



Greensboro Regional REALTORS® Association
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2024 Second Quarter in Stokesdale and Oak Ridge/Summerfield highlighted by price decreases and inventory increases

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OAK RIDGE/SUMMERFIELD and STOKESDALE, N.C. – During 2024’s second quarter in Oak Ridge/Summerfield and Stokesdale, an inventory boost and price decreases highlighted these northwestern Guilford County areas.

Stokesdale’s median sales price averaged the largest drop, decreasing 18.9 percent from \$450,000 in 2023’s second quarter to \$365,000 during this year’s second quarter. Oak Ridge/Summerfield median prices saw a small jump during this year’s second quarter, rising from \$617,500 to \$628,470.

Stokesdale’s average prices fell 5.2 percent during this year’s second quarter, from \$469,280 last year to \$444,716 this year. Oak Ridge/Summerfield’s average sales price decreased 1.8 percent during this year’s second quarter, falling from \$667,399 to \$655,535.

“The price drops, particularly in Stokesdale, open up plenty more opportunities for prospective buyers,” said Marvette Artis, 2024 President of the Greensboro Regional REALTORS® Association. “The increase in inventory, a trend we’re seeing as time goes on, is also encouraging for prospective buyers. To purchase or sell your next home, call a Greensboro REALTOR® *today*.”

There were 75 new listings in Stokesdale during 2024’s second quarter, a 74.4% jump from 43 in 2023. Oak Ridge/Summerfield had 134 new listings during this year’s second quarter, representing a 41.1% increase from 95 during the same time frame in 2023.

Oak Ridge/Summerfield had 80 homes for sale (+86%) in this year’s second quarter, an increase from 43 during the same time period in 2023. Stokesdale had 57 homes for sale, a 46.2 percent increase from 39 during 2023’s second quarter.

Stokesdale enjoyed a 4.0 months’ supply of inventory during this year’s second quarter, a 33.3 percent increase from 2023’s second quarter. Oak Ridge/Summerfield’s 2.9 months’ supply was a 70.6% increase from 1.

49 Stokesdale homes sold during 2024’s second quarter, an 8.9 percent increase from 45 in 2023. 93 homes sold in Oak Ridge/Summerfield during this year’s second quarter, a 3.1 percent decrease from 96 during the same time in 2023.

Stokesdale homes took an average of 54 days to sell during this year’s second quarter, a 29.9 percent decrease from 77 in 2023. Oak Ridge/Summerfield homes took 38 days to sell during this year’s second quarter, an 7.3 percent decrease from 41 days during 2023’s second quarter.

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