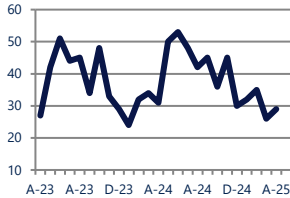


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ACCOMACK COUNTY HOUSING MARKET**

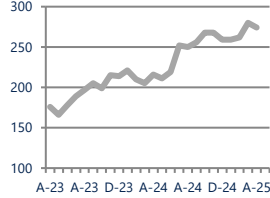
APRIL 2025

Units Sold 29



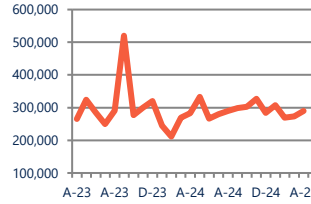
Down -6%
Vs. Year Ago

Active Inventory 274



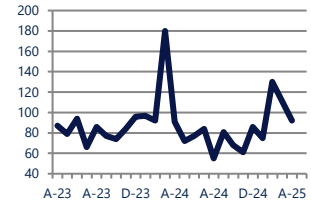
Up 27%
Vs. Year Ago

Median Sale Price \$290,000



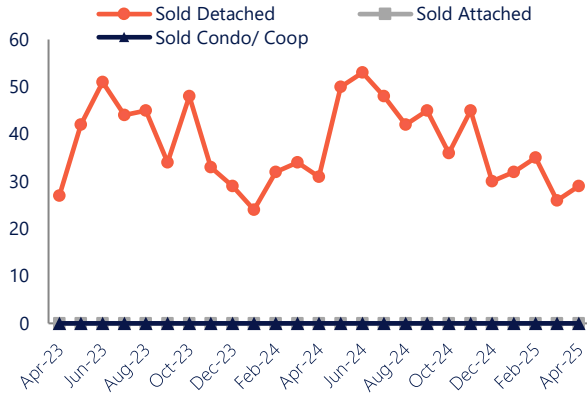
Up 2%
Vs. Year Ago

Days On Market 92



Up 1%
Vs. Year Ago

Units Sold*



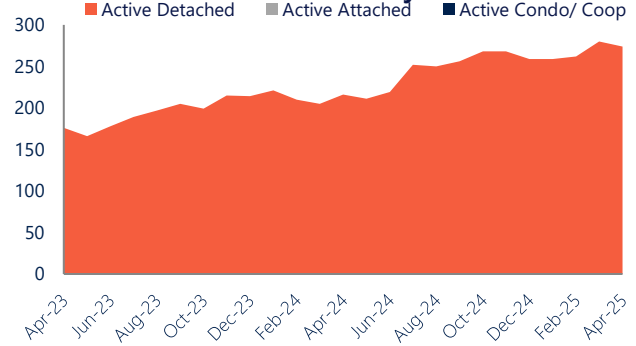
Units Sold

There was an increase in total units sold in April, with 29 sold this month in Accomack County versus 26 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2024.

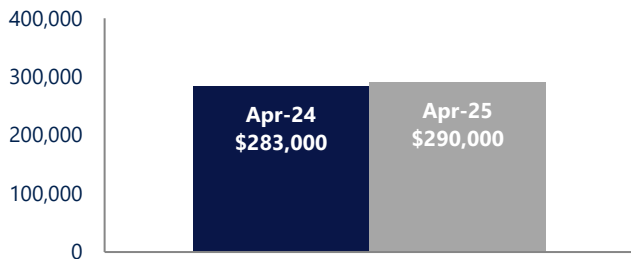
Active Inventory

Versus last year, the total number of homes available this month is higher by 58 units or 27%. The total number of active inventory this April was 274 compared to 216 in April 2024. This month's total of 274 is lower than the previous month's total supply of available inventory of 280, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Accomack County Homes was \$283,000. This April, the median sale price was \$290,000, an increase of 2% or \$7,000 compared to last year. The current median sold price is 6% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

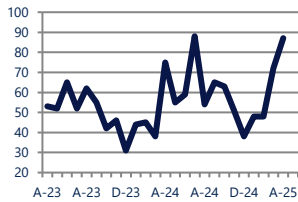
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ACCOMACK COUNTY HOUSING MARKET**

APRIL 2025

New Listings

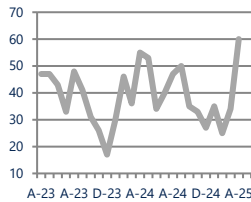
87



Up 16%
Vs. Year Ago

Current Contracts

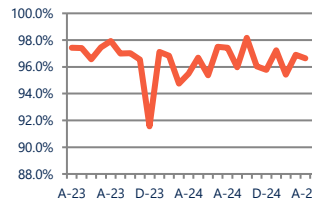
60



Up 9%
Vs. Year Ago

Sold Vs. List Price

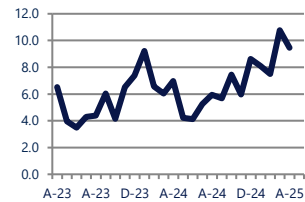
96.7%



Up 1.2%
Vs. Year Ago

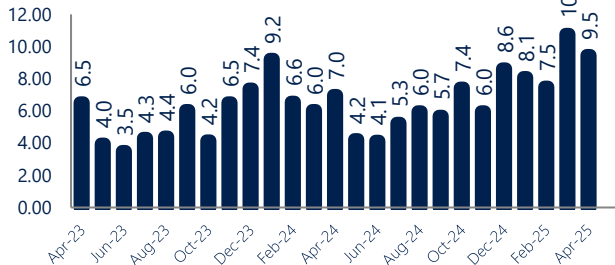
Months of Supply

9.5



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

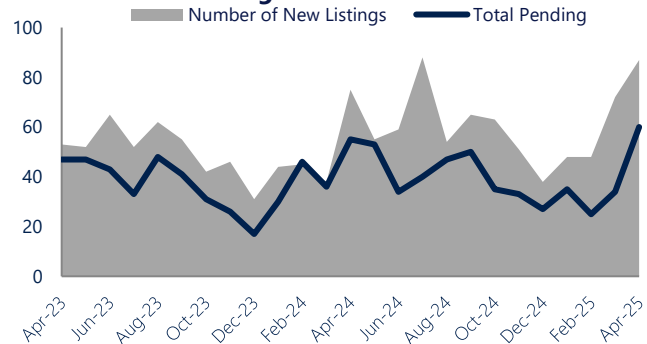
In April, there was 9.4 months of supply available in Accomack County, compared to 7.0 in April 2024. That is an increase of 36% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

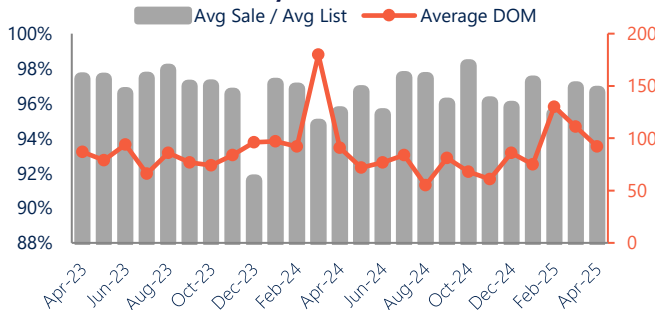
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Accomack County compared to 75 in April 2024, an increase of 16%. There were 60 current contracts pending sale this April compared to 55 a year ago. The number of current contracts is 9% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Accomack County was 96.7% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 92, higher than the average last year, which was 91, an increase of 1%.