

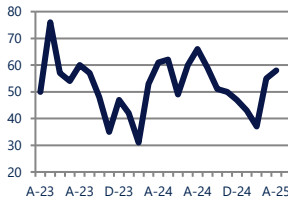
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAMPBELL COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

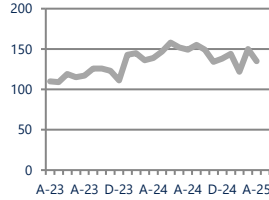
58



**Down -5%**  
Vs. Year Ago

## Active Inventory

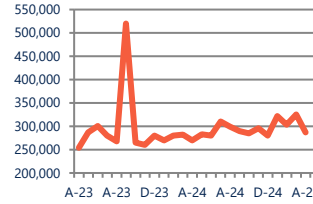
135



**Down -3%**  
Vs. Year Ago

## Median Sale Price

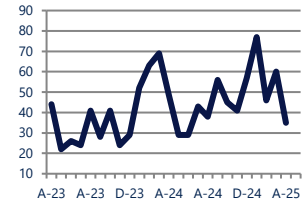
\$287,000



**Up 6%**  
Vs. Year Ago

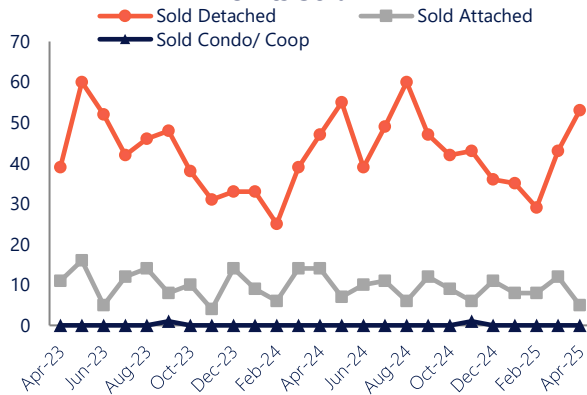
## Days On Market

35



**Down -29%**  
Vs. Year Ago

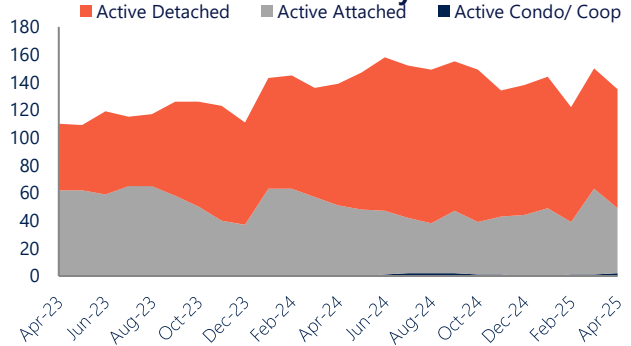
## Units Sold\*



## Units Sold

There was an increase in total units sold in April, with 58 sold this month in Campbell County versus 55 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 3%. The total number of active inventory this April was 135 compared to 139 in April 2024. This month's total of 135 is lower than the previous month's total supply of available inventory of 150, a decrease of 10%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Campbell County Homes was \$270,000. This April, the median sale price was \$287,000, an increase of 6% or \$17,000 compared to last year. The current median sold price is 12% 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.

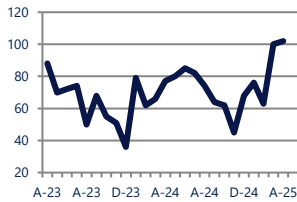
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAMPBELL COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

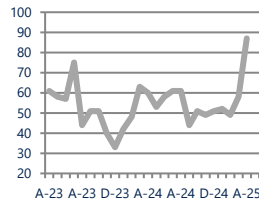
102



**Up 32%**  
Vs. Year Ago

## Current Contracts

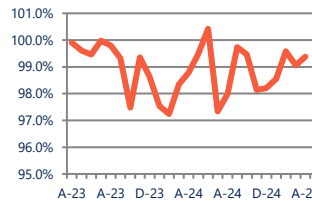
87



**Up 45%**  
Vs. Year Ago

## Sold Vs. List Price

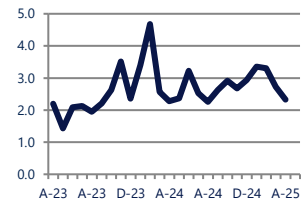
99.4%



**Up 0.6%**  
Vs. Year Ago

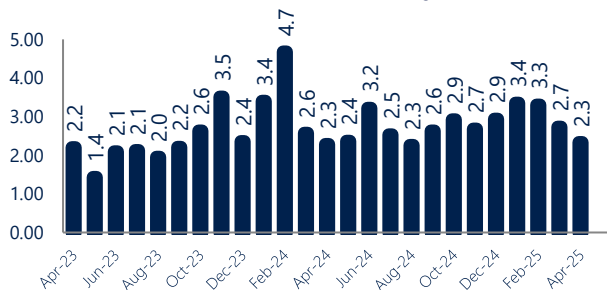
## Months of Supply

2.3



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

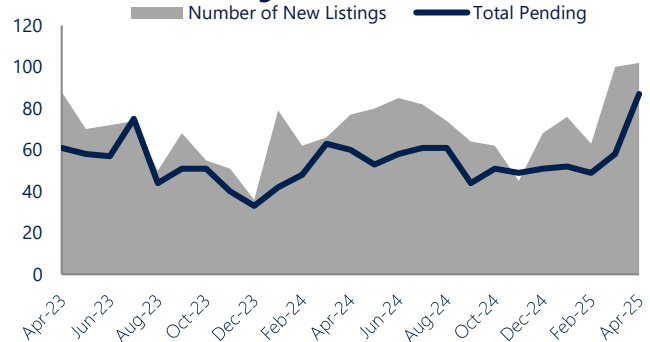
In April, there was 2.3 months of supply available in Campbell County. The amount of supply is similar compared to a year ago.

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.

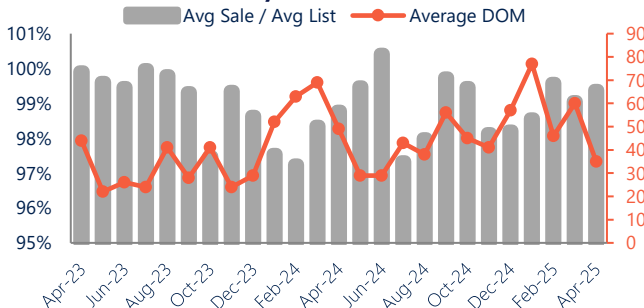
## New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Campbell County compared to 77 in April 2024, an increase of 32%. There were 87 current contracts pending sale this April compared to 60 a year ago. The number of current contracts is 45% 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 Campbell County was 99.4% of the average list price, which is 0.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 49, a decrease of 29%.