

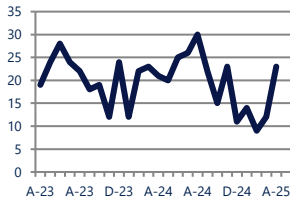
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHAMBERLAYNE HOUSING MARKET**

APRIL 2025

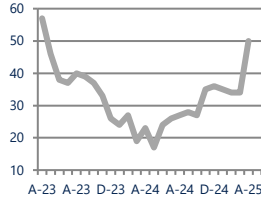
Zip Code(s): 23227

**Units Sold**  
23



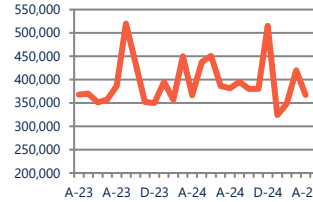
**Up**  
Vs. Year Ago

**Active Inventory**  
50



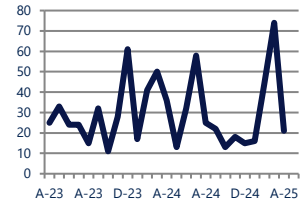
**Up 117%**  
Vs. Year Ago

**Median Sale Price**  
\$367,000



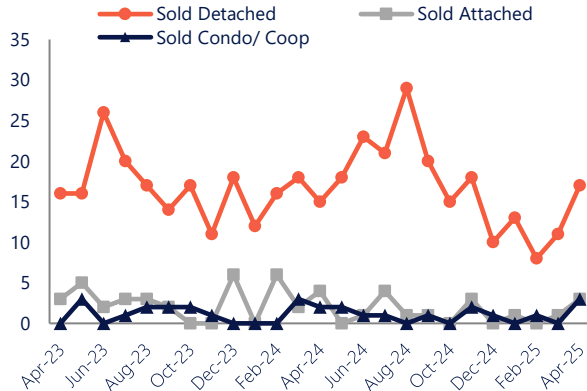
**No Change**  
Vs. Year Ago

**Days On Market**  
21



**Down -42%**  
Vs. Year Ago

## Units Sold\*



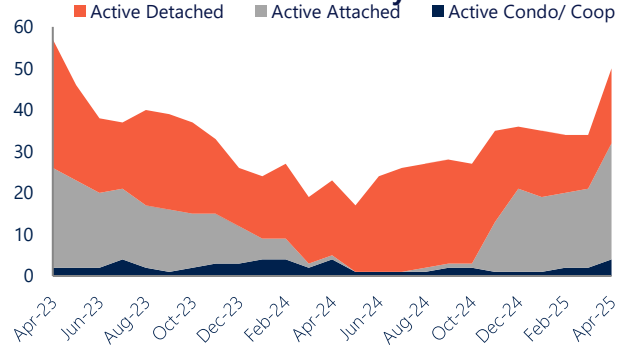
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 23 sold this month in Chamberlayne. This month's total units sold was higher than at this time last year, an increase from April 2024.

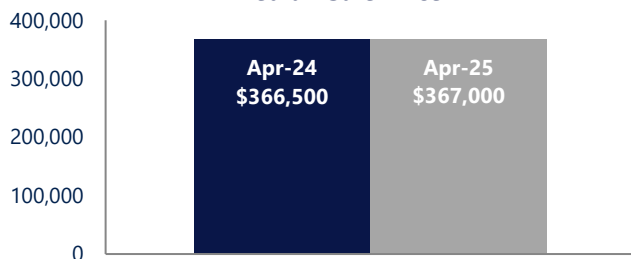
## Active Inventory

Versus last year, the total number of homes available this month is higher by 27 units or 117%. The total number of active inventory this April was 50 compared to 23 in April 2024. This month's total of 50 is higher than the previous month's total supply of available inventory of 34, an increase of 47%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Chamberlayne Homes was \$366,500. This April, the median sale price was \$367,000, which is similar compared to a year ago. The current median sold price is 13% 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.

