



Greensboro Regional REALTORS® Association
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Inventory increase highlights the Stokesdale, Oak Ridge/Summerfield housing markets during 2025's First Quarter

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OAK RIDGE/SUMMERFIELD and STOKESDALE, N.C. – Housing trends differed in Oak Ridge/Summerfield and Stokesdale during 2025's first quarter, but both areas enjoyed one commonality: an increase in inventory.

Oak Ridge/Summerfield had 85 homes for sale in 2025's first quarter, an 77.1 percent increase from 48 during the same time period in 2024. Stokesdale had 72 homes for sale, a 67.4 percent increase from 43.

Stokesdale enjoyed a 3.6 months' supply of inventory during 2025's first quarter, a 12.5 percent increase from 3.2 in 2024's first quarter. Oak Ridge/Summerfield's 3.5 months' supply of inventory, during 2025's first quarter, was a 105.9 percent increase from 1.7 at the same time in 2024.

There were 80 new listings in Stokesdale during 2025's first quarter, a 29 percent jump from 62 in 2024. Oak Ridge/Summerfield had 100 new listings during 2025's first quarter, representing a 20.5 percent increase from 83, during the same time frame in 2024.

"The rise in inventory for both areas is encouraging to prospective buyers, as it gives them more options to choose their dream homes from," said Mary Beth Powell, 2025 President of the Greensboro Regional REALTORS® Association. "Sellers continue seeing their homes sell – and are getting more money from sales due to price appreciation. Make sure you contact a Greensboro REALTOR® today to purchase or sell your next home."

Oak Ridge/Summerfield experienced 63 closed sales in 2025's first quarter, an 13.7 percent decrease from 73, during the same time period in 2024. 52 Stokesdale homes sold, a 44.4 percent increase from 36.

Stokesdale's median sales price decreased 19.5 percent, from \$477,450 in 2024's first quarter to \$384,500 during 2025's first quarter. Oak Ridge/Summerfield median prices saw a nine percent jump during 2025's first quarter, rising from \$590,000 to \$643,000.

Stokesdale's average sales price decreased 19.8 percent during 2025's first quarter, falling from \$518,734 during 2024's first quarter to \$415,993 last quarter. Oak Ridge/Summerfield's average sales price increased during 2025's first quarter, rising 11.1 percent from \$642,890 to \$714,402.

Stokesdale homes took an average of 69 days to sell during 2025's first quarter, a 4.5 percent increase from 66 in 2024. Oak Ridge/Summerfield homes took 56 days to sell during 2025's first quarter, a 1.8 percent decrease from 57 days during 2024's first quarter.

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