

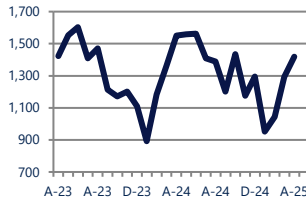
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WAKE COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

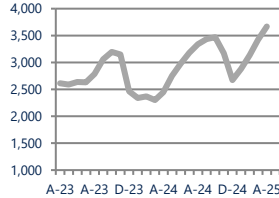
1,418



**Down -9%**  
Vs. Year Ago

## Active Inventory

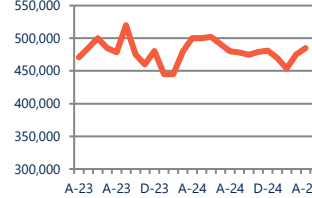
3,668



**Up 50%**  
Vs. Year Ago

## Median Sale Price

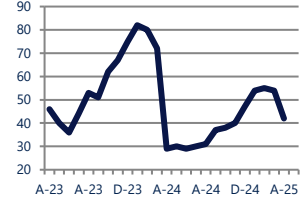
\$485,000



**Down -3%**  
Vs. Year Ago

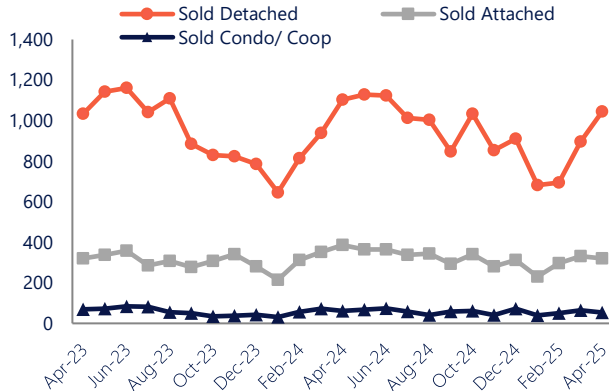
## Days On Market

42



**Up 45%**  
Vs. Year Ago

## Units Sold\*



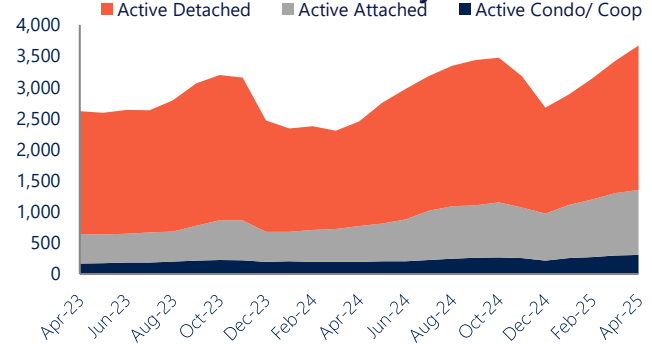
## Units Sold

There was an increase in total units sold in April, with 1,418 sold this month in Wake County versus 1,294 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 1,219 units or 50%. The total number of active inventory this April was 3,668 compared to 2,449 in April 2024. This month's total of 3,668 is higher than the previous month's total supply of available inventory of 3,421, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Wake County Homes was \$500,000. This April, the median sale price was \$485,000, a decrease of 3% or \$15,000 compared to last year. The current median sold price is 2% 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.

Wake County are defined as properties listed in zip code/s.

\*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.

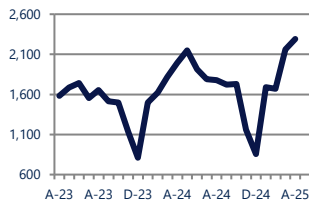
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WAKE COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

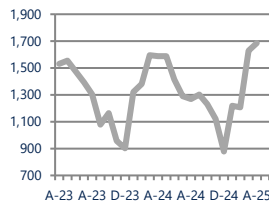
2,291



Up 15%  
Vs. Year Ago

## Current Contracts

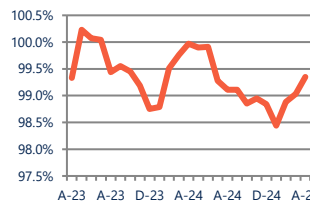
1,685



Up 6%  
Vs. Year Ago

## Sold Vs. List Price

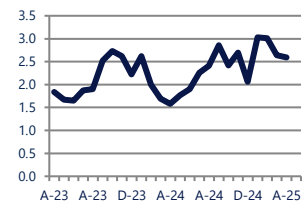
99.4%



Down -0.6%  
Vs. Year Ago

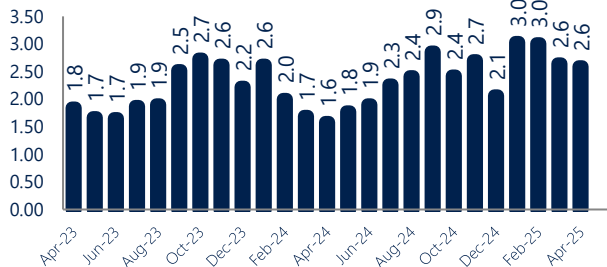
## Months of Supply

2.6



Up 64%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

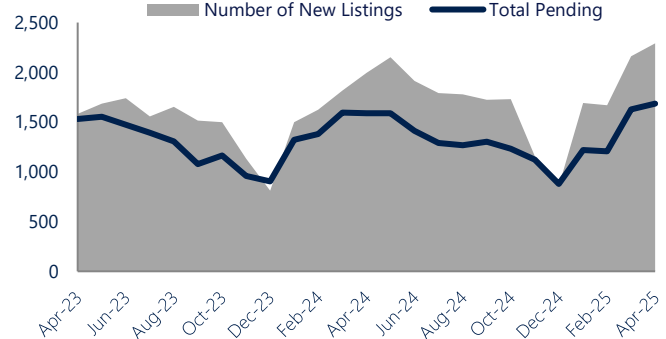
In April, there was 2.6 months of supply available in Wake County, compared to 1.6 in April 2024. That is an increase of 64% versus a year ago.

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.

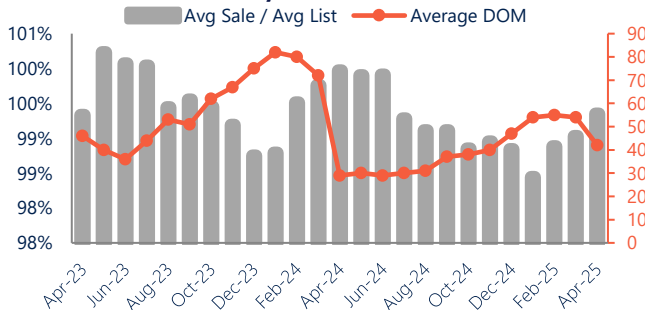
## New Listings & Current Contracts

This month there were 2,291 homes newly listed for sale in Wake County compared to 1,993 in April 2024, an increase of 15%. There were 1,685 current contracts pending sale this April compared to 1,588 a year ago. The number of current contracts is 6% 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 Wake County was 99.4% of the average list price, which is 0.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 29, an increase of 45%.

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