

# THE LONG & FOSTER MARKET MINUTE™

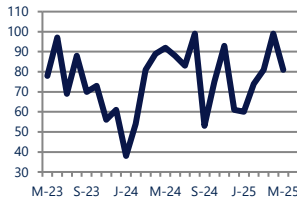
FOCUS ON: SMITHFIELD, SELMA, AND EASTERN JOHNSTON COUNTY AREA HOUSING MARKET

MAY 2025

Zip Code(s): 27577, 27576, 27569 and 27542

## Units Sold

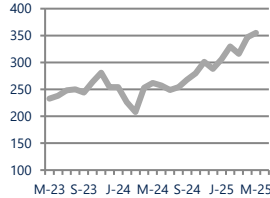
81



**Down -12%**  
Vs. Year Ago

## Active Inventory

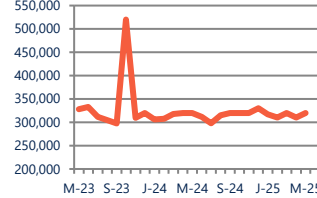
355



**Up 35%**  
Vs. Year Ago

## Median Sale Price

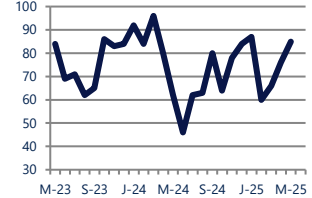
\$319,900



**No Change**  
Vs. Year Ago

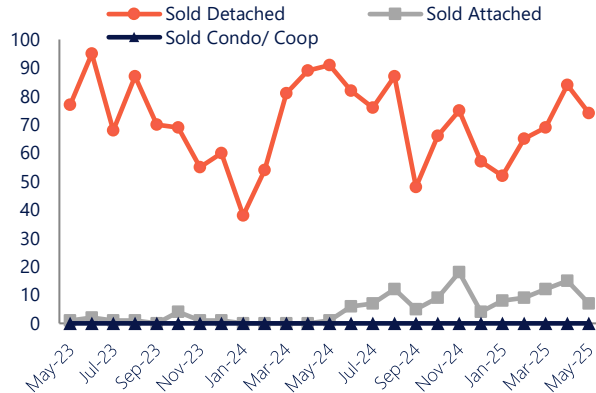
## Days On Market

85



**Up 37%**  
Vs. Year Ago

## Units Sold\*



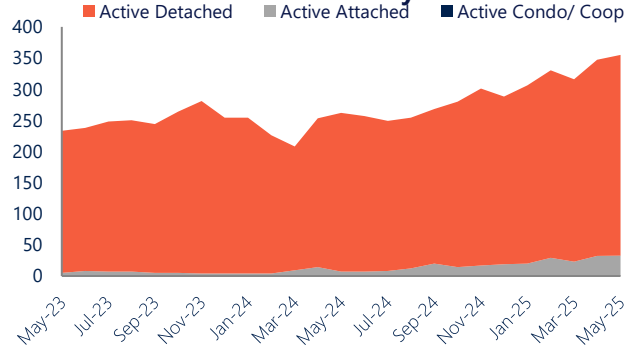
## Units Sold

There was a decrease in total units sold in May, with 81 sold this month in Smithfield, Selma, and Eastern Johnston County Area versus 99 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 12% versus May 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 93 units or 35%. The total number of active inventory this May was 355 compared to 262 in May 2024. This month's total of 355 is higher than the previous month's total supply of available inventory of 347, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Smithfield, Selma, and Eastern Johnston County Area Homes was \$319,900. This May, the median sale price was \$319,900, which is similar compared to a year ago. The current median sold price is 3% higher than in April.

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

Smithfield, Selma, and Eastern Johnston County Area are defined as properties listed in zip code/s 27577, 27576, 27569 and 27542.

\*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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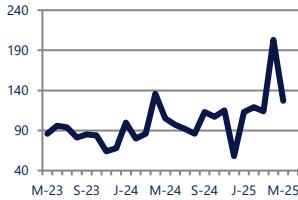
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MAY 2025

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## New Listings

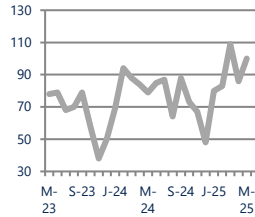
127



Up 21%  
Vs. Year Ago

## Current Contracts

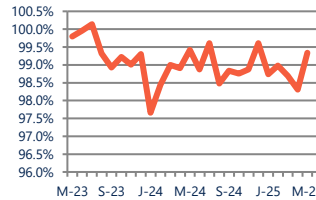
100



Up 27%  
Vs. Year Ago

## Sold Vs. List Price

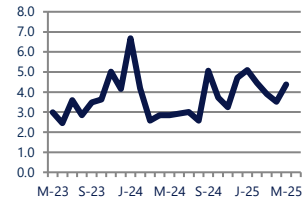
99.3%



No Change  
Vs. Year Ago

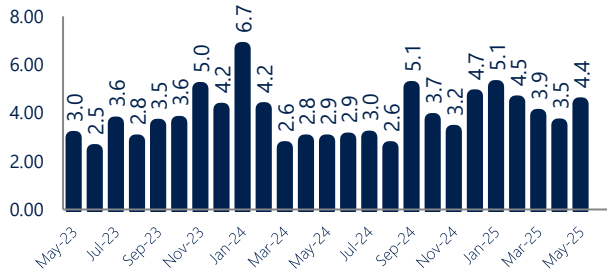
## Months of Supply

4.4



Up 54%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

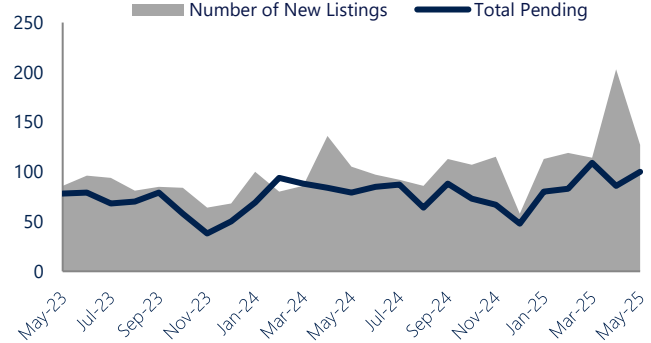
In May, there was 4.4 months of supply available in Smithfield, Selma, and Eastern Johnston County Area, compared to 2.8 in May 2024. That is an increase of 54% versus a year ago.

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.

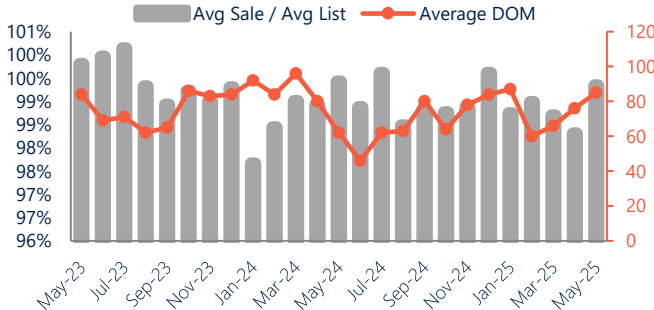
## New Listings & Current Contracts

This month there were 127 homes newly listed for sale in Smithfield, Selma, and Eastern Johnston County Area compared to 105 in May 2024, an increase of 21%. There were 100 current contracts pending sale this May compared to 79 a year ago. The number of current contracts is 27% higher than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in Smithfield, Selma, and Eastern Johnston County Area was 99.3% 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 85, higher than the average last year, which was 62, an increase of 37%.

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