

THE LONG & FOSTER MARKET MINUTE™

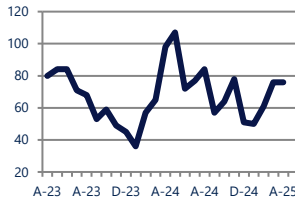
FOCUS ON: **WILLOW SPRING, BENSON, AND FOUR OAKS AREA HOUSING MARKET**

APRIL 2025

Zip Code(s): 27592, 27504 and 27524

Units Sold

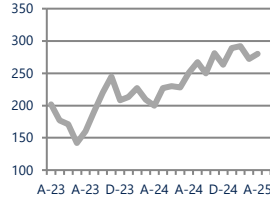
76



Down -22%
Vs. Year Ago

Active Inventory

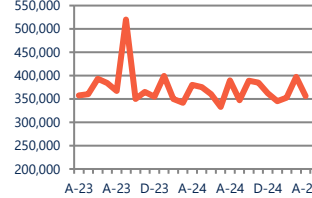
280



Up 40%
Vs. Year Ago

Median Sale Price

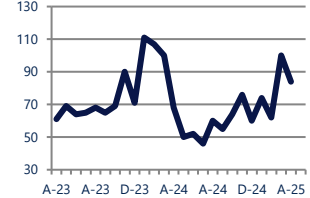
\$356,000



Down -6%
Vs. Year Ago

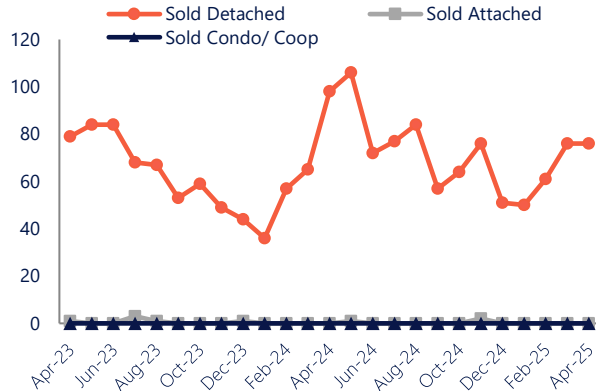
Days On Market

84



Up 24%
Vs. Year Ago

Units Sold*



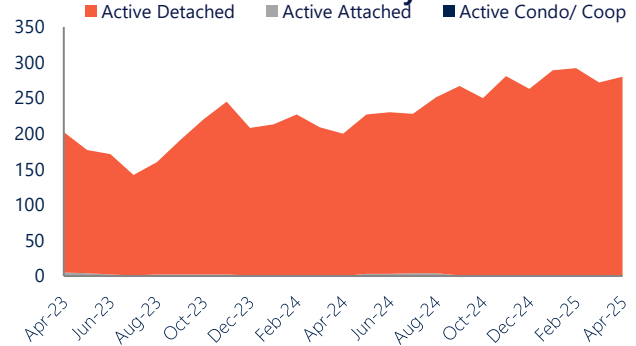
Units Sold

The number of units sold remained stable in April, with 76 sold this month in Willow Spring, Benson, and Four Oaks Area. This month's total units sold was lower than at this time last year, a decrease of 22% versus April 2024.

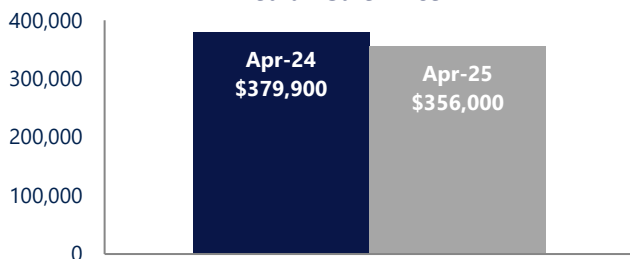
Active Inventory

Versus last year, the total number of homes available this month is higher by 80 units or 40%. The total number of active inventory this April was 280 compared to 200 in April 2024. This month's total of 280 is higher than the previous month's total supply of available inventory of 272, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Willow Spring, Benson, and Four Oaks Area Homes was \$379,900. This April, the median sale price was \$356,000, a decrease of 6% or \$23,900 compared to last year. The current median sold price is 10% lower 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.

