



Greensboro Regional REALTORS® Association
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First quarter in Guilford County saw the average home price increase by 6.5%

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GREENSBORO, N.C. – There were increases across the board – listings, inventory, sales prices and days on market – during 2024's first quarter in Guilford County.

There were 792 new listings in Greensboro during 2024's first quarter, a 12.3 percent increase from 705 in 2023's first quarter. Guilford County saw 1,445 new listings during 2024's first quarter, an 11.2 percent increase from 1,299 in 2023.

Greensboro saw 347 homes for sale during 2024's first quarter, a 28.5% increase from 270 in 2023. Guilford County saw 728 homes for sale in 2024's first quarter, a 30% increase from 560 in 2023.

The months' supply of inventory rose to 1.5 (+36.4%) in Greensboro, plus 1.8 (+50%) in the encompassing Guilford County.

It took 34 days, on average, to sell a Greensboro home during this year's first quarter. This is a 2.9 percent decrease from the 35 days it took during 2023's first quarter.

In Guilford County, it took an average of 39 days to sell during this year's first quarter, a 5.4 percent increase from the 37 days it took at this time last year.

Guilford County experienced 1,093 closed sales during this year's first quarter, a 2.1 percent increase from 1,070 during the same time period in 2023. Greensboro saw 633 closed sales, a 12.8 percent increase from 571 last year.

"Homes continue to appreciate in value," said Marvette Artis, 2024 President of the Greensboro Regional REALTORS® Association. "Spring is a great time to work on curb appeal in order to attract interested buyers. Make sure to call a Greensboro REALTOR® to help you every step of the way."

The average home sales price increased 6.5 percent in Guilford County during this year's first quarter, jumping from \$330,049 to \$351,573. Average prices experienced a 7.5 percent increase in Greensboro, rising from \$311,311 to \$334,702.

The median sales price increased eight percent in Guilford County during this year's first quarter, jumping from \$285,000 to \$307,789. Median prices experienced a 15.4 percent jump in Greensboro, rising from \$260,000 to \$300,000.

Guilford County townhomes and condos followed similar trends for this year's first quarter.

It took 34 days, on average, to sell a townhouse or condo in Greensboro (+61.9%). Guilford County townhomes/condos took 42 days to sell during this year's first quarter, a 75 percent increase from the same time frame in 2023.

The average sales price for a Greensboro townhouse or condo actually decreased 2.6 percent, falling from \$240,473 during 2023's first quarter to \$234,327 during this year's first quarter. It was a 1.9 percent increase in Guilford County, going from \$244,671 to \$249,412.

178 townhomes/condos sold in Greensboro during this year's first quarter, while 269 sold in the encompassing Guilford County. Those were decreases of 7.3 and 6.9 percent, respectively.

There were 105 available townhomes/condos in Greensboro during this year's first quarter, plus 176 in the larger Guilford County. Those were respective increases of 101.9 and 39.7 percent.

There was a 1.6 months' supply of inventory (+128.6%) of townhomes and condos in Greensboro during this year's first quarter, compared to 0.7 during the same time in 2023. It was 1.7 (+54.5%) in Guilford County, up from 1.1.