THE LONG & FOSTER MARKET MINUTE[™]

Units Sold

80

60

40 20

0

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FOCUS ON: CULPEPER COUNTY HOUSING MARKET

APRIL 2025

36

Active Condo/ Coop

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Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 9%. The total number of active inventory this April was 150 compared to 137 in April 2024. This month's total of 150 is lower than the previous month's total supply of available inventory of 151, a decrease of 1%.



Median Sale Price

Last April, the median sale price for Culpeper County Homes was \$438,000. This April, the median sale price was \$499,825, an increase of 14% or \$61,825 compared to last year. The current median sold price is 10% lower than in March.

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There was an increase in total units sold in April, with 50 sold this

month in Culpeper County versus 38 last month, an increase of 32%. This month's total units sold was higher than at this time last

Active Inventory

Active Attached

year, an increase of 16% versus April 2024.

Active Detached

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*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 LONG & FOSTER



Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: CULPEPER COUNTY HOUSING MARKET

Current Contracts

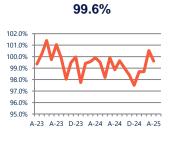
APRIL 2025



Down -20% Vs. Year Ago



Up 7% Vs. Year Ago



Sold Vs. List Price

No Change Vs. Year Ago

Months of Supply 3.0

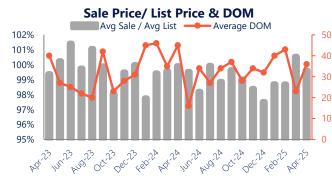


Down -6% Vs. Year Ago



New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Culpeper County compared to 94 in April 2024, a decrease of 20%. There were 59 current contracts pending sale this April compared to 55 a year ago. The number of current contracts is 7% higher than last April.



Months of Supply

In April, there was 3.0 months of supply available in Culpeper County, compared to 3.2 in April 2024. That is a decrease of 6% 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.



Sale Price to List Price Ratio

In April, the average sale price in Culpeper County was 99.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 45, a decrease of 20%.



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