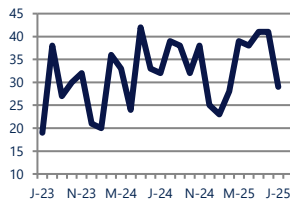


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **STOKES COUNTY HOUSING MARKET**

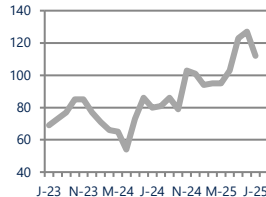
JULY 2025

Units Sold 29



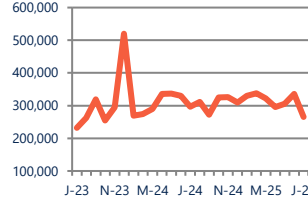
Down -9%
Vs. Year Ago

Active Inventory 112



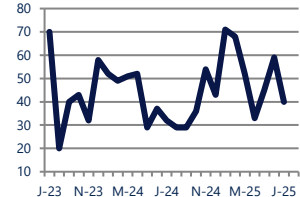
Up 40%
Vs. Year Ago

Median Sale Price \$265,000



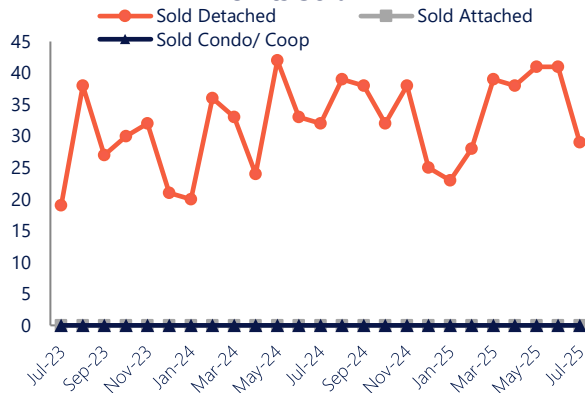
Down -11%
Vs. Year Ago

Days On Market 40



Up 25%
Vs. Year Ago

Units Sold*



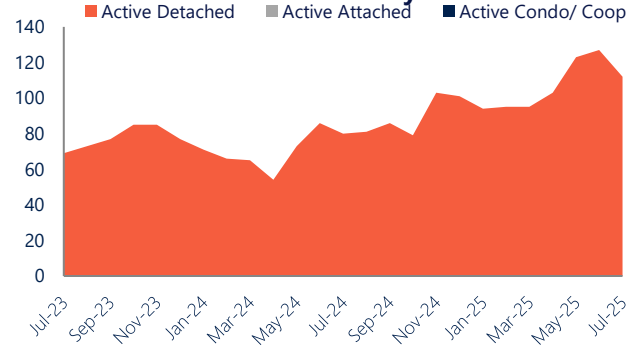
Units Sold

There was a decrease in total units sold in July, with 29 sold this month in Stokes County versus 41 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 9% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 32 units or 40%. The total number of active inventory this July was 112 compared to 80 in July 2024. This month's total of 112 is lower than the previous month's total supply of available inventory of 127, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Stokes County Homes was \$296,500. This July, the median sale price was \$265,000, a decrease of 11% or \$31,500 compared to last year. The current median sold price is 21% lower than in June.

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

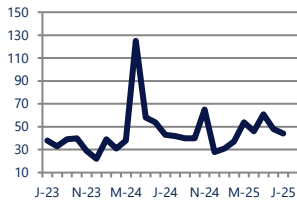
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **STOKES COUNTY HOUSING MARKET**

JULY 2025

New Listings

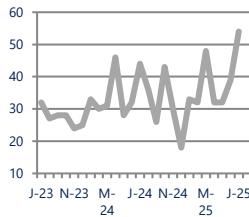
44



Up 2%
Vs. Year Ago

Current Contracts

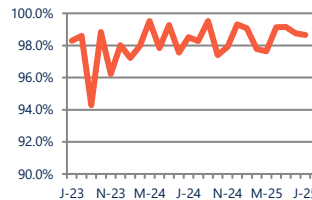
54



Up 23%
Vs. Year Ago

Sold Vs. List Price

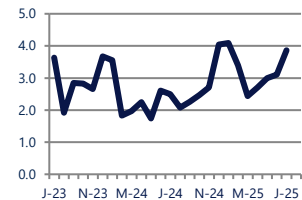
98.7%



No Change
Vs. Year Ago

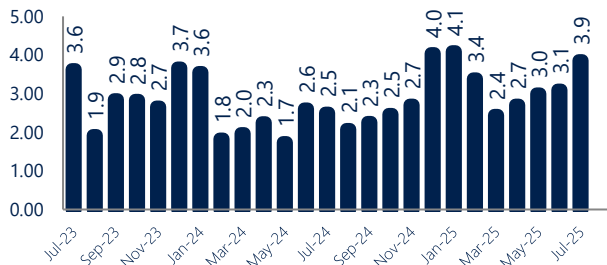
Months of Supply

3.9



Up 54%
Vs. Year Ago

Months Of Supply



Months of Supply

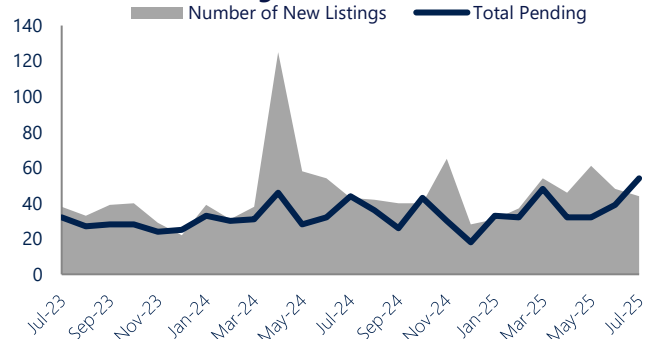
In July, there was 3.9 months of supply available in Stokes County, compared to 2.5 in July 2024. That is an increase of 54% versus a year ago.

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.

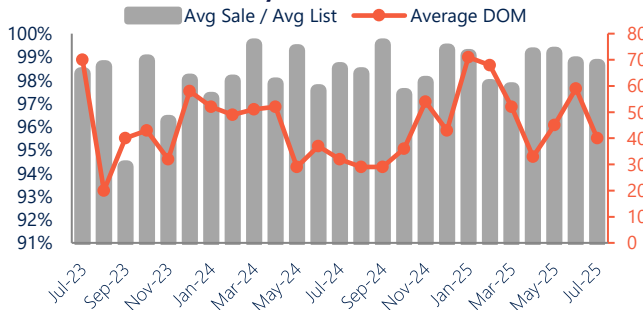
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Stokes County compared to 43 in July 2024, an increase of 2%. There were 54 current contracts pending sale this July compared to 44 a year ago. The number of current contracts is 23% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Stokes County was 98.7% 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 40, higher than the average last year, which was 32, an increase of 25%.