



Greensboro Regional REALTORS® Association
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Increases in inventory, home appreciation highlight Stokesdale, Oak Ridge/Summerfield housing markets during 2025's Second Quarter

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OAK RIDGE/SUMMERFIELD and STOKESDALE, N.C. – Highlighted by increases in inventory, median and average sales price, 2025's second quarter was encouraging for both prospective buyers and sellers in Oak Ridge/Summerfield and Stokesdale.

Oak Ridge/Summerfield had 83 homes for sale in 2025's second quarter, a 9.2 percent increase from 76 during the same time period in 2024. Stokesdale had 67 homes for sale in 2025's second quarter, a 24.1 percent increase from 54.

Stokesdale's median sales price increased 30.8 percent, from \$365,000 in 2024's second quarter to \$477,393 during 2025's second quarter. Oak Ridge/Summerfield median prices saw a 5.5 percent jump during 2025's second quarter, rising from \$628,470 to \$662,775.

Stokesdale's average sales price increased 4.6 percent during 2025's second quarter, rising from \$444,716 during 2024's second quarter to \$465,213 last quarter. Oak Ridge/Summerfield's average sales price increased 8.6 percent during 2025's second quarter, rising from \$655,535 during the same time period in 2024 to \$711,685.

"The continued rise in inventory means prospective Buyers have more options available in choosing their dream home," said Bill Warmath, 2025 President-Elect of the Greensboro Regional REALTORS® Association. "While Sellers are still getting close to their asking price due to price appreciation and continued demand. So be sure to contact a Greensboro REALTOR® today for professional guidance in purchasing or selling a home."

Stokesdale experienced a 3.2 months' supply of inventory during 2025's second quarter, a 13.5 percent decrease from 3.7 in 2024's second quarter. Oak Ridge/Summerfield's 3.3 months' supply of inventory – during 2025's second quarter – was a 22.2 percent increase from 2.7 at the same time in 2024.

There were 83 new listings in Stokesdale during 2025's second quarter, a 10.7 percent jump from 75 in 2024. Oak Ridge/Summerfield had 122 new listings during 2025's second quarter, representing a nine percent decrease from 134 during the same time frame in 2024.

Oak Ridge/Summerfield experienced 92 closed sales in 2025's second quarter, a 1.1 percent decrease from 93 during the same time period in 2024. 57 Stokesdale homes sold, a 16.3 percent increase from 49.

Stokesdale homes took an average of 44 days to sell during 2025's second quarter, a 18.5 percent decrease from 54 in 2024. Oak Ridge/Summerfield homes took 42 days to sell during 2025's second quarter, a 10.5 percent increase from 38 days during 2024's second quarter.

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