

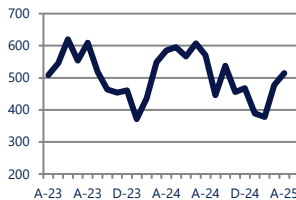
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GUILFORD COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

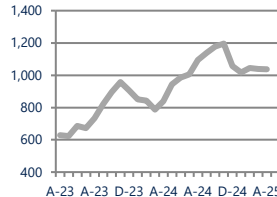
514



Down -12%
Vs. Year Ago

Active Inventory

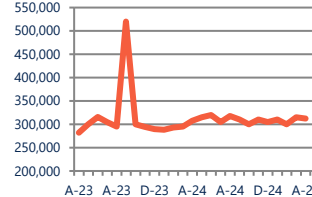
1,036



Up 24%
Vs. Year Ago

Median Sale Price

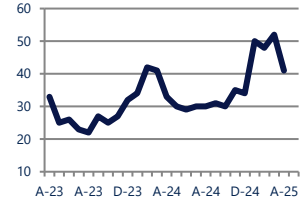
\$312,250



Up 2%
Vs. Year Ago

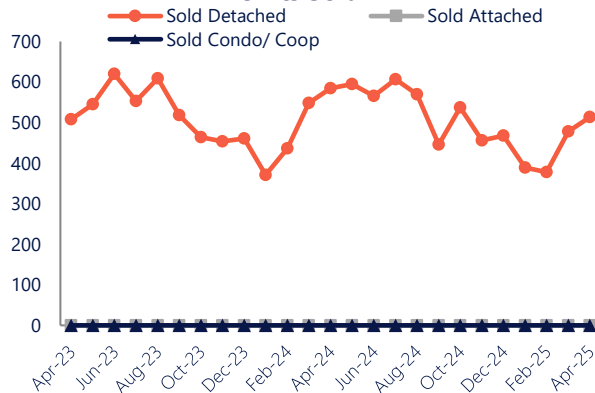
Days On Market

41



Up 24%
Vs. Year Ago

Units Sold*



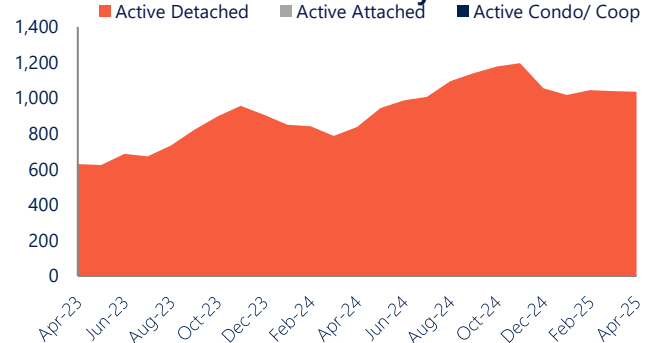
Units Sold

There was an increase in total units sold in April, with 514 sold this month in Guilford County versus 478 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2024.

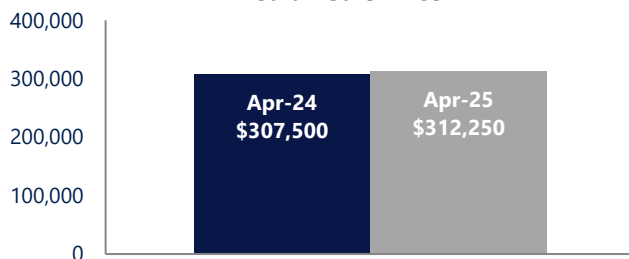
Active Inventory

Versus last year, the total number of homes available this month is higher by 198 units or 24%. The total number of active inventory this April was 1036 compared to 838 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Guilford County Homes was \$307,500. This April, the median sale price was \$312,250, an increase of 2% or \$4,750 compared to last year. The current median sold price is 1% 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.

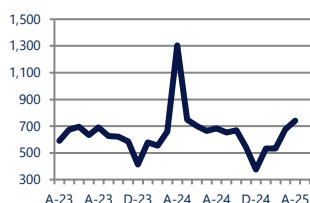
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GUILFORD COUNTY HOUSING MARKET**

APRIL 2025

New Listings

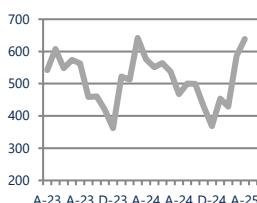
741



Down -43%
Vs. Year Ago

Current Contracts

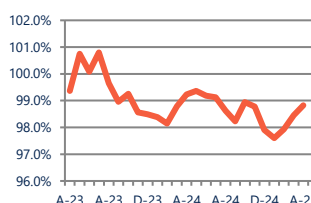
638



Up 11%
Vs. Year Ago

Sold Vs. List Price

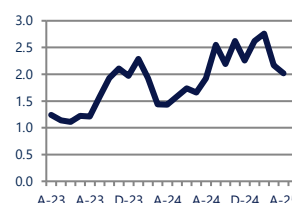
98.8%



No Change
Vs. Year Ago

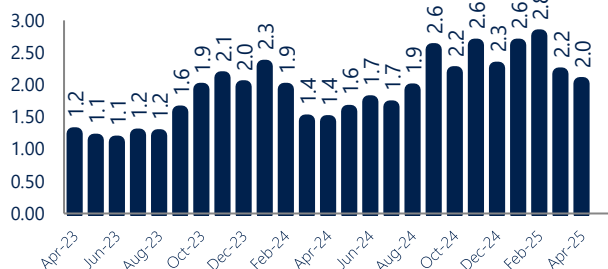
Months of Supply

2.0



Up 41%
Vs. Year Ago

Months Of Supply



Months of Supply

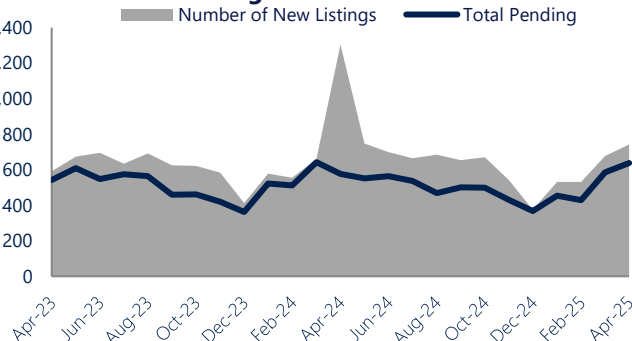
In April, there was 2.0 months of supply available in Guilford County, compared to 1.4 in April 2024. That is an increase of 41% versus a year ago.

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.

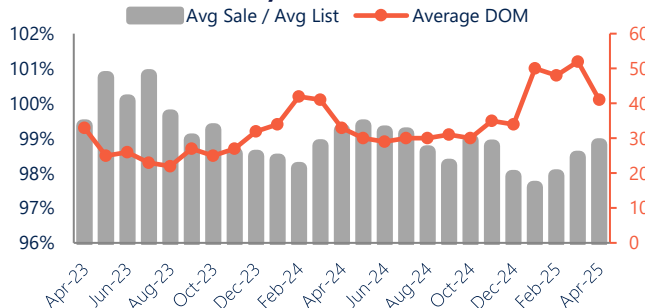
New Listings & Current Contracts

This month there were 741 homes newly listed for sale in Guilford County compared to 1,304 in April 2024, a decrease of 43%. There were 638 current contracts pending sale this April compared to 576 a year ago. The number of current contracts is 11% 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 Guilford County was 98.8% 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 41, higher than the average last year, which was 33, an increase of 24%.