

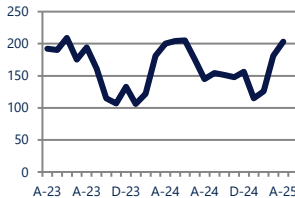
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **RALEIGH/ INSIDE THE BELTLINE AREA HOUSING MARKET**

APRIL 2025

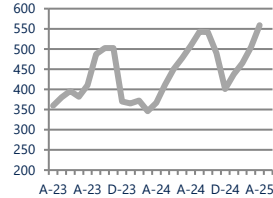
Zip Code(s): 27601, 27603, 27605, 27606, 27608 and 27612

## Units Sold 203



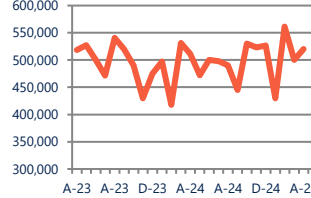
Up 1%  
Vs. Year Ago

## Active Inventory 559



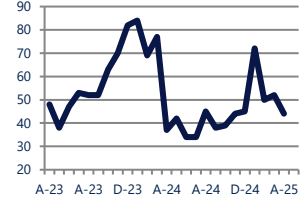
Up 52%  
Vs. Year Ago

## Median Sale Price \$520,000

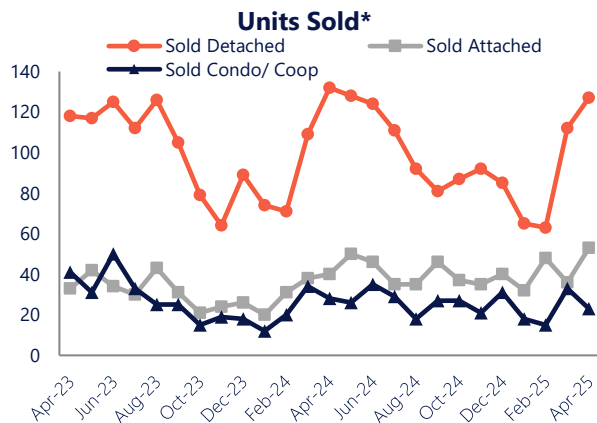


Up 2%  
Vs. Year Ago

## Days On Market 44

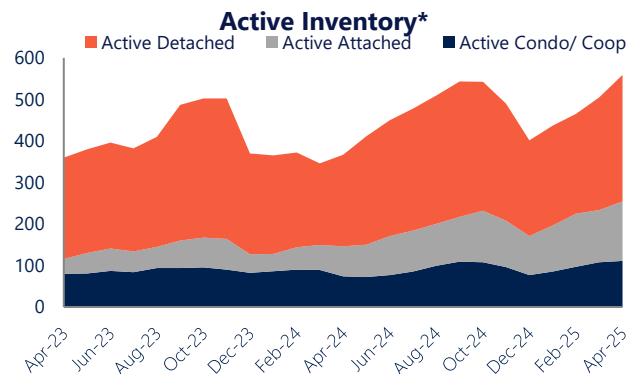


Up 19%  
Vs. Year Ago



## Units Sold

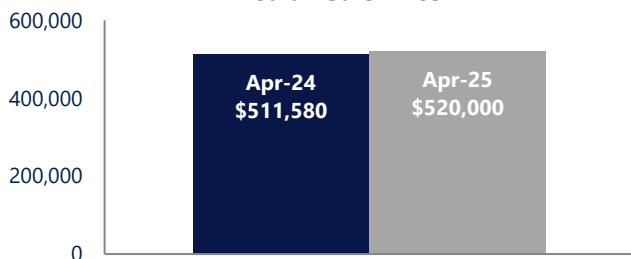
There was an increase in total units sold in April, with 203 sold this month in Raleigh/ Inside the Beltline Area versus 181 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2024.



## Active Inventory

Versus last year, the total number of homes available this month is higher by 192 units or 52%. The total number of active inventory this April was 559 compared to 367 in April 2024. This month's total of 559 is higher than the previous month's total supply of available inventory of 505, an increase of 11%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Raleigh/ Inside the Beltline Area Homes was \$511,580. This April, the median sale price was \$520,000, an increase of 2% or \$8,420 compared to last year. The current median sold price is 4% 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.

