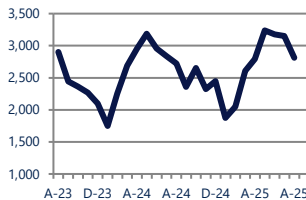


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **THE TRIANGLE HOUSING MARKET**

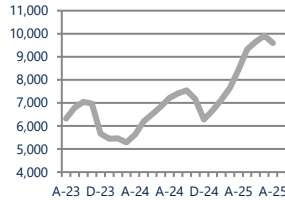
AUGUST 2025

Units Sold 2,811



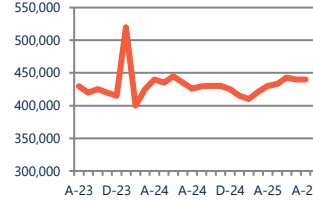
Up 3%
Vs. Year Ago

Active Inventory 9,603



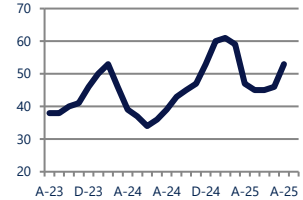
Up 33%
Vs. Year Ago

Median Sale Price \$440,000



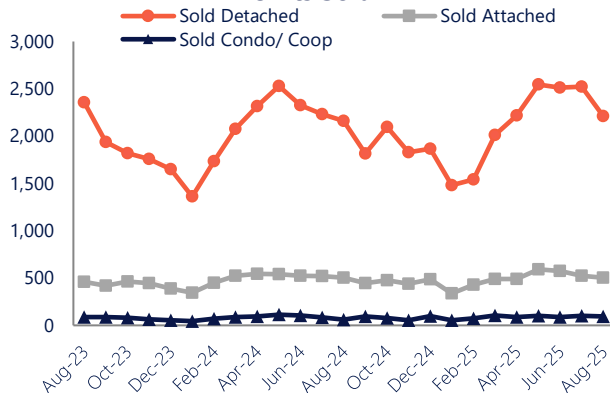
Up 3%
Vs. Year Ago

Days On Market 53



Up 36%
Vs. Year Ago

Units Sold*



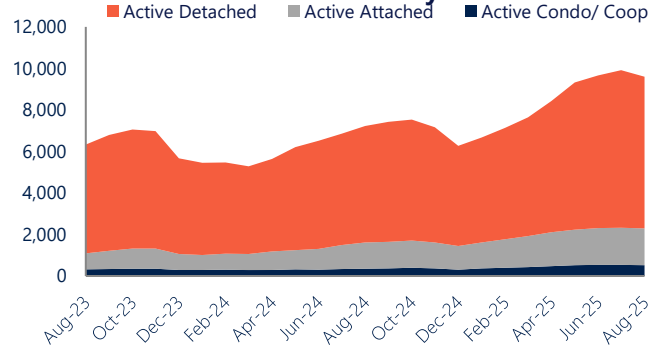
Units Sold

There was a decrease in total units sold in August, with 2,811 sold this month in The Triangle versus 3,149 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 3% versus August 2024.

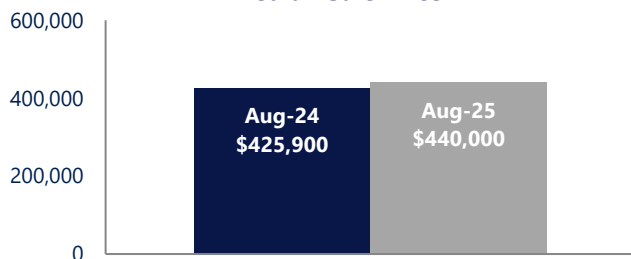
Active Inventory

Versus last year, the total number of homes available this month is higher by 2,385 units or 33%. The total number of active inventory this August was 9,603 compared to 7,218 in August 2024. This month's total of 9,603 is lower than the previous month's total supply of available inventory of 9,914, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for The Triangle Homes was \$425,900. This August, the median sale price was \$440,000, an increase of 3% or \$14,100 compared to last year. The current median sold price is approximately the same as the median price in July.

