

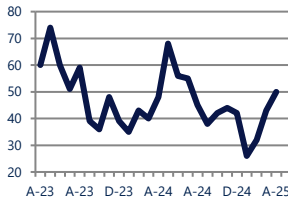
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PITTSBORO AND SILER CITY AREA HOUSING MARKET**

APRIL 2025

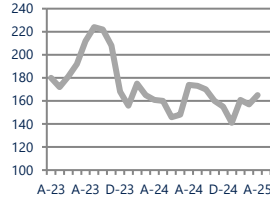
Zip Code(s): 27312 and 27344

Units Sold
50



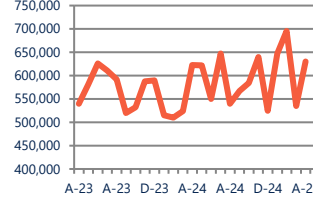
Up 4%
Vs. Year Ago

Active Inventory
165



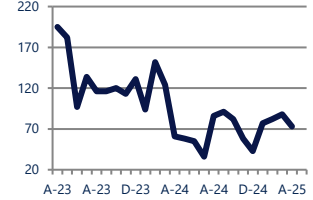
Up 2%
Vs. Year Ago

Median Sale Price
\$630,500



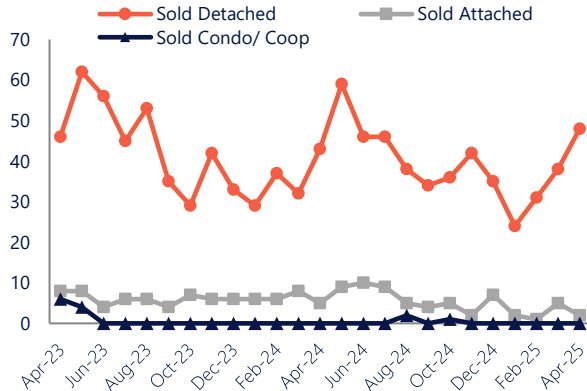
Up 1%
Vs. Year Ago

Days On Market
73



Up 20%
Vs. Year Ago

Units Sold*



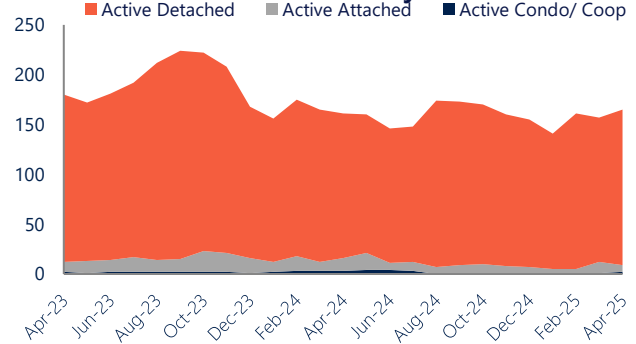
Units Sold

There was an increase in total units sold in April, with 50 sold this month in Pittsboro and Siler City Area versus 43 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2024.

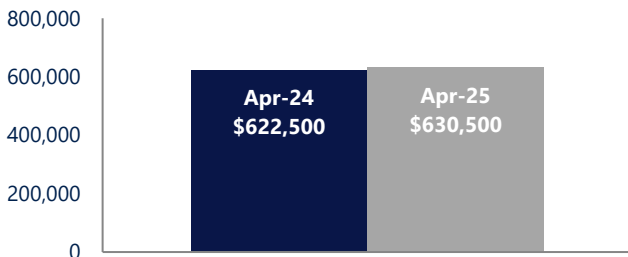
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 2%. The total number of active inventory this April was 165 compared to 161 in April 2024. This month's total of 165 is higher than the previous month's total supply of available inventory of 157, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Pittsboro and Siler City Area Homes was \$622,500. This April, the median sale price was \$630,500, an increase of 1% or \$8,000 compared to last year. The current median sold price is 18% higher 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.

Pittsboro and Siler City Area are defined as properties listed in zip code/s 27312 and 27344.

