

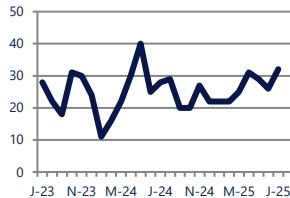
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AMHERST COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

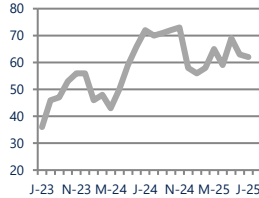
32



**Up 14%**  
Vs. Year Ago

## Active Inventory

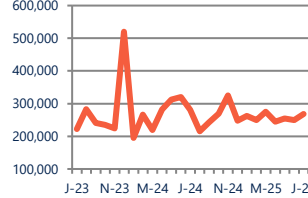
62



**Down -14%**  
Vs. Year Ago

## Median Sale Price

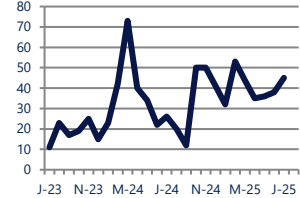
\$268,500



**Down -4%**  
Vs. Year Ago

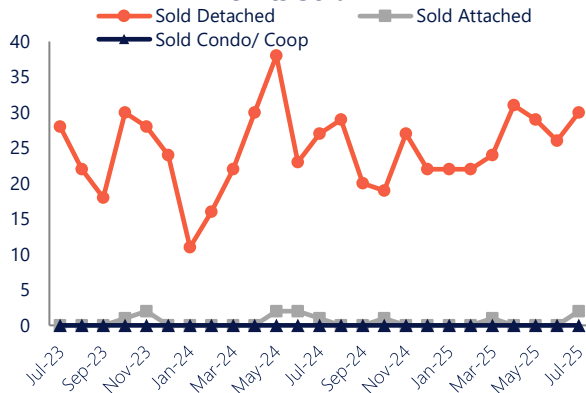
## Days On Market

45



**Up**  
Vs. Year Ago

### Units Sold\*



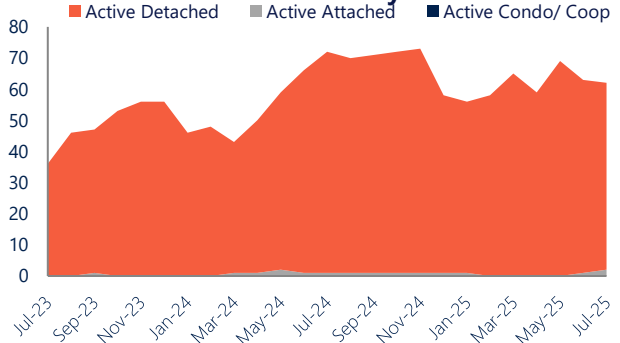
## Units Sold

There was an increase in total units sold in July, with 32 sold this month in Amherst County versus 26 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 14% versus July 2024.

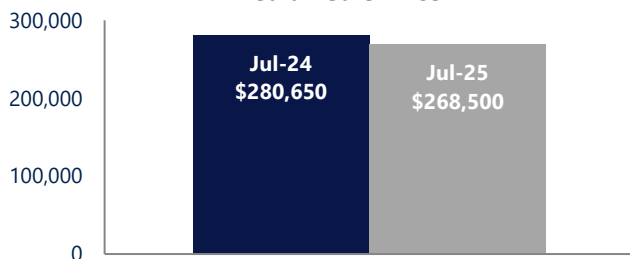
## Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 14%. The total number of active inventory this July was 62 compared to 72 in July 2024. This month's total of 62 is lower than the previous month's total supply of available inventory of 63, a decrease of 2%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Amherst County Homes was \$280,650. This July, the median sale price was \$268,500, a decrease of 4% or \$12,150 compared to last year. The current median sold price is 7% higher than in June.

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

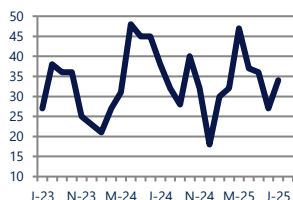
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AMHERST COUNTY HOUSING MARKET**

JULY 2025

## New Listings

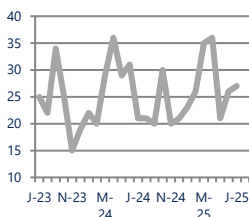
34



**Down -11%**  
Vs. Year Ago

## Current Contracts

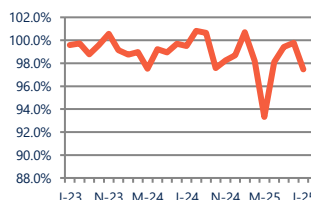
27



**Up 29%**  
Vs. Year Ago

## Sold Vs. List Price

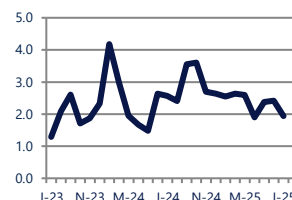
97.5%



**Down -2.1%**  
Vs. Year Ago

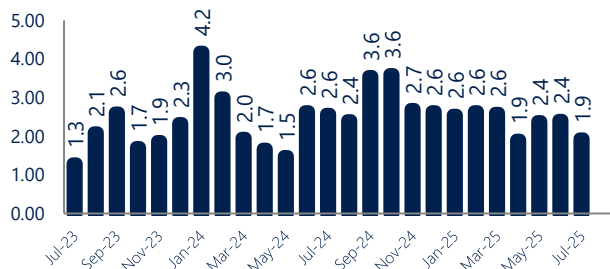
## Months of Supply

1.9



**Down -25%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

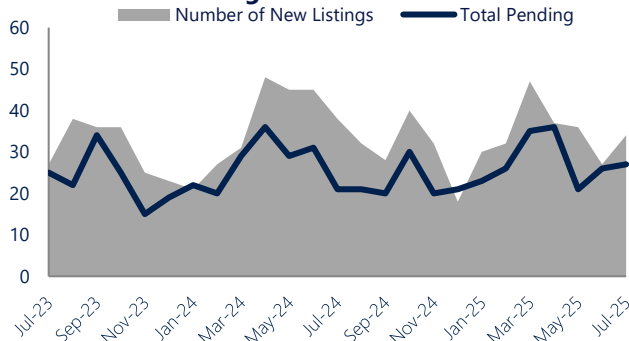
In July, there was 1.9 months of supply available in Amherst County, compared to 2.6 in July 2024. That is a decrease of 25% versus a year ago.

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.

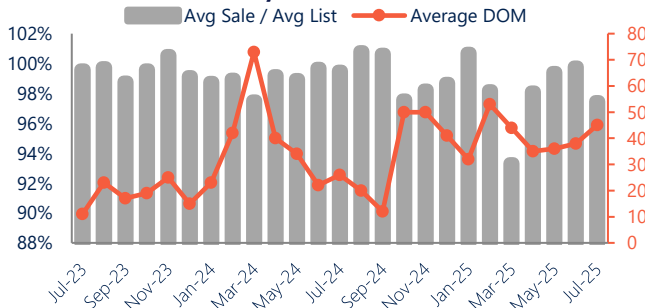
## New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Amherst County compared to 38 in July 2024, a decrease of 11%. There were 27 current contracts pending sale this July compared to 21 a year ago. The number of current contracts is 29% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Amherst County was 97.5% of the average list price, which is 2.0% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 26. This increase was impacted by the limited number of sales.