



Greensboro Regional REALTORS® Association
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Greensboro Home Sales Dip 8.7% in Fourth Quarter of 2018

Guilford County Home Sales Down 4.1%

GREENSBORO (January 18, 2019) – There were 685 single-family home closings in Greensboro for the fourth quarter of 2018, a 8.7% decrease from a year earlier, while the median home price rose +5.4% (\$172,750 to \$182,000) and available inventory of homes dipped -16% (781 to 656), according to data compiled by the Greensboro Regional REALTORS® Association.

Condo sales in the fourth quarter were down -1.9% (207 closings to 203), while the median condo price climbed +3% (\$117,450 to \$121,000), and condo inventory slipped -22% (159 to 124) over the fourth quarter of 2017.

In all of Guilford County there were 1,292 single-family home closings in the fourth quarter of 2018, a 4.1% decrease from 2017, while the median home price rose +7.2% (\$180,000 to \$193,000) and available inventory of homes dropped -10.6% (1,457 to 1,302).

Condo sales decreased -5% (302 closings to 287), while the median condo price ticked down -.05% (\$125,000 to \$124,320), and condo inventory dropped -26.5% (249 to 183) over the fourth quarter of 2017.

“The local housing market remained active through the end of 2018, despite an anticipated dip in closings as we moved toward colder weather and the holiday season,” said Kathy Carpenter, 2019 President of the Greensboro Regional REALTORS® Association. “Home prices stayed on their course of measured growth, while the decline in available homes began to ease up. Market conditions remain healthy but challenging. REALTORS® across Greensboro are committed to helping our sellers and buyers in the most complex transactions.”

The tables below summarize Greensboro’s Fourth Quarter 2018 data:

CLOSINGS	Q4-2017	Q4-2018	Change
Single-Family	750	685	-8.7
Condo	207	203	-1.9
MEDIAN PRICE	Q4-2017	Q4-2018	Change
Single-Family	\$172,750	\$182,000	+5.4%
Condo	\$117,450	\$121,000	+3.0%
INVENTORY	Q4-2017	Q4-2018	Change
Single-Family	781	656	-16.0%
Condo	159	124	-22.0%

The tables below summarize Guilford County’s Fourth Quarter 2018 data:

CLOSINGS	Q4-2017	Q4-2018	Change
Single-Family	1,347	1,292	-4.41
Condo	302	287	-5.0
MEDIAN PRICE	Q4-2017	Q4-2018	Change
Single-Family	\$180,000	\$193,000	+7.2%
Condo	\$125,000	\$124,320	-0.5%
INVENTORY	Q4-2017	Q4-2018	Change
Single-Family	1,457	1,302	-10.6
Condo	249	183	-26.5

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.

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