

# THE LONG & FOSTER MARKET MINUTE™

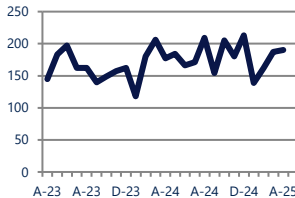
FOCUS ON: **KNIGHTDALE, ZEBULON, AND WENDELL AREA HOUSING MARKET**

APRIL 2025

Zip Code(s): 27545, 27597 and 27591

## Units Sold

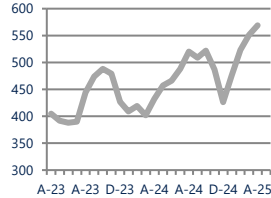
190



Up 7%  
Vs. Year Ago

## Active Inventory

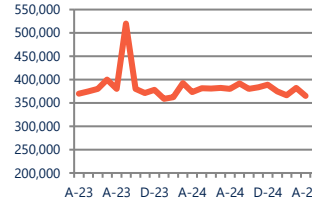
569



Up 32%  
Vs. Year Ago

## Median Sale Price

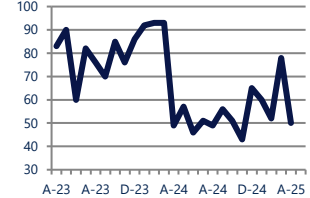
\$364,995



Down -2%  
Vs. Year Ago

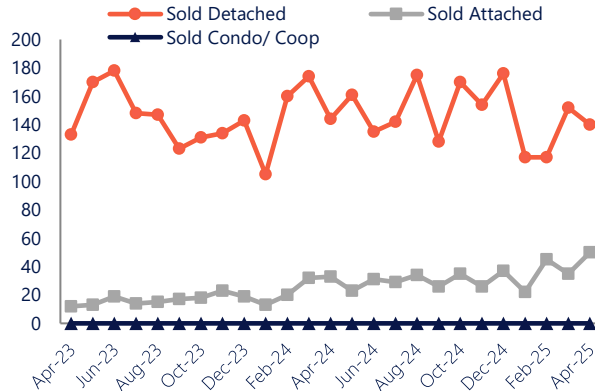
## Days On Market

50



Up 2%  
Vs. Year Ago

## Units Sold\*



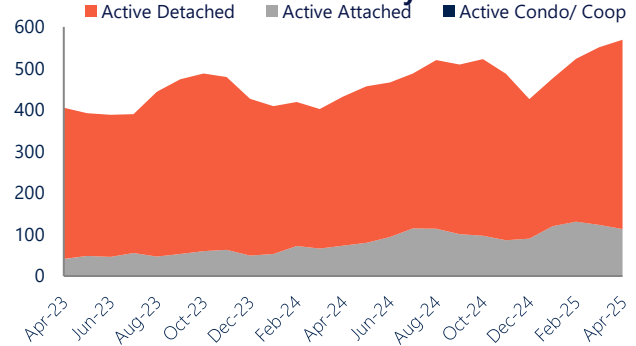
## Units Sold

There was an increase in total units sold in April, with 190 sold this month in Knightdale, Zebulon, and Wendell Area versus 187 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 7% versus April 2024.

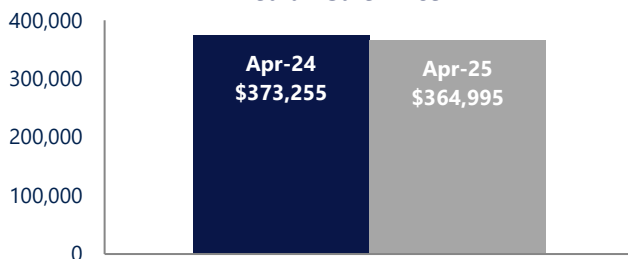
## Active Inventory

Versus last year, the total number of homes available this month is higher by 137 units or 32%. The total number of active inventory this April was 569 compared to 432 in April 2024. This month's total of 569 is higher than the previous month's total supply of available inventory of 551, an increase of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Knightdale, Zebulon, and Wendell Area Homes was \$373,255. This April, the median sale price was \$364,995, a decrease of 2% or \$8,260 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.

