How Fast is the Triad Market Moving?

Days on market are moderating, yet new construction permits signal future growth. What does this mean for buyers and sellers?

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THE DATA

48 days

Average Days on Market

The Triad region, encompassing the Greensboro-Winston Salem-High Point MSA, experienced an average of 48 days on market for residential properties sold in June 2026.

This represents a slight increase from previous months, suggesting a subtle shift in buyer urgency compared to the recent frenzied pace. While still a relatively quick market, it offers buyers a slightly longer window for decision-making.

Source: UNC Charlotte Childress Klein Real Estate Center · Published July 9, 2026

01

Buyer Behavior Adapts to Market Pace

The modest increase in average days on market indicates a potential recalibration of buyer expectations. This moderation could lead to more balanced negotiations and a less intense bidding environment, allowing for more considered purchases. Strategic sellers may need to adjust pricing and marketing efforts accordingly.

02

New Construction Offers Future Relief

[BREAKING] Building permits for new single-family homes in the Greensboro-Winston Salem-High Point MSA rose by 7.2% in June 2026 compared to May, a positive sign for future housing supply. This growing pipeline of new homes could gradually alleviate inventory pressures, offering more choices for buyers and contributing to long-term market stability.

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