Greensboro Regional REALTORS® Association
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Closed Sales rise in both Oak Ridge/Summerfield and Stokesdale, despite differing trends in 2025's Third Quarter Housing Market

For Immediate Release
October 17, 2025

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OAK RIDGE/SUMMERFIELD and STOKESDALE, N.C. – 2025's third quarter highlighted contrasting trends in the Oak Ridge/Summerfield and Stokesdale housing markets, with rising closed sales the only common factor.

86 Oak Ridge/Summerfield homes sold, a 1.2% increase from 85 during the same time period in 2024. 70 Stokesdale homes sold, a 20.7% jump from 58.

Inventory levels moved in opposite directions. Oak Ridge/Summerfield had 101 homes for sale, up 29.5% from 78 in 2024's third quarter. Stokesdale's inventory decreased to 56 homes, down 20% from 70.

New listings followed a similar pattern. Oak Ridge/Summerfield added 135 new listings, a 36.4% increase from 99 during the same time period in 2024. Stokesdale recorded 68 new listings, a 24.4% decline from 90.

Months' supply of inventory also reflected these contrasting trends. Stokesdale's months' supply fell to 2.7, a 37.2% drop from 4.3 in 2024's third quarter. Oak Ridge/Summerfield saw an increase to 3.7 months, up 27.6% from 2.9.

"Even though trends varied across both areas, homeowners listing their properties are seeing positive results," said Mary Beth Powell, 2025 President of the Greensboro Regional REALTORS® Association. "Buyers still have a wide range of homes to choose from, so it's a great time to explore your options. Reach out to a Greensboro REALTOR® today, for expert guidance in buying or selling a home."

Stokesdale's median sales price dropped 14.2% during the same time period in 2024, falling from $454,103 to $389,490. Oak Ridge/Summerfield's median sales price increased 16.8%, rising from $586,500 to $684,995.

Average sales prices followed a similar pattern, with Stokesdale's declining 11.1% from $488,282 in 2024's third quarter to $434,233. Oak Ridge/Summerfield's average prices rose 14.6%, from $633,445 to $726,059.

Homes in Stokesdale averaged 54 days on market, down 1.8% from 55 days during the same time period in 2024. Oak Ridge/Summerfield homes averaged 60 days on market, an 81.8% increase from 33 days.

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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.