

# THE LONG & FOSTER MARKET MINUTE™

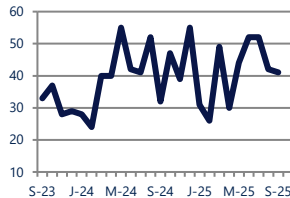
FOCUS ON: **MEBANE HOUSING MARKET**

SEPTEMBER 2025

Zip Code(s): 27302

## Units Sold

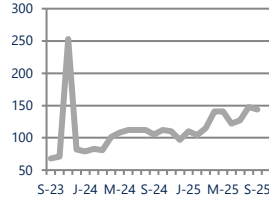
41



**Up 28%**  
Vs. Year Ago

## Active Inventory

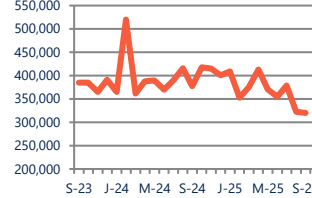
144



**Up 37%**  
Vs. Year Ago

## Median Sale Price

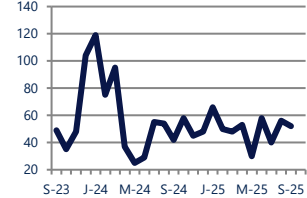
\$320,000



**Down -15%**  
Vs. Year Ago

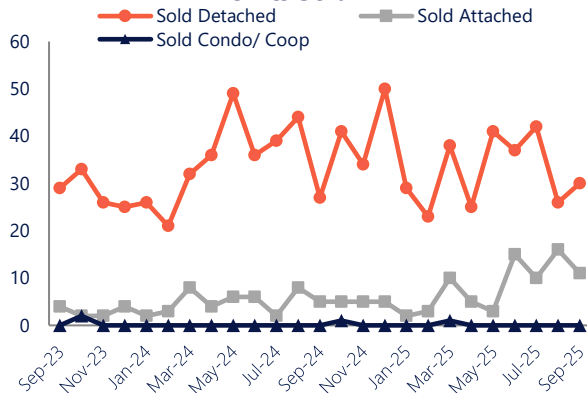
## Days On Market

52



**Up 24%**  
Vs. Year Ago

## Units Sold\*



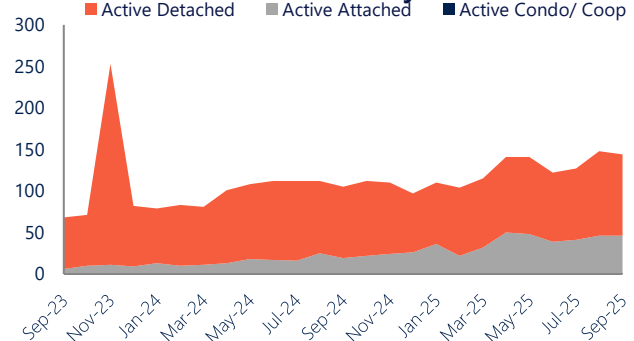
## Units Sold

There was a decrease in total units sold in September, with 41 sold this month in Mebane versus 42 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 28% versus September 2024.

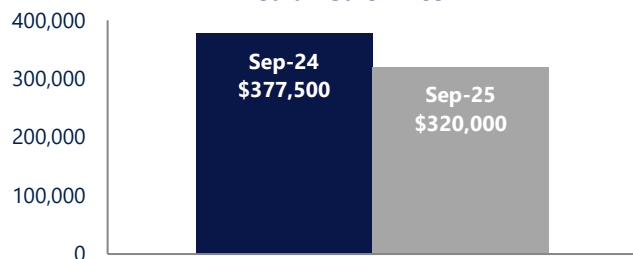
## Active Inventory

Versus last year, the total number of homes available this month is higher by 39 units or 37%. The total number of active inventory this September was 144 compared to 105 in September 2024. This month's total of 144 is lower than the previous month's total supply of available inventory of 148, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Mebane Homes was \$377,500. This September, the median sale price was \$320,000, a decrease of 15% or \$57,500 compared to last year. The current median sold price is 1% lower than in August.

