

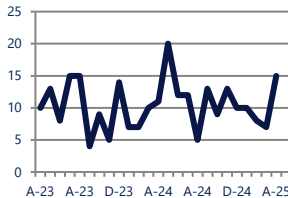
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AMELIA COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

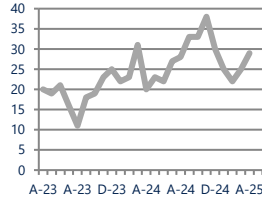
15



Up
Vs. Year Ago

Active Inventory

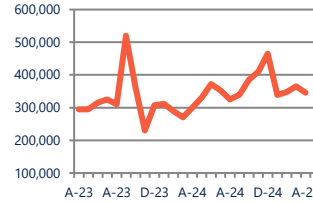
29



Up 45%
Vs. Year Ago

Median Sale Price

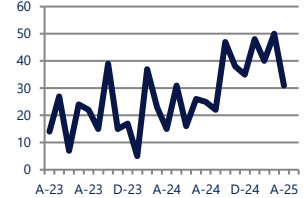
\$346,000



Up 15%
Vs. Year Ago

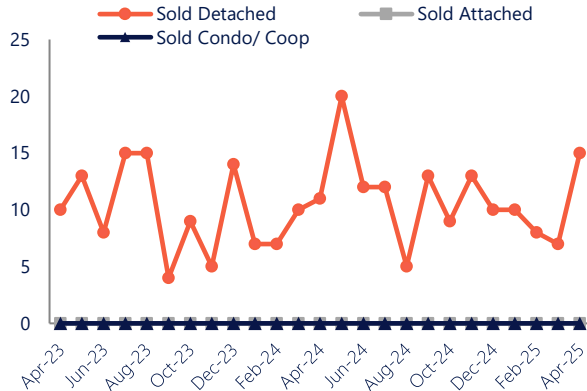
Days On Market

31



Up
Vs. Year Ago

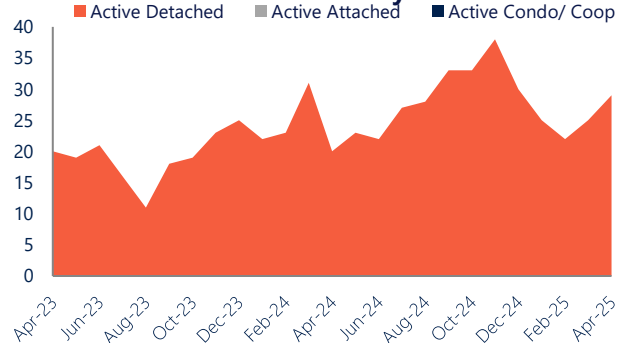
Units Sold*



Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 15 sold this month in Amelia County. This month's total units sold was higher than at this time last year, an increase from April 2024.

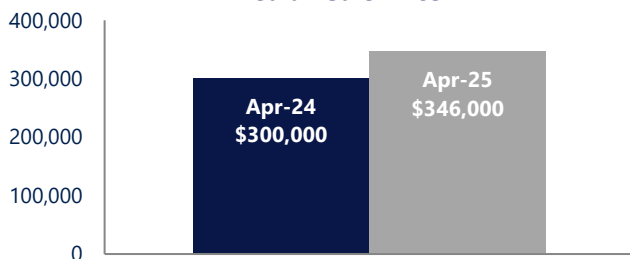
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 45%. The total number of active inventory this April was 29 compared to 20 in April 2024. This month's total of 29 is higher than the previous month's total supply of available inventory of 25, an increase of 16%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Amelia County Homes was \$300,000. This April, the median sale price was \$346,000, an increase of 15% or \$46,000 compared to last year. The current median sold price is 5% lower 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.

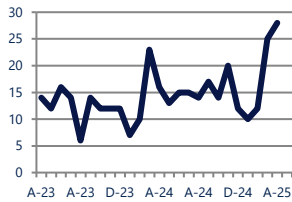
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AMELIA COUNTY HOUSING MARKET**

APRIL 2025

New Listings

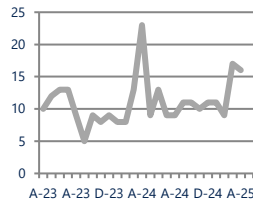
28



Up 75%
Vs. Year Ago

Current Contracts

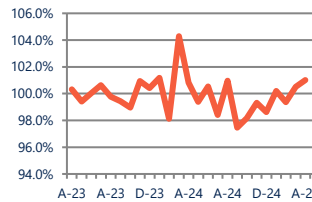
16



Down -30%
Vs. Year Ago

Sold Vs. List Price

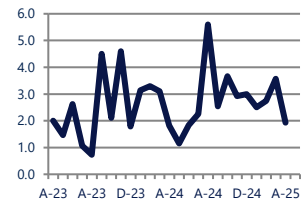
101.0%



No Change
Vs. Year Ago

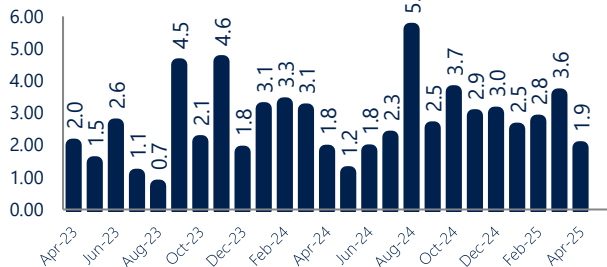
Months of Supply

1.9



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

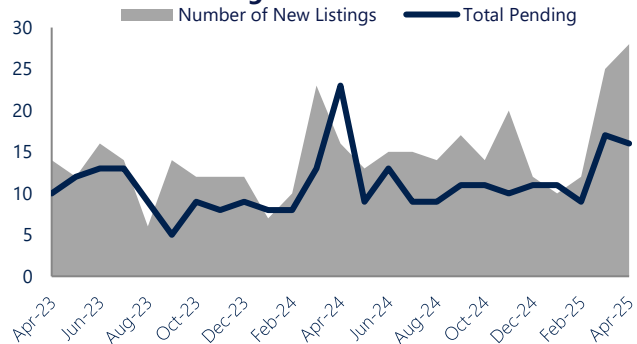
In April, there was 1.9 months of supply available in Amelia County, compared to 1.8 in April 2024. That is an increase of 6% versus a year ago.

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.

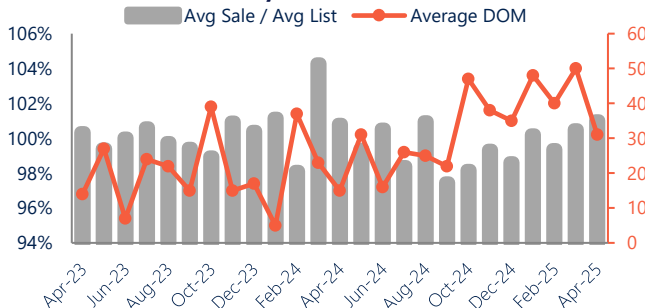
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Amelia County compared to 16 in April 2024, an increase of 75%. There were 16 current contracts pending sale this April compared to 23 a year ago. The number of current contracts is 30% lower 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 Amelia County was 101.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 15. This increase was impacted by the limited number of sales.