



Greensboro Regional REALTORS® Association
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Stokesdale housing market sees fewer listing, high prices during 2021's second quarter

'The pool of buyers continues to grow and the inventory continues to shrink'

For Immediate Release
July 26, 2021

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STOKESDALE, N.C. – The housing market in Stokesdale continues to follow the national trend of more homebuyers than there are homes on the market.

There were only 24 Stokesdale homes available for sale during the second quarter of 2021. That's nearly 23 percent less than the 31 available during the second quarter of 2020, according to statistics provided by Triad MLS.

The months supply of inventory went down to 1.2 months, a 33.3 percent drop from 1.8 months during this time last year. That means if no new homes went on the market, they would all be gone in just over a month.

“The market is extremely competitive and buyers have to be educated by their agent on how to navigate,” said Heather Dodson, president of the Greensboro Regional REALTORS® Association. “The pool of buyers continues to grow and the inventory continues to shrink.”

Home prices have gone up and the homes that are available are selling fast. There average sales price of a Stokesdale home during 2021's

second quarter was \$367,052. That's nearly 20 percent more than the \$308,833 during the same time last year.

Homes are being pushed above list price with the percent of list price received rising to 100.8 percent, more than 2 percent higher than the second quarter of 2020.

It took just 19 days on average to sell a Stokesdale home during this year's second quarter, that's a 70.8 percent drop from 65 days during 2020's second quarter.

"Now is a great time to sell your home for top dollar, just make sure you have a plan for where you will move to," Dodson said.

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The Greensboro Regional REALTORS® Association, Inc. is a non-profit organization whose mission is to support its members in their business pursuits by promoting the highest professional ethics and being the primary provider for quality services, education and real estate information in the market area.