

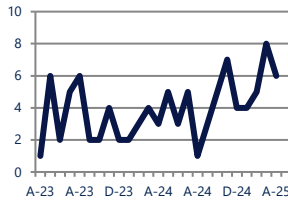
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BUCKINGHAM COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

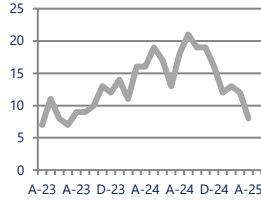
6



**Up**  
Vs. Year Ago

## Active Inventory

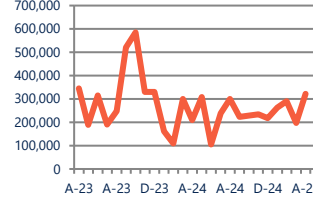
8



**Down -50%**  
Vs. Year Ago

## Median Sale Price

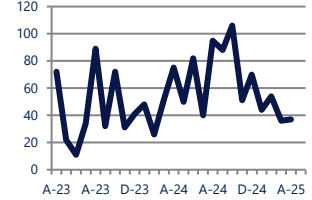
\$322,450



**Up**  
Vs. Year Ago

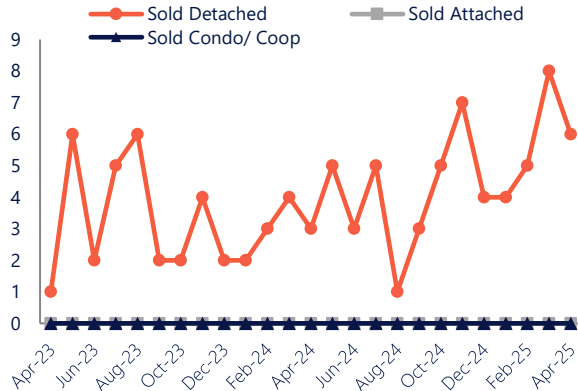
## Days On Market

37



**Down**  
Vs. Year Ago

### Units Sold\*



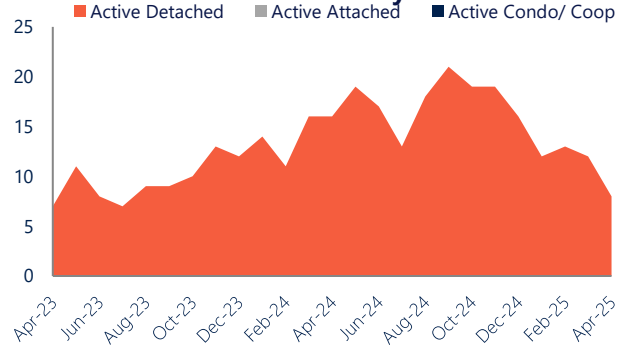
## Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 6 sold this month in Buckingham County. This month's total units sold was higher than at this time last year, an increase from April 2024.

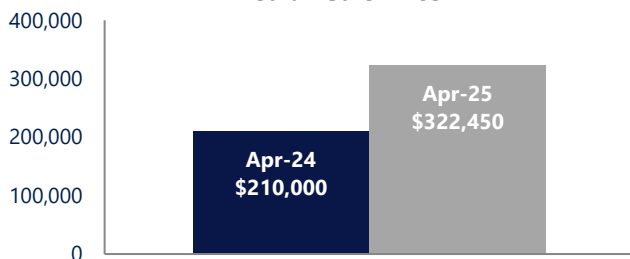
## Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 50%. The total number of active inventory this April was 8 compared to 16 in April 2024. This month's total of 8 is lower than the previous month's total supply of available inventory of 12, a decrease of 33%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Buckingham County Homes was \$210,000. This April, the median sale price was \$322,450, an increase of \$112,450 compared to last year. The current median sold price is 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.

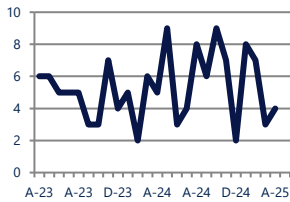
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BUCKINGHAM COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

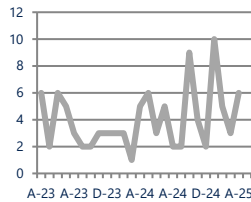
4



**Down -20%**  
Vs. Year Ago

## Current Contracts

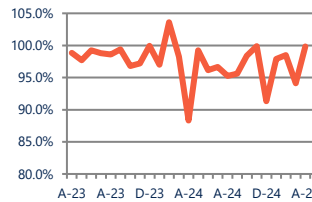
6



**Up 20%**  
Vs. Year Ago

## Sold Vs. List Price

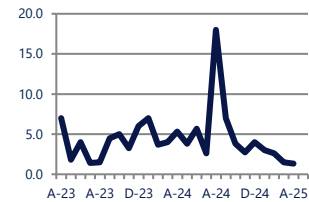
99.8%



**Up**  
Vs. Year Ago

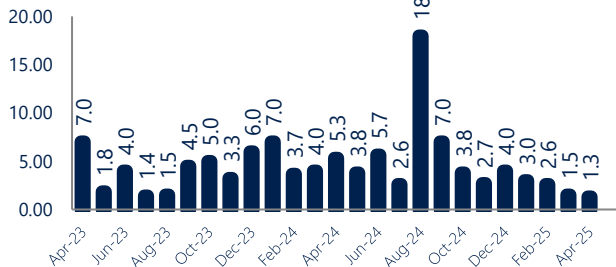
## Months of Supply

1.3



**Down -75%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

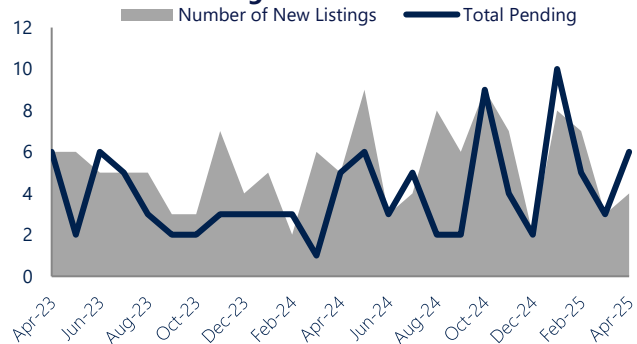
In April, there was 1.3 months of supply available in Buckingham County, compared to 5.3 in April 2024. That is a decrease of 75% versus a year ago.

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.

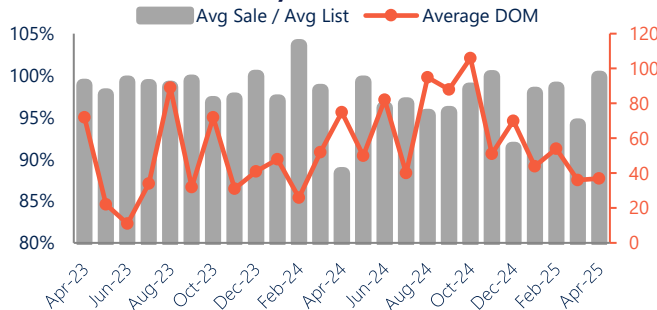
## New Listings & Current Contracts

This month there were 4 homes newly listed for sale in Buckingham County compared to 5 in April 2024, a decrease of 20%. There were 6 current contracts pending sale this April compared to 5 a year ago. The number of current contracts is 20% 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 Buckingham County was 99.8% of the average list price, which is higher than at this time last year.

## Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 75. This decrease was impacted by the limited number of sales.