 23% versus a year ago.

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.

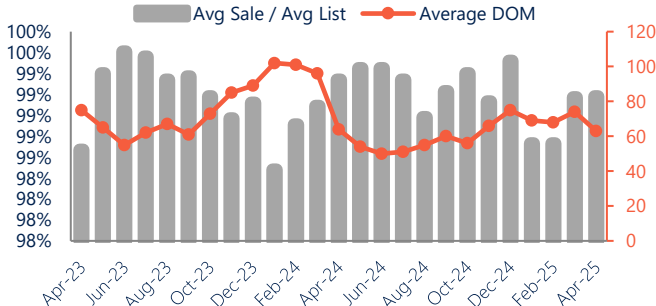
New Listings & Current Contracts

This month there were 573 homes newly listed for sale in Johnston County compared to 516 in April 2024, an increase of 11%. There were 396 current contracts pending sale this April compared to 403 a year ago. The number of current contracts is 2% lower 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 Johnston County was 99.2% 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 63, lower than the average last year, which was 64, a decrease of 2%.

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