Willow Spring, Benson, and Four Oaks Area are defined as properties listed in zip code/s 27592, 27504 and 27524.

*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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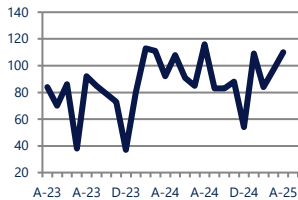
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APRIL 2025

Zip Code(s): 27592, 27504 and 27524

New Listings

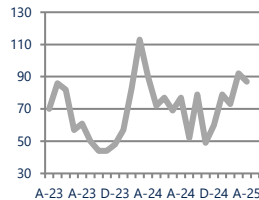
110



Up 20%
Vs. Year Ago

Current Contracts

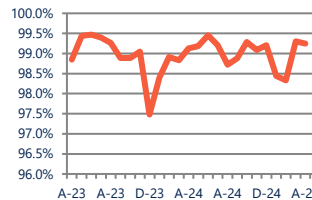
87



Down -3%
Vs. Year Ago

Sold Vs. List Price

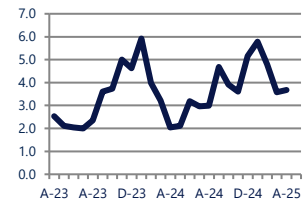
99.3%



No Change
Vs. Year Ago

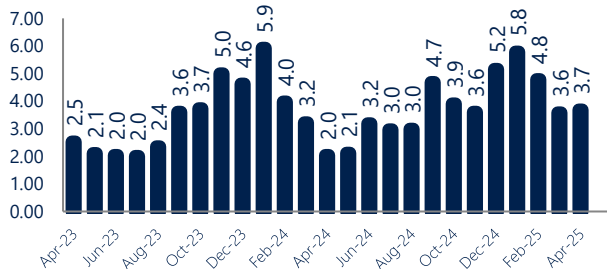
Months of Supply

3.7



Up 80%
Vs. Year Ago

Months Of Supply



Months of Supply

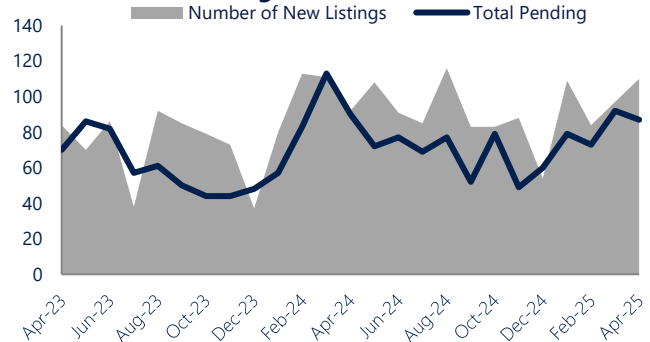
In April, there was 3.7 months of supply available in Willow Spring, Benson, and Four Oaks Area, compared to 2.0 in April 2024. That is an increase of 81% versus a year ago.

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.

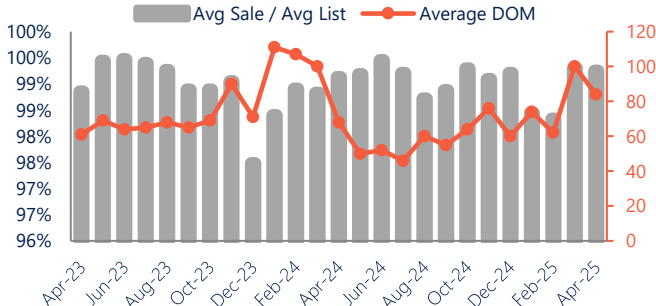
New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Willow Spring, Benson, and Four Oaks Area compared to 92 in April 2024, an increase of 20%. There were 87 current contracts pending sale this April compared to 90 a year ago. The number of current contracts is 3% 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 Willow Spring, Benson, and Four Oaks 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 84, higher than the average last year, which was 68, an increase of 24%.

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