

# THE LONG & FOSTER MARKET MINUTE™

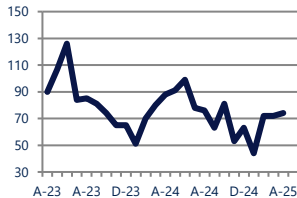
FOCUS ON: **CAMPBELLS LANDING, MUNDEN, AND VINE HOUSING MARKET**

APRIL 2025

Zip Code(s): 23456 and 23457

## Units Sold

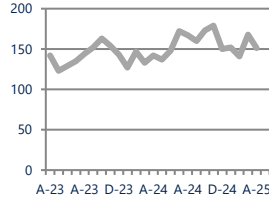
74



**Down -16%**  
Vs. Year Ago

## Active Inventory

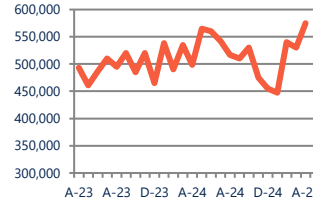
151



**Up 6%**  
Vs. Year Ago

## Median Sale Price

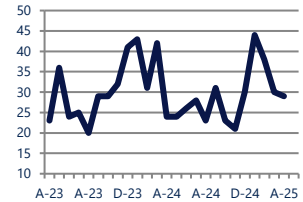
\$575,000



**Up 15%**  
Vs. Year Ago

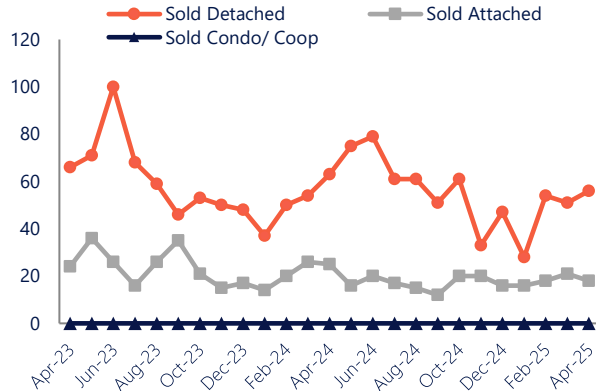
## Days On Market

29



**Up 21%**  
Vs. Year Ago

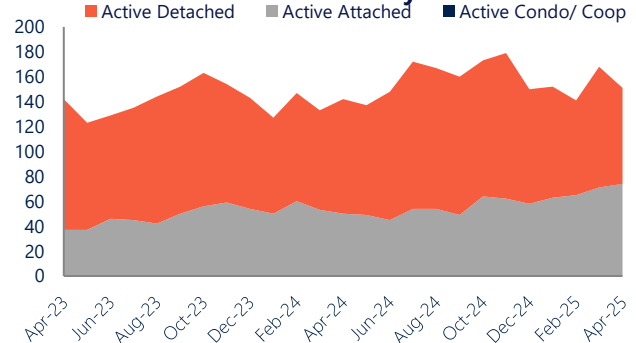
## Units Sold\*



## Units Sold

There was an increase in total units sold in April, with 74 sold this month in Campbells Landing, Munden, and Vine versus 72 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 16% versus April 2024.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 6%. The total number of active inventory this April was 151 compared to 142 in April 2024. This month's total of 151 is lower than the previous month's total supply of available inventory of 168, a decrease of 10%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Campbells Landing, Munden, and Vine Homes was \$498,500. This April, the median sale price was \$575,000, an increase of 15% or \$76,500 compared to last year. The current median sold price is 8% 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.

Campbells Landing, Munden, and Vine are defined as properties listed in zip code/s 23456 and 23457.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by REIN and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of REIN or Long & Foster Real Estate, Inc.

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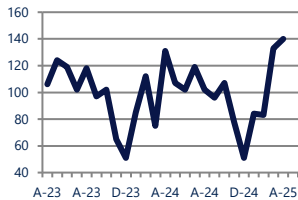
FOCUS ON: **CAMPBELLS LANDING, MUNDEN, AND VINE HOUSING MARKET**

APRIL 2025

Zip Code(s): 23456 and 23457

## New Listings

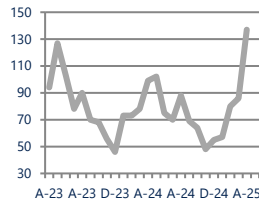
140



Up 7%  
Vs. Year Ago

## Current Contracts

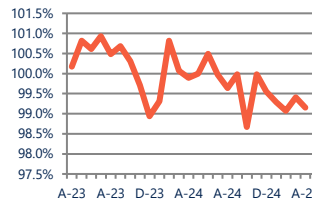
137



Up 38%  
Vs. Year Ago

## Sold Vs. List Price

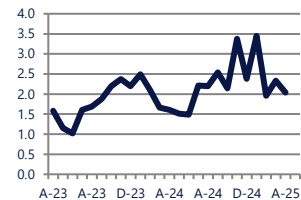
99.2%



Down -0.7%  
Vs. Year Ago

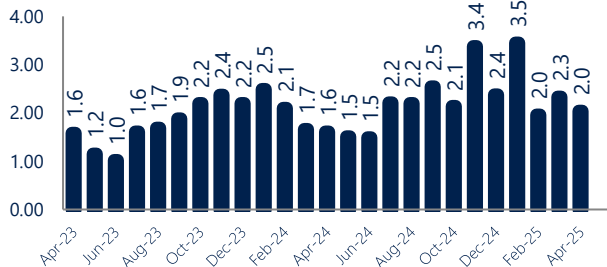
## Months of Supply

2.0



Up 27%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

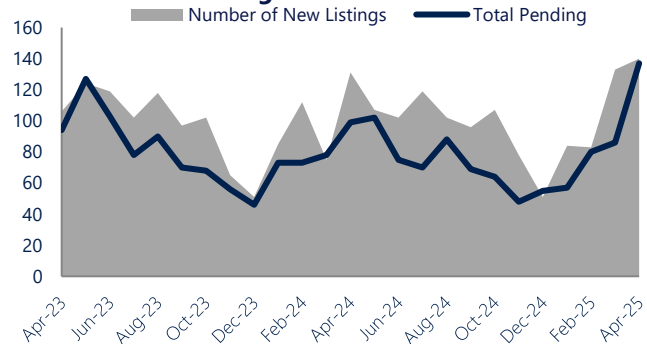
In April, there was 2.0 months of supply available in Campbells Landing, Munden, and Vine, compared to 1.6 in April 2024. That is an increase of 26% versus a year ago.

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.

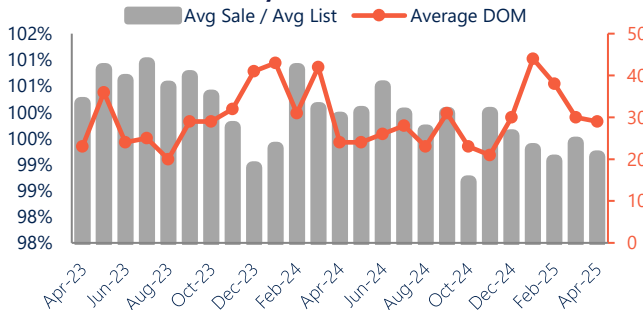
## New Listings & Current Contracts

This month there were 140 homes newly listed for sale in Campbells Landing, Munden, and Vine compared to 131 in April 2024, an increase of 7%. There were 137 current contracts pending sale this April compared to 99 a year ago. The number of current contracts is 38% 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 Campbells Landing, Munden, and Vine was 99.2% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 24, an increase of 21%.

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