

# THE LONG & FOSTER MARKET MINUTE™

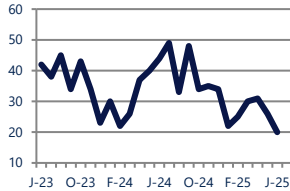
FOCUS ON: **HALLAM AND WRIGHTSVILLE HOUSING MARKET**

**JUNE 2025**

**Zip Code(s): 17406, 17368, 17318, 17317 and 17312**

## Units Sold

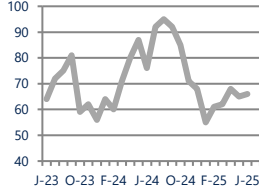
**20**



**Down**  
Vs. Year Ago

## Active Inventory

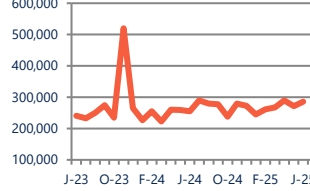
**66**



**Down -13%**  
Vs. Year Ago

## Median Sale Price

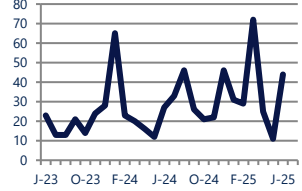
**\$286,000**



**Up 12%**  
Vs. Year Ago

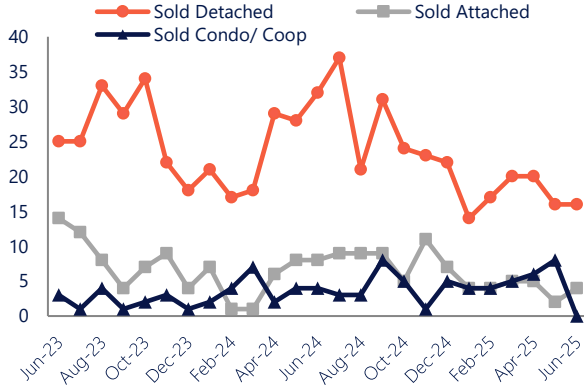
## Days On Market

**44**



**Up**  
Vs. Year Ago

### Units Sold\*



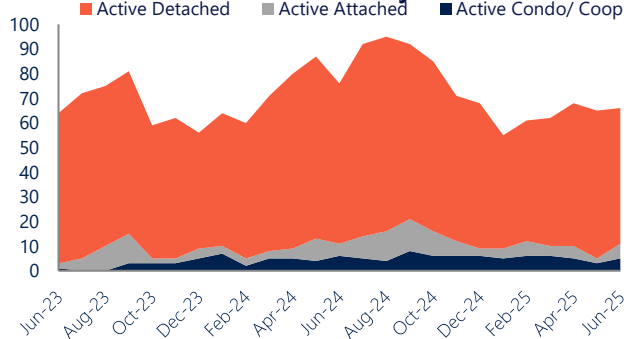
## Units Sold

With relatively few transactions, there was a decrease in total units sold in June, with 20 sold this month in Hallam and Wrightsville. This month's total units sold was lower than at this time last year, a decrease from June 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 13%. The total number of active inventory this June was 66 compared to 76 in June 2024. This month's total of 66 is higher than the previous month's total supply of available inventory of 65, an increase of 2%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Hallam and Wrightsville Homes was \$255,000. This June, the median sale price was \$286,000, an increase of 12% or \$31,000 compared to last year. The current median sold price is 5% higher 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.

Hallam and Wrightsville are defined as properties listed in zip code/s 17406, 17368, 17318, 17317 and 17312.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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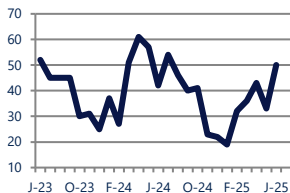
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JUNE 2025

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## New Listings

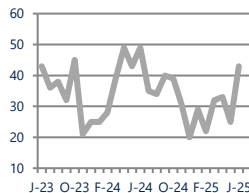
50



**Up 19%**  
Vs. Year Ago

## Current Contracts

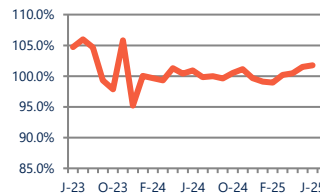
43



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

## Sold Vs. List Price

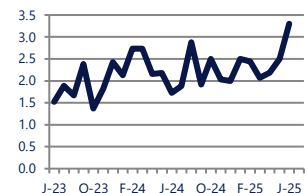
101.7%



**Up 0.8%**  
Vs. Year Ago

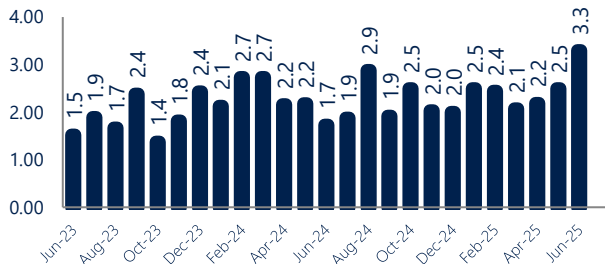
## Months of Supply

3.3



**Up 91%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

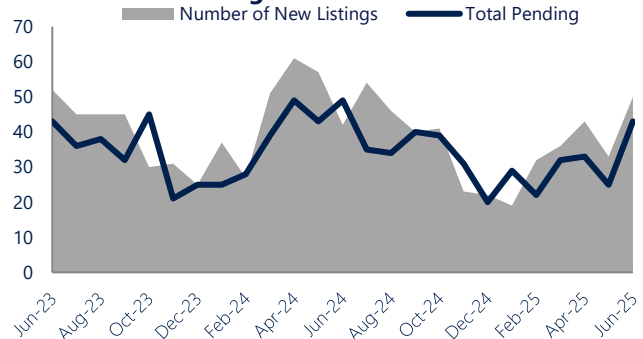
In June, there was 3.3 months of supply available in Hallam and Wrightsville, compared to 1.7 in June 2024. That is an increase of 91% versus a year ago.

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.

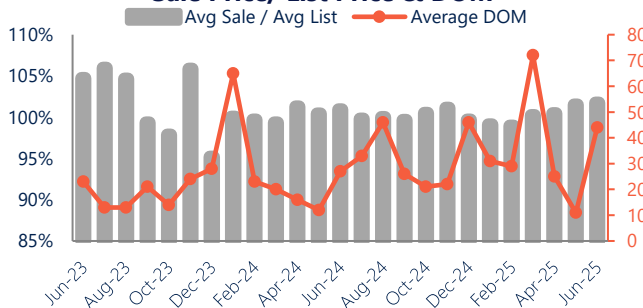
## New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Hallam and Wrightsville compared to 42 in June 2024, an increase of 19%. There were 43 current contracts pending sale this June compared to 49 a year ago. The number of current contracts is 12% lower 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 Hallam and Wrightsville was 101.7% of the average list price, which is 0.8% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 44, higher than the average last year, which was 27. This increase was impacted by the limited number of sales.

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