

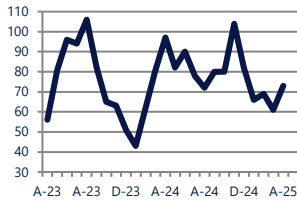
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEDFORD COUNTY AND BEDFORD CITY HOUSING MARKET**

APRIL 2025

Units Sold

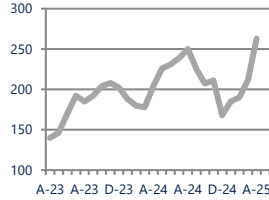
73



Down -25%
Vs. Year Ago

Active Inventory

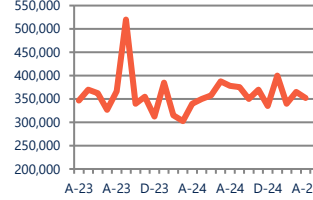
263



Up 29%
Vs. Year Ago

Median Sale Price

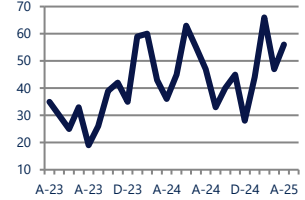
\$352,000



Up 4%
Vs. Year Ago

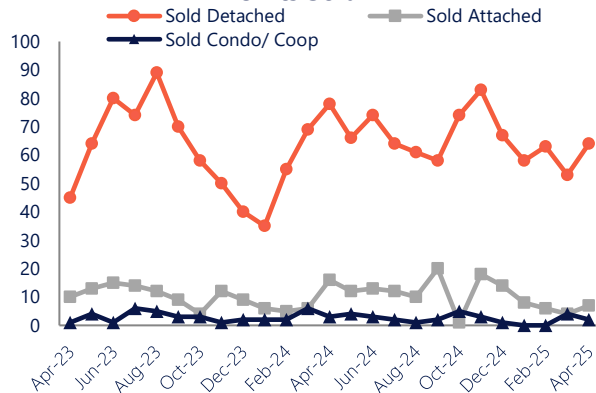
Days On Market

56



Up 56%
Vs. Year Ago

Units Sold*



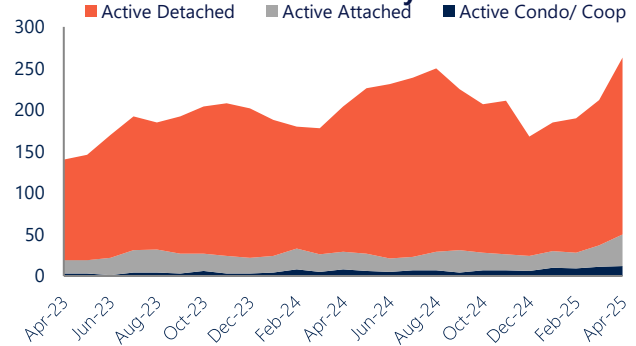
Units Sold

There was an increase in total units sold in April, with 73 sold this month in Bedford County and Bedford City versus 61 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 25% versus April 2024.

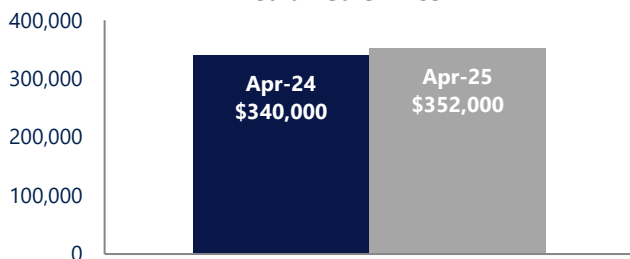
Active Inventory

Versus last year, the total number of homes available this month is higher by 59 units or 29%. The total number of active inventory this April was 263 compared to 204 in April 2024. This month's total of 263 is higher than the previous month's total supply of available inventory of 212, an increase of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bedford County and Bedford City Homes was \$340,000. This April, the median sale price was \$352,000, an increase of 4% or \$12,000 compared to last year. The current median sold price is 4% 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.

