

THE LONG & FOSTER MARKET MINUTE™

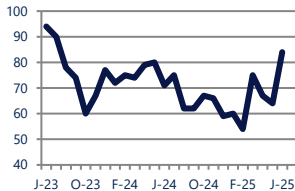
FOCUS ON: **YOUNGSVILLE AND FRANKLINTON AREA HOUSING MARKET**

JUNE 2025

Zip Code(s): 27596 and 27525

Units Sold

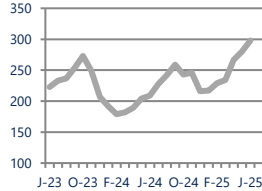
84



Up 18%
Vs. Year Ago

Active Inventory

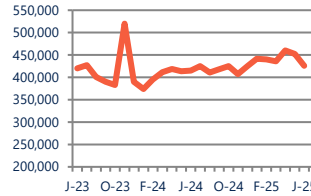
298



Up 43%
Vs. Year Ago

Median Sale Price

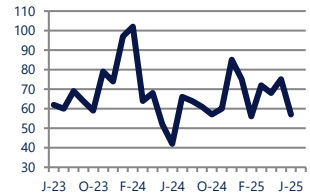
\$425,950



Up 3%
Vs. Year Ago

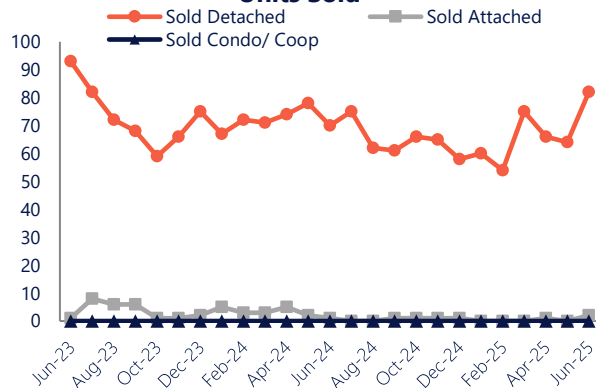
Days On Market

57



Up 36%
Vs. Year Ago

Units Sold*



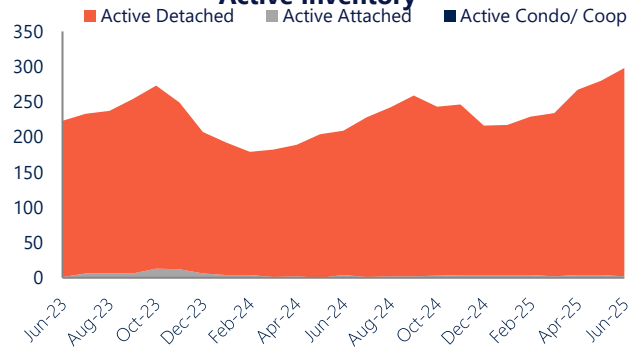
Units Sold

There was an increase in total units sold in June, with 84 sold this month in Youngsville and Franklinton Area versus 64 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 18% versus June 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 89 units or 43%. The total number of active inventory this June was 298 compared to 209 in June 2024. This month's total of 298 is higher than the previous month's total supply of available inventory of 280, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Youngsville and Franklinton Area Homes was \$415,000. This June, the median sale price was \$425,950, an increase of 3% or \$10,950 compared to last year. The current median sold price is 6% lower than in May.

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

Youngsville and Franklinton Area are defined as properties listed in zip code/s 27596 and 27525.

*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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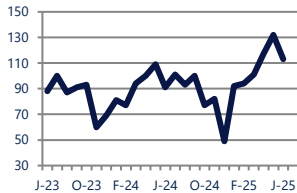
FOCUS ON: **YOUNGSVILLE AND FRANKLINTON AREA HOUSING MARKET**

JUNE 2025

Zip Code(s): 27596 and 27525

New Listings

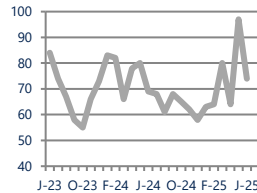
113



Up 24%
Vs. Year Ago

Current Contracts

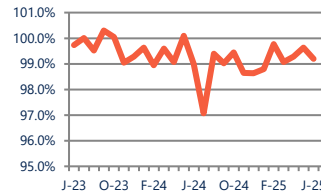
74



Up 7%
Vs. Year Ago

Sold Vs. List Price

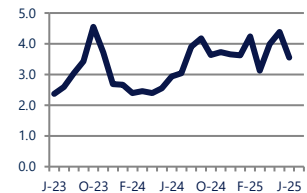
99.2%



No Change
Vs. Year Ago

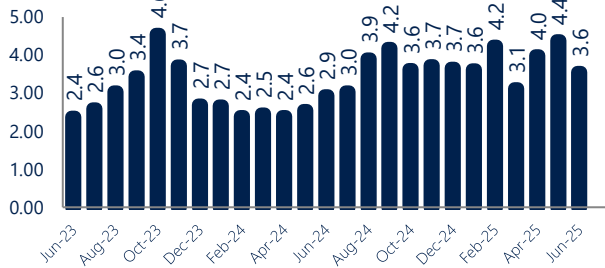
Months of Supply

3.6



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

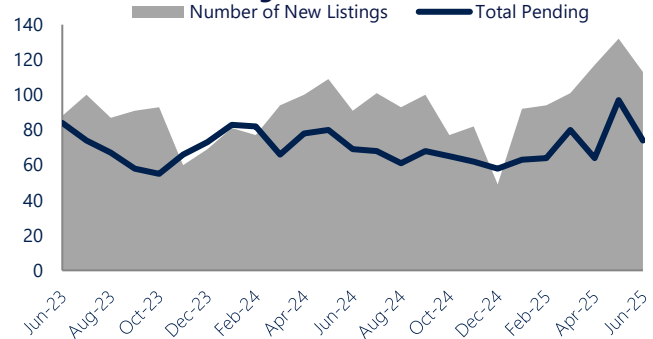
In June, there was 3.5 months of supply available in Youngsville and Franklinton Area, compared to 2.9 in June 2024. That is an increase of 21% versus a year ago.

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.

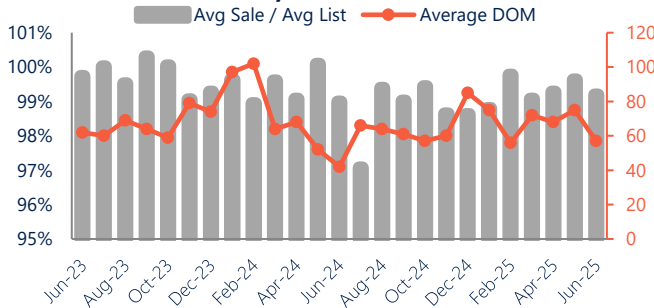
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Youngsville and Franklinton Area compared to 91 in June 2024, an increase of 24%. There were 74 current contracts pending sale this June compared to 69 a year ago. The number of current contracts is 7% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Youngsville and Franklinton Area was 99.2% 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 57, higher than the average last year, which was 42, an increase of 36%.

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