



Greensboro Regional REALTORS® Association
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Second quarter in Guilford County highlighted by a increase in the inventory of homes for sale

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

The increases in inventory and months' supply of inventory, though, were the greatest amongst percentage increases.

Greensboro saw 452 homes for sale during 2024's second quarter, a 49.7% increase from 302 during the same time period in 2023. Guilford County saw 899 homes for sale in 2024's second quarter, a 51.1% increase from 595 in 2023.

The months' supply of inventory rose to 2.0 (+53.8%) in Greensboro, plus 2.2 (+57.1%) in the encompassing Guilford County.

There were 975 new listings in Greensboro during 2024's second quarter, an 11.2 percent increase from 877 in 2023's second quarter. Guilford County saw 1,772 new listings during 2024's second quarter, a 10.9 percent increase from 1,598 in 2023.

"Summer is a great time to list your home for sale," said Marvette Artis, 2024 President of the Greensboro Regional REALTORS® Association. "Buyers are taking advantage of more homes on the market, as evidenced by our county's increase in closed sales. Make sure to call a Greensboro REALTOR® to help you every step of the way in your home buying journey."

Guilford County experienced 1,408 closed sales during this year's second quarter, a 2.1 percent increase from 1,379 during the same time period in 2023. Greensboro saw 744 closed sales, a small, 0.4 percent decrease from 747 last year.

The average home sales price increased 4.6 percent in Guilford County during this year's second quarter, jumping from \$365,060 to \$381,999. Average prices experienced a 6.7 percent increase in Greensboro, rising from \$356,782 to \$380,794.

The median sales price increased 4.1 percent in Guilford County during this year's second quarter, jumping from \$320,000 to \$330,000. Median prices experienced an 8.5 percent jump in Greensboro, rising from \$300,000 to \$325,000.

It took 27 days, on average, to sell a Greensboro home during this year's second quarter. This is a 22.7 percent increase from the 22 days it took during 2023's second quarter.

In Guilford County, it took an average of 31 days to sell during this year's second quarter, a 14.8 percent increase from the 27 days it took at this time last year.

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

There were 126 available townhomes/condos in Greensboro during this year's second quarter, plus 201 in the larger Guilford County. Those were respective increases of 75 and 25.6 percent.

There was a 1.9 months' supply of inventory (+90%) of townhomes and condos in Greensboro during this year's second quarter, compared to 1.0 during the same time in 2023. It was 1.9 (+26.7%) in Guilford County, up from 1.5.

It took 24 days, on average, to sell a townhouse or condo in Greensboro (+118.2%). Guilford County townhomes/condos took 29 days to sell during this year's second quarter, a 3.3 percent decrease from the same time frame in 2023.

The average sales price for a Greensboro townhouse or condo increased nine percent, rising from \$241,416 during 2023's second quarter to \$263,204 during this year's second quarter. It was a 4.9 percent increase in Guilford County, going from \$254,688 to \$267,086.

228 townhomes/condos sold in Greensboro during this year's second quarter, while 354 sold in the encompassing Guilford County. Those were increases of seven and 10.6 percent, respectively.