Knightdale, Zebulon, and Wendell Area are defined as properties listed in zip code/s 27545, 27597 and 27591.

\*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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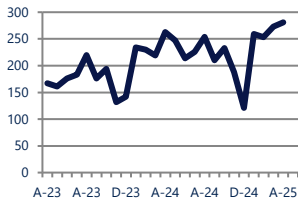
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APRIL 2025

Zip Code(s): 27545, 27597 and 27591

## New Listings

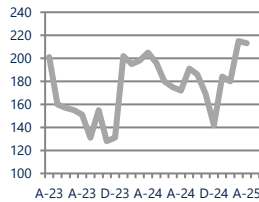
281



**Up 7%**  
Vs. Year Ago

## Current Contracts

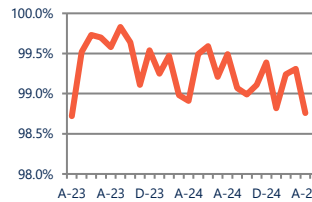
213



**Up 4%**  
Vs. Year Ago

## Sold Vs. List Price

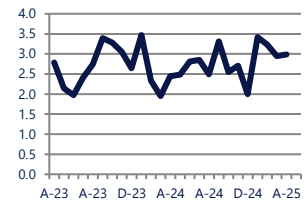
98.8%



**No Change**  
Vs. Year Ago

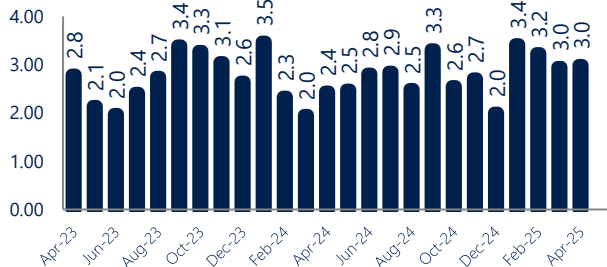
## Months of Supply

3.0



**Up 23%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

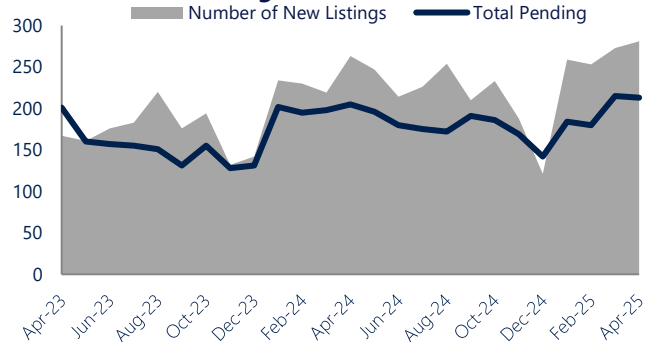
In April, there was 3.0 months of supply available in Knightdale, Zebulon, and Wendell Area, compared to 2.4 in April 2024. That is an increase of 23% versus a year ago.

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.

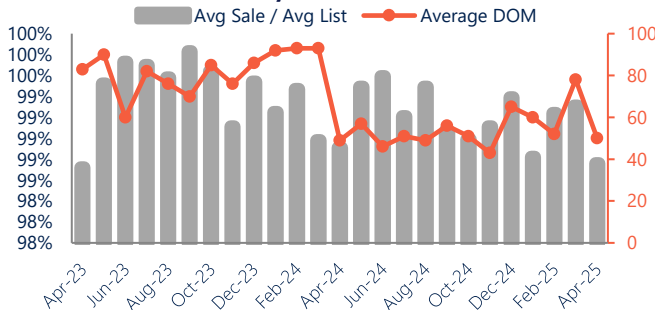
## New Listings & Current Contracts

This month there were 281 homes newly listed for sale in Knightdale, Zebulon, and Wendell Area compared to 263 in April 2024, an increase of 7%. There were 213 current contracts pending sale this April compared to 205 a year ago. The number of current contracts is 4% higher 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 Knightdale, Zebulon, and Wendell Area was 98.8% 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 50, higher than the average last year, which was 49, an increase of 2%.

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