Raleigh/ Inside the Beltline Area are defined as properties listed in zip code/s 27601, 27603, 27605, 27606, 27608 and 27612.

\*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™

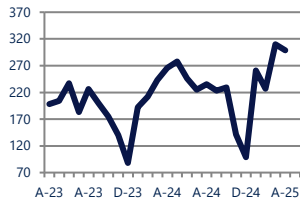
FOCUS ON: **RALEIGH/ INSIDE THE BELTLINE AREA HOUSING MARKET**

APRIL 2025

Zip Code(s): 27601, 27603, 27605, 27606, 27608 and 27612

## New Listings

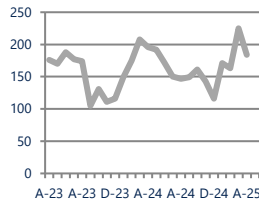
299



**Up 12%**  
Vs. Year Ago

## Current Contracts

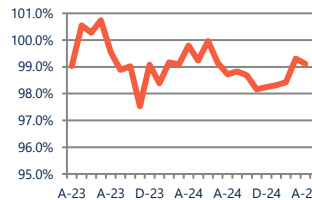
184



**Down -6%**  
Vs. Year Ago

## Sold Vs. List Price

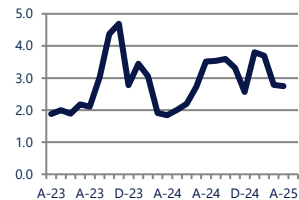
99.1%



**Down -0.7%**  
Vs. Year Ago

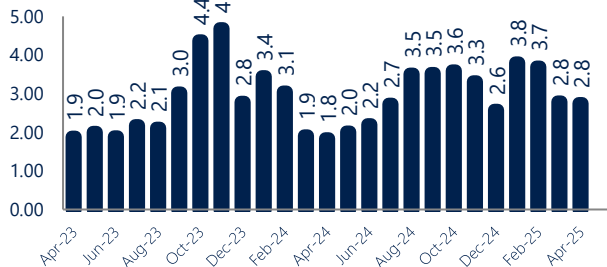
## Months of Supply

2.8



**Up 49%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

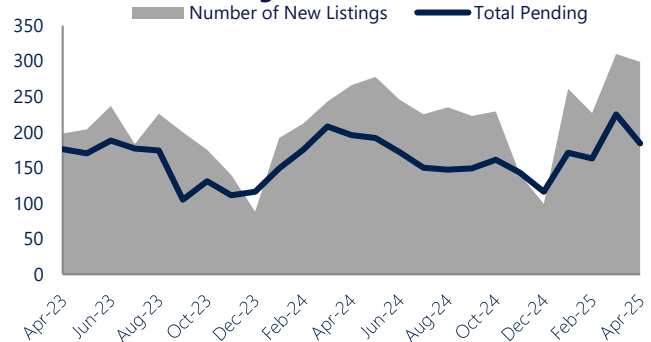
In April, there was 2.8 months of supply available in Raleigh/ Inside the Beltline Area, compared to 1.8 in April 2024. That is an increase of 50% versus a year ago.

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.

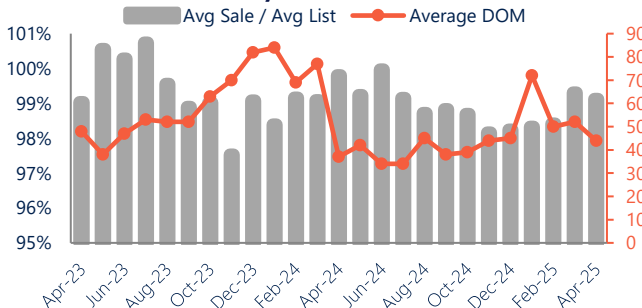
## New Listings & Current Contracts

This month there were 299 homes newly listed for sale in Raleigh/ Inside the Beltline Area compared to 266 in April 2024, an increase of 12%. There were 184 current contracts pending sale this April compared to 196 a year ago. The number of current contracts is 6% 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 Raleigh/ Inside the Beltline Area was 99.1% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 44, higher than the average last year, which was 37, an increase of 19%.

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