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

Mebane are defined as properties listed in zip code/s 27302.

\*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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REAL ESTATE



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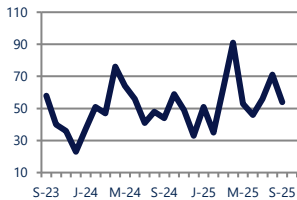
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SEPTEMBER 2025

Zip Code(s): 27302

## New Listings

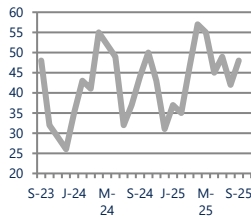
54



**Up 23%**  
Vs. Year Ago

## Current Contracts

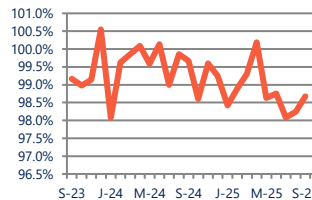
48



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

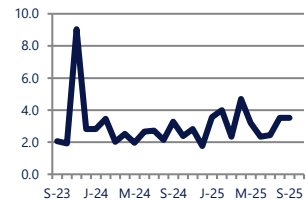
98.7%



**Down -1%**  
Vs. Year Ago

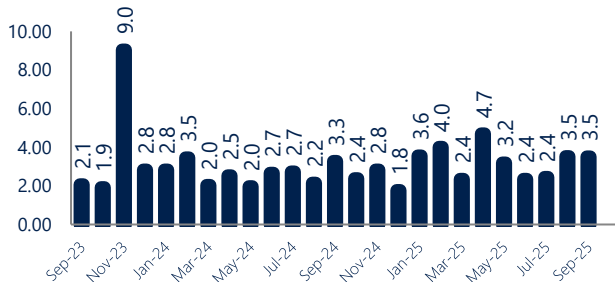
## Months of Supply

3.5



**Up 7%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

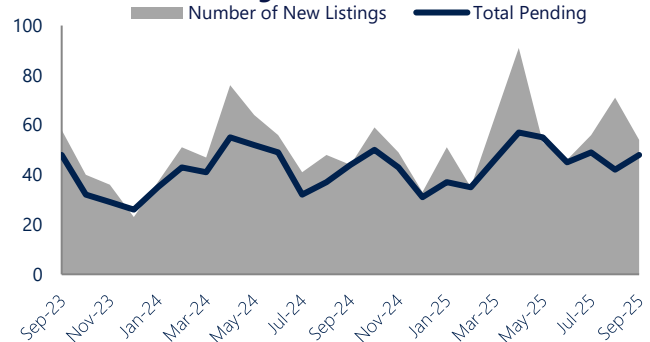
In September, there was 3.5 months of supply available in Mebane, compared to 3.3 in September 2024. That is an increase of 7% versus a year ago.

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.

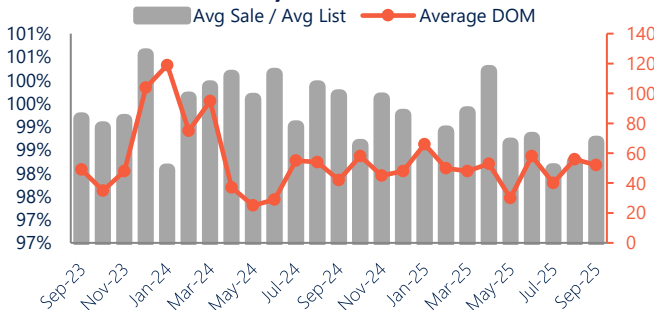
## New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Mebane compared to 44 in September 2024, an increase of 23%. There were 48 current contracts pending sale this September compared to 44 a year ago. The number of current contracts is 9% higher than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Mebane was 98.7% of the average list price, which is 1.0% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 42, an increase of 24%.

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