Triad Inventory: A Shifting Landscape?

New data from the Richmond Fed indicates a significant increase in available homes.

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THE DATA

12%

New Inventory Increase

The Greensboro-Winston Salem-High Point MSA saw a substantial year-over-year rise in new housing inventory.

According to a recent report from the Federal Reserve Bank of Richmond, new housing inventory within the Greensboro-Winston Salem-High Point MSA experienced a 12% increase year-over-year in Q2 2026. This suggests a potential shift in market balance as more homes become available to buyers.

Source: Federal Reserve Bank of Richmond · Published July 14, 2026

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Easing Buyer Competition

The notable increase in new inventory across the Triad could signal a welcome change for prospective homebuyers. More options typically lead to less intense bidding wars and a more measured decision-making process. This shift might empower buyers with greater negotiation leverage, a departure from recent market conditions.

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Implications for Market Pace

A surge in new listings often correlates with an adjustment in market velocity. While demand remains strong, increased supply could extend days on market and moderate price growth, moving towards a more balanced environment. Industry professionals should monitor absorption rates closely to gauge the true impact on the Greensboro-Winston Salem-High Point MSA.

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