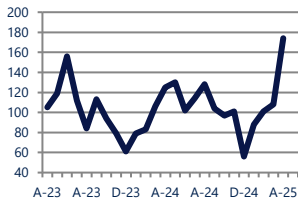
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEDFORD COUNTY AND BEDFORD CITY HOUSING MARKET**

APRIL 2025

New Listings

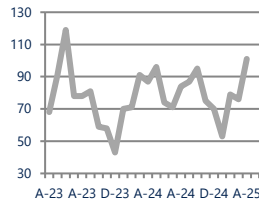
174



Up 39%
Vs. Year Ago

Current Contracts

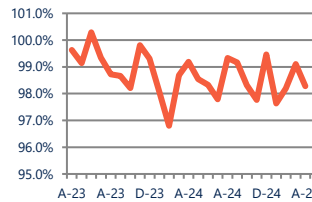
101



Up 16%
Vs. Year Ago

Sold Vs. List Price

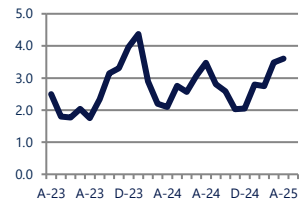
98.3%



Down -0.9%
Vs. Year Ago

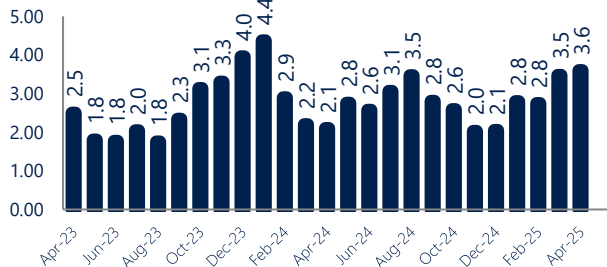
Months of Supply

3.6



Up 71%
Vs. Year Ago

Months Of Supply



Months of Supply

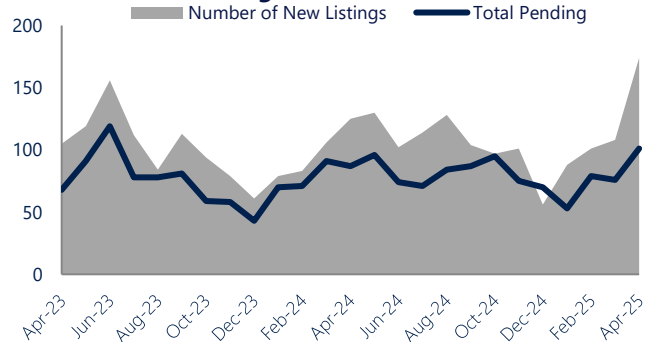
In April, there was 3.6 months of supply available in Bedford County and Bedford City, compared to 2.1 in April 2024. That is an increase of 71% versus a year ago.

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.

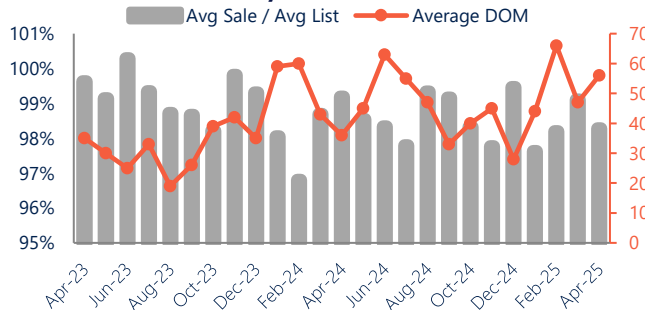
New Listings & Current Contracts

This month there were 174 homes newly listed for sale in Bedford County and Bedford City compared to 125 in April 2024, an increase of 39%. There were 101 current contracts pending sale this April compared to 87 a year ago. The number of current contracts is 16% 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 Bedford County and Bedford City was 98.3% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 36, an increase of 56%.