

THE LONG & FOSTER MARKET MINUTE™

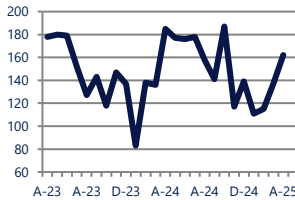
FOCUS ON: **WAKE FOREST AND ROLESVILLE AREA HOUSING MARKET**

APRIL 2025

Zip Code(s): 27587 and 27571

Units Sold

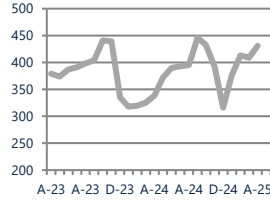
162



Down -12%
Vs. Year Ago

Active Inventory

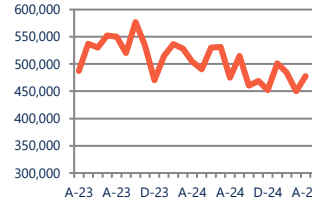
431



Up 28%
Vs. Year Ago

Median Sale Price

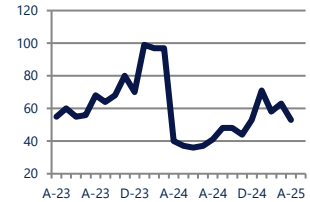
\$477,872



Down -5%
Vs. Year Ago

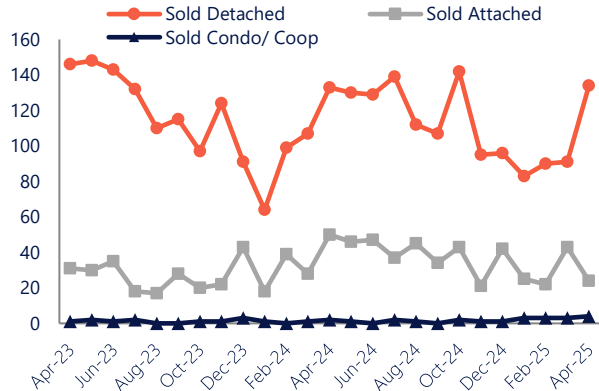
Days On Market

53



Up 32%
Vs. Year Ago

Units Sold*



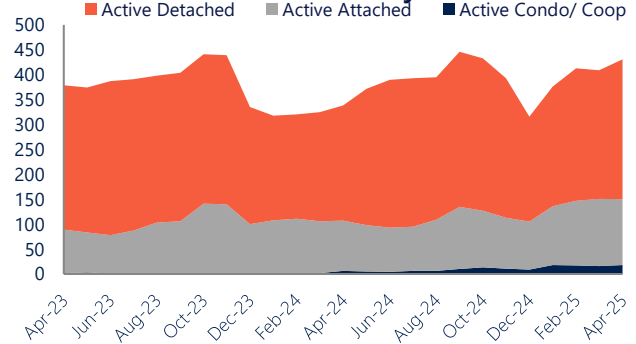
Units Sold

There was an increase in total units sold in April, with 162 sold this month in Wake Forest and Rolesville Area versus 137 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 93 units or 28%. The total number of active inventory this April was 431 compared to 338 in April 2024. This month's total of 431 is higher than the previous month's total supply of available inventory of 409, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Wake Forest and Rolesville Area Homes was \$504,390. This April, the median sale price was \$477,872, a decrease of 5% or \$26,518 compared to last year. The current median sold price is 6% 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 Forest and Rolesville Area are defined as properties listed in zip code/s 27587 and 27571.

*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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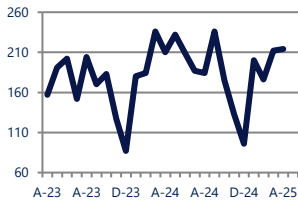
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APRIL 2025

Zip Code(s): 27587 and 27571

New Listings

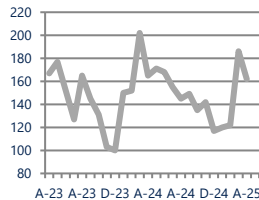
214



Up 2%
Vs. Year Ago

Current Contracts

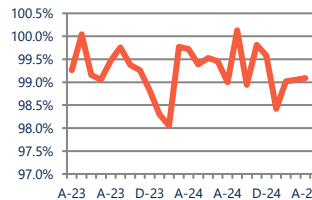
162



Down -2%
Vs. Year Ago

Sold Vs. List Price

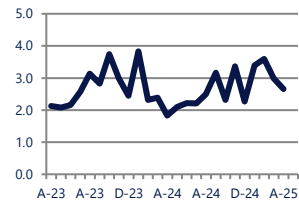
99.1%



Down -0.6%
Vs. Year Ago

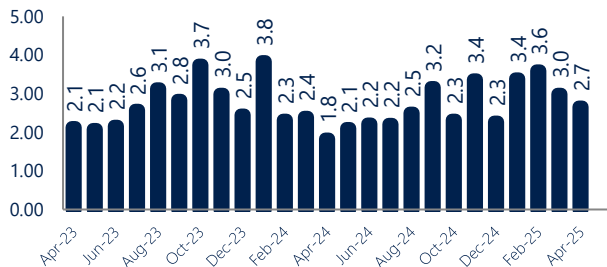
Months of Supply

2.7



Up 45%
Vs. Year Ago

Months Of Supply



Months of Supply

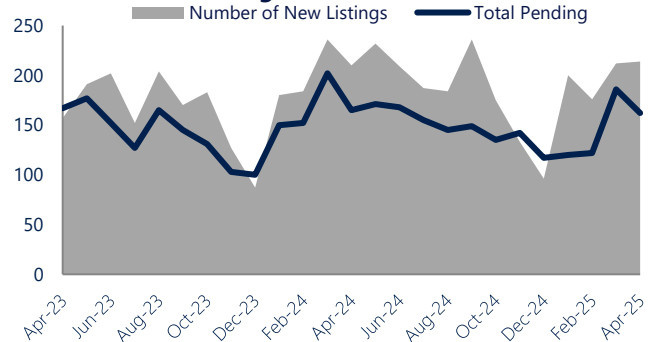
In April, there was 2.7 months of supply available in Wake Forest and Rolesville Area, compared to 1.8 in April 2024. That is an increase of 46% versus a year ago.

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.

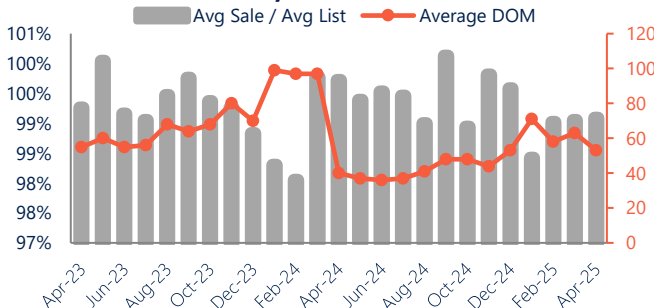
New Listings & Current Contracts

This month there were 214 homes newly listed for sale in Wake Forest and Rolesville Area compared to 210 in April 2024, an increase of 2%. There were 162 current contracts pending sale this April compared to 165 a year ago. The number of current contracts is 2% 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 Wake Forest and Rolesville Area was 99.1% 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 53, higher than the average last year, which was 40, an increase of 33%.

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