*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.

THE LONG & FOSTER MARKET MINUTE™

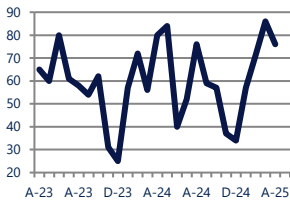
FOCUS ON: **PITTSBORO AND SILER CITY AREA HOUSING MARKET**

APRIL 2025

Zip Code(s): 27312 and 27344

New Listings

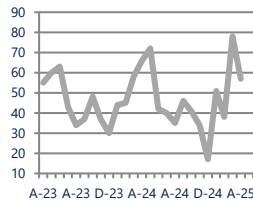
76



Down -5%
Vs. Year Ago

Current Contracts

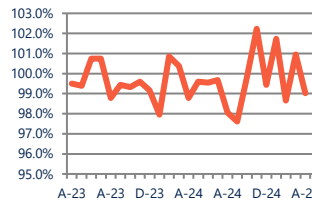
57



Down -14%
Vs. Year Ago

Sold Vs. List Price

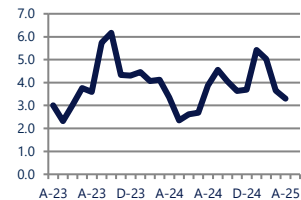
99.0%



No Change
Vs. Year Ago

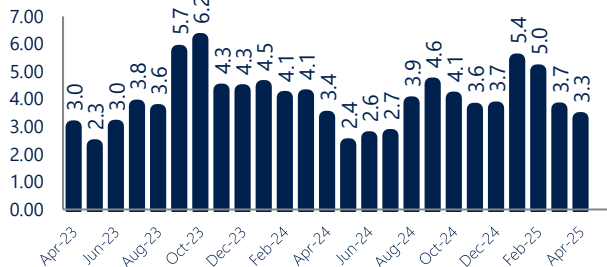
Months of Supply

3.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

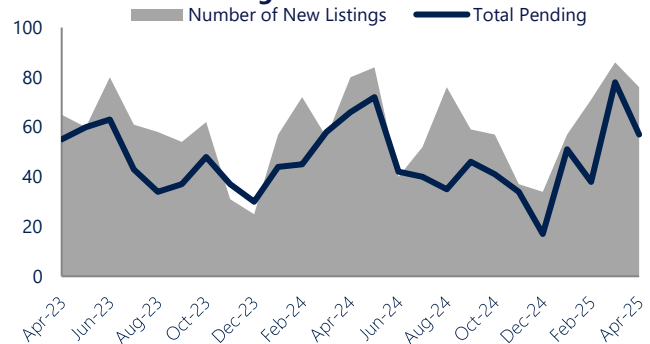
In April, there was 3.3 months of supply available in Pittsboro and Siler City Area. The amount of supply is similar compared to a year ago.

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.

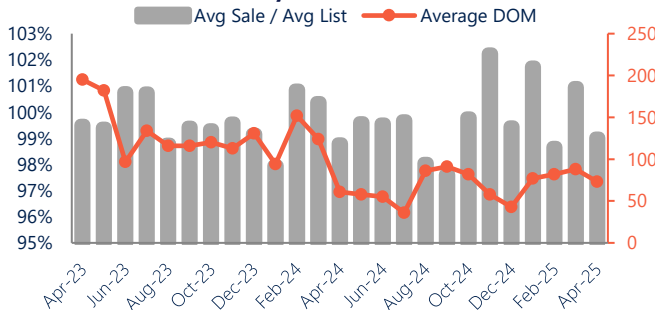
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Pittsboro and Siler City Area compared to 80 in April 2024, a decrease of 5%. There were 57 current contracts pending sale this April compared to 66 a year ago. The number of current contracts is 14% 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 Pittsboro and Siler City Area was 99.0% 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 73, higher than the average last year, which was 61, an increase of 20%.

Pittsboro and Siler City Area are defined as properties listed in zip code/s 27312 and 27344.

*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.