



Greensboro Regional REALTORS® Association
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2025's Second Quarter Housing Market in Guilford County sees increases in Inventory and Days on Market, decline in sales

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GREENSBORO, N.C. – 2025's second quarter housing market in Guilford County continued to experience increases in inventory and days on market, plus home appreciation.

Greensboro saw 469 homes for sale during 2025's second quarter, a 9.8 percent increase from 427 during the same time period in 2024. Guilford County saw 1,005 homes for sale in 2025's second quarter, a 16.5% increase from 863 in 2024.

The months' supply of inventory rose to 2.2 (+22.2%) in Greensboro during 2025's second quarter, up from 1.8 during 2024's second quarter. The months' supply of inventory rose to 2.6 (+23.8%) in the encompassing Guilford County during 2025's second quarter, up from 2.1 during the same time period in 2024.

The average sales price increased 3.2 percent in Guilford County during 2025's second quarter, jumping from \$381,450 to \$393,522. Average sales prices experienced a 0.9 percent increase in Greensboro, rising from \$380,319 to \$383,594.

The median sales price increased 4.4 percent in Guilford County during 2025's second quarter, jumping from \$333,000 to \$347,500. Greensboro's median sales price experienced a three percent jump, rising from \$325,250 to \$335,000.

It took 32 days, on average, to sell a Greensboro home during 2025's second quarter. This is an 18.5 percent increase from the 27 days it took during 2024's second quarter.

In the encompassing Guilford County, it took an average of 36 days to sell a home during 2025's second quarter, a 16.1 percent increase from the 31 days it took during the same time period in 2024.

"Summer is a great time to purchase or list a home for sale," said Bill Warmath, 2025 President-Elect of the Greensboro Regional REALTORS® Association. "The current market is allowing Sellers to continue to experience and benefit from substantial price appreciation, while also offering prospective Homebuyers significantly more homes and options to choose from – and more time to do so! Just make sure you contact a Greensboro REALTOR® today for professional guidance in navigating the purchase or sale of your current or next home."

There were 956 new listings in Greensboro during 2025's second quarter, a two percent decrease from 976 in 2024's second quarter. Guilford County saw 1,795 new listings during 2025's second quarter, a 1.2 percent increase from 1,773 in 2024.

Guilford County experienced 1,333 closed sales during 2025's second quarter, a 5.9 percent decrease from 1,416 during the same time period in 2024. Greensboro experienced 720 closed sales during 2025's second quarter, a 3.6 percent decrease from 749 last year.

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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.