

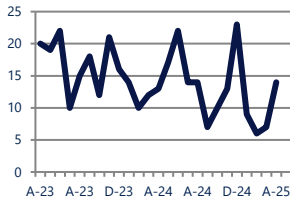
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CLARKE COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

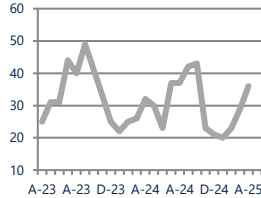
14



Up
Vs. Year Ago

Active Inventory

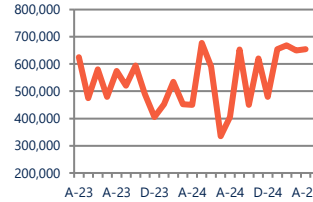
36



Up 13%
Vs. Year Ago

Median Sale Price

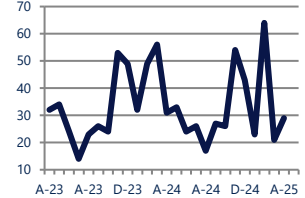
\$655,000



Up
Vs. Year Ago

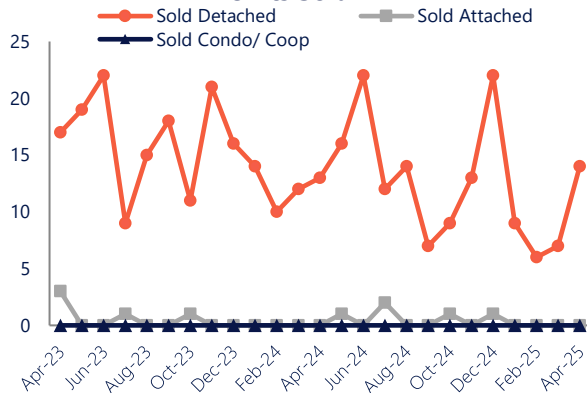
Days On Market

29



Down -6%
Vs. Year Ago

Units Sold*



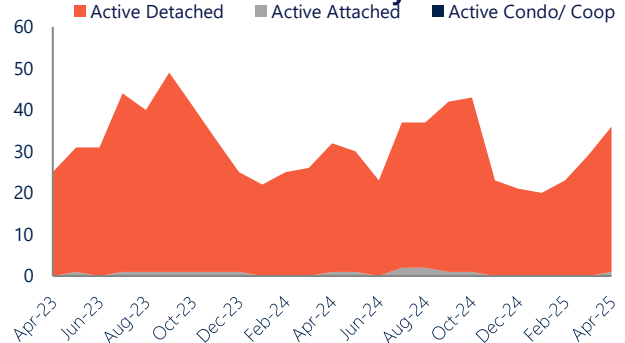
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 14 sold this month in Clarke County. This month's total units sold was higher than at this time last year, an increase from April 2024.

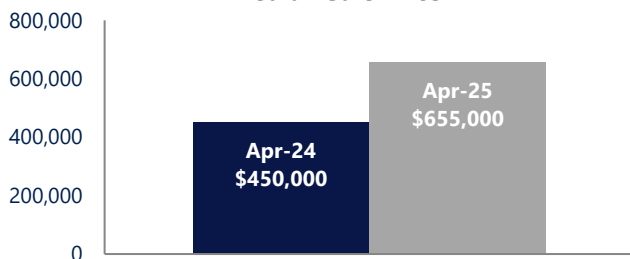
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 13%. The total number of active inventory this April was 36 compared to 32 in April 2024. This month's total of 36 is higher than the previous month's total supply of available inventory of 29, an increase of 24%.

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 Clarke County Homes was \$450,000. This April, the median sale price was \$655,000, an increase of \$205,000 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.

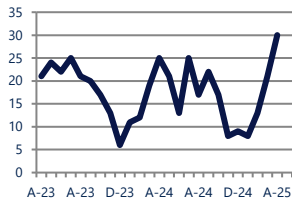
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CLARKE COUNTY HOUSING MARKET**

APRIL 2025

New Listings

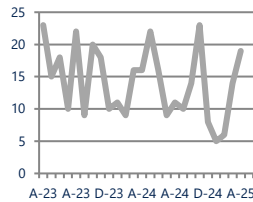
30



Up 20%
Vs. Year Ago

Current Contracts

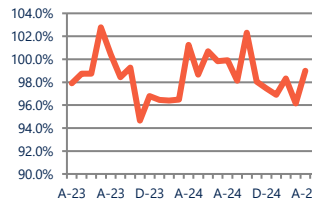
19



Up 19%
Vs. Year Ago

Sold Vs. List Price

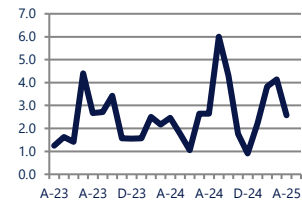
99.0%



Down -2.2%
Vs. Year Ago

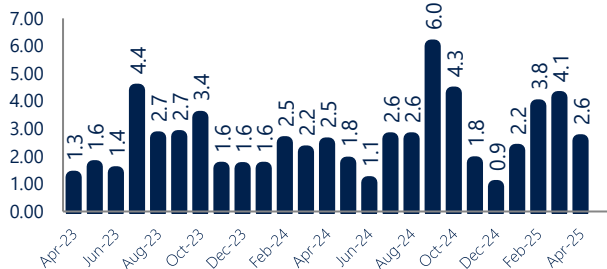
Months of Supply

2.6



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

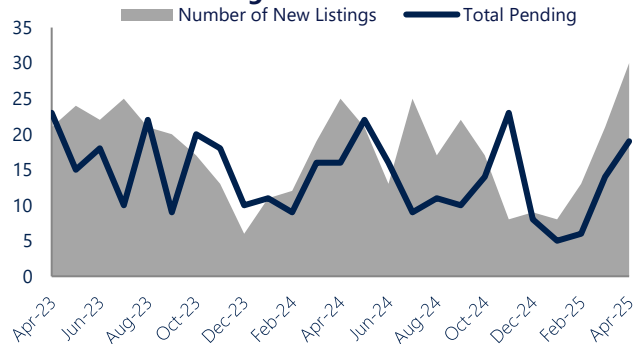
In April, there was 2.6 months of supply available in Clarke County, compared to 2.5 in April 2024. That is an increase of 4% versus a year ago.

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.

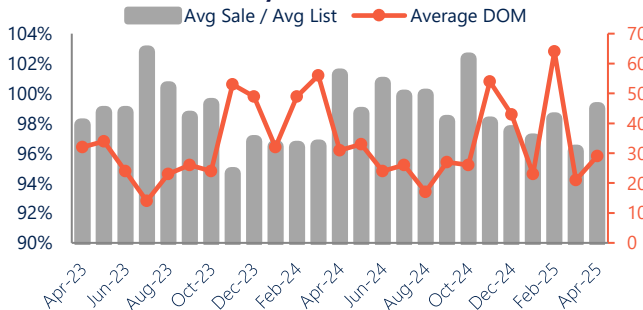
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Clarke County compared to 25 in April 2024, an increase of 20%. There were 19 current contracts pending sale this April compared to 16 a year ago. The number of current contracts is 19% 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 Clarke County was 99.0% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 31, a decrease of 6%.