



Greensboro Regional REALTORS® Association
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Market trends differ between Stokesdale, Oak Ridge/Summerfield during 2024's Fourth Quarter

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OAK RIDGE/SUMMERFIELD and STOKESDALE, N.C. – Housing trends differed in Oak Ridge/Summerfield and Stokesdale during 2024's fourth quarter, with the largest increase in Stokesdale's closed sales and largest decrease in Oak Ridge/Summerfield's inventory.

73 Stokesdale homes sold during 2024's fourth quarter, a 143.3 percent increase from 30 at the same time in 2023. 74 homes sold in Oak Ridge/Summerfield during 2024's fourth quarter, a 17.8 percent decrease from 90 during the same time in 2023.

Oak Ridge/Summerfield had 58 homes for sale in 2024's fourth quarter, an 18.3 percent decrease from 71 during the same time period in 2023. Stokesdale had 59 homes for sale, a 59.5 percent increase from 37.

Stokesdale enjoyed a 3.1 months' supply of inventory during 2024's fourth quarter, a 6.9 percent increase from 2.9 in 2023's fourth quarter. Oak Ridge/Summerfield's 2.2 months' supply, during 2024's fourth quarter, was an 18.5 percent decrease from 2.7 at the same time in 2023.

"Despite these two rural, northwestern Guilford County towns being within minutes of each other, trends differed in each area," said Mary Beth Powell, 2025 President of the Greensboro Regional REALTORS® Association. "More sellers are seeing their homes sell – if they are in good condition and priced appropriately for the market. Inventory continues to rise, which is promising for prospective buyers, who continue having more options to choose from. Make sure you contact a Greensboro REALTOR® today to purchase or sell your next home."

Stokesdale's median sales price decreased 1.2 percent, from \$430,000 in 2023's fourth quarter to \$425,000 during 2024's fourth quarter. Oak Ridge/Summerfield median prices saw a 10.5 percent jump during 2024's fourth quarter, rising from \$597,500 to \$660,000.

Stokesdale's average sales price increased 0.2 percent during 2024's fourth quarter, climbing from \$436,278 during 2023's fourth quarter to \$437,155 last quarter. Oak Ridge/Summerfield's average sales price also increased during 2024's fourth quarter, rising 5.5 percent from \$644,269 to \$679,436.

There were 63 new listings in Stokesdale during 2024's fourth quarter, a 50 percent jump from 42 in 2023. Oak Ridge/Summerfield had 76 new listings during 2024's fourth quarter, representing a 24 percent decrease from 100 during the same time frame in 2023.

Stokesdale homes took an average of 48 days to sell during 2024's fourth quarter, a 6.7 percent increase from 45 in 2023. Oak Ridge/Summerfield homes took 43 days to sell during 2024's fourth quarter, a 26.5 percent increase from 34 days during 2023's fourth quarter.

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