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

*Defined as: the counties of Alamance, Chatham, Durham, Franklin, Granville, Harnett, Johnston, Orange, and Wake in NC.

*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.

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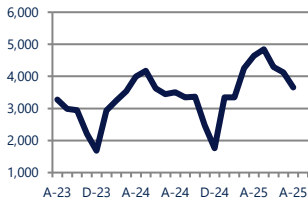
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **THE TRIANGLE HOUSING MARKET**

AUGUST 2025

New Listings

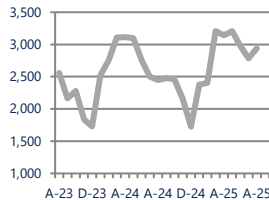
3,656



Up 4%
Vs. Year Ago

Current Contracts

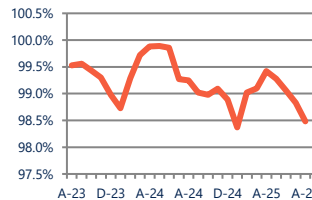
2,938



Up 20%
Vs. Year Ago

Sold Vs. List Price

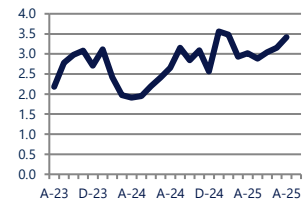
98.5%



Down -0.8%
Vs. Year Ago

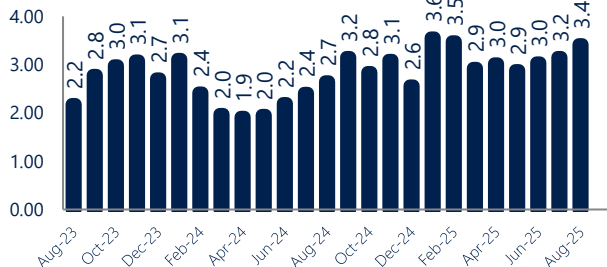
Months of Supply

3.4



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

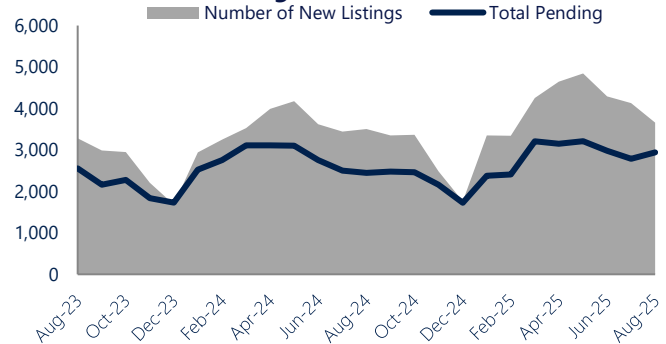
In August, there was 3.4 months of supply available in The Triangle, compared to 2.6 in August 2024. That is an increase of 29% versus a year ago.

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.

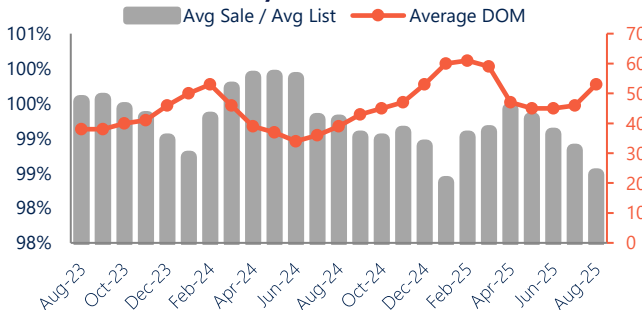
New Listings & Current Contracts

This month there were 3,656 homes newly listed for sale in The Triangle compared to 3,503 in August 2024, an increase of 4%. There were 2,938 current contracts pending sale this August compared to 2,446 a year ago. The number of current contracts is 20% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in The Triangle was 98.5% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 53, higher than the average last year, which was 39, an increase of 36%.

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