Chamberlayne are defined as properties listed in zip code/s 23227.

\*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

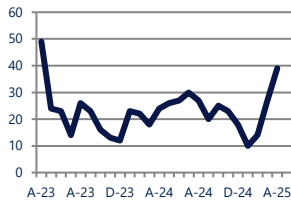
FOCUS ON: **CHAMBERLAYNE HOUSING MARKET**

APRIL 2025

Zip Code(s): 23227

### New Listings

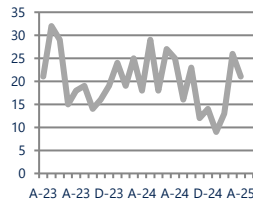
39



**Up 63%**  
Vs. Year Ago

### Current Contracts

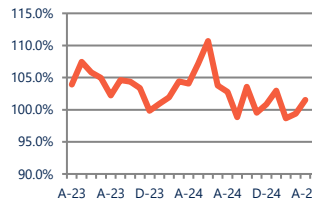
21



**Up 17%**  
Vs. Year Ago

### Sold Vs. List Price

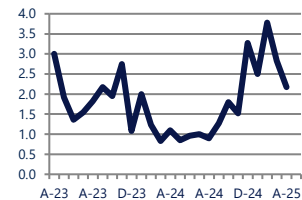
101.5%



**Down -2.4%**  
Vs. Year Ago

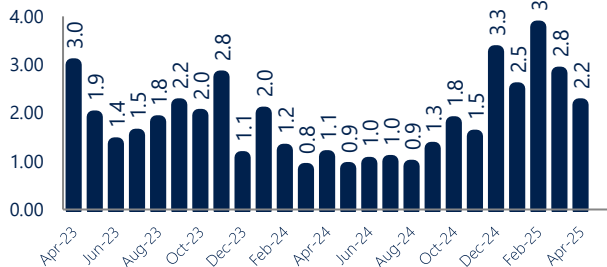
### Months of Supply

2.2



**Up 97%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

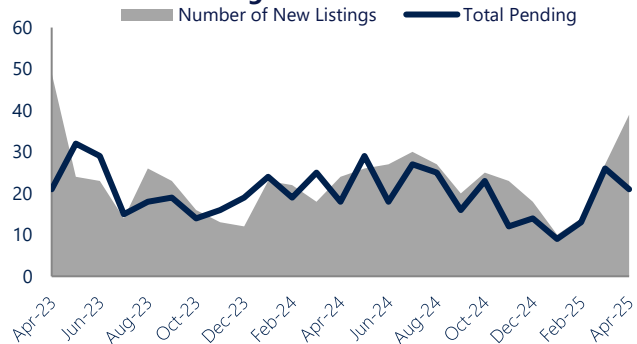
In April, there was 2.2 months of supply available in Chamberlayne, compared to 1.1 in April 2024. That is an increase of 98% versus a year ago.

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.

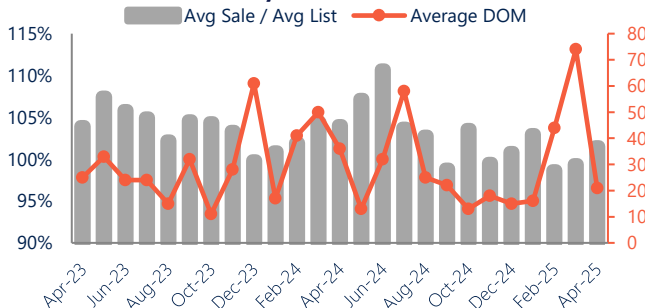
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Chamberlayne compared to 24 in April 2024, an increase of 63%. There were 21 current contracts pending sale this April compared to 18 a year ago. The number of current contracts is 17% 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 Chamberlayne was 101.5% of the average list price, which is 2.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 36, a decrease of 42%.

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