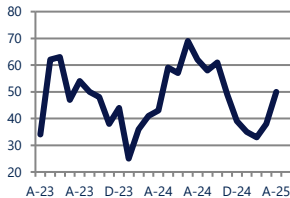


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CULPEPER COUNTY HOUSING MARKET**

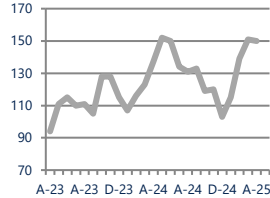
APRIL 2025

Units Sold
50



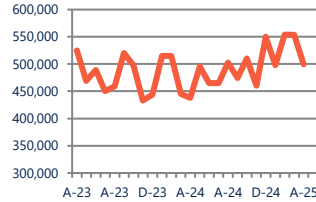
Up 16%
Vs. Year Ago

Active Inventory
150



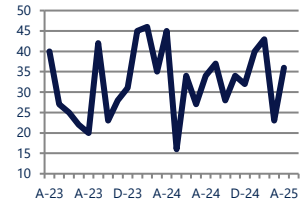
Up 9%
Vs. Year Ago

Median Sale Price
\$499,825



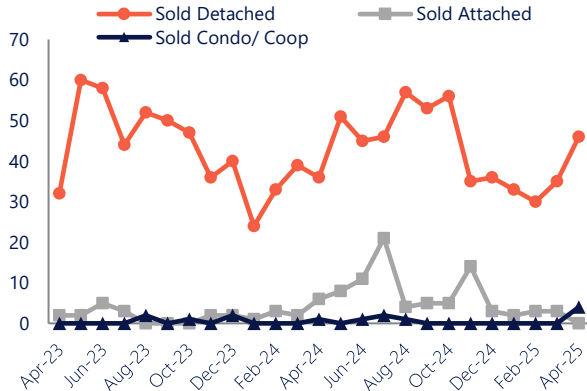
Up 14%
Vs. Year Ago

Days On Market
36



Down -20%
Vs. Year Ago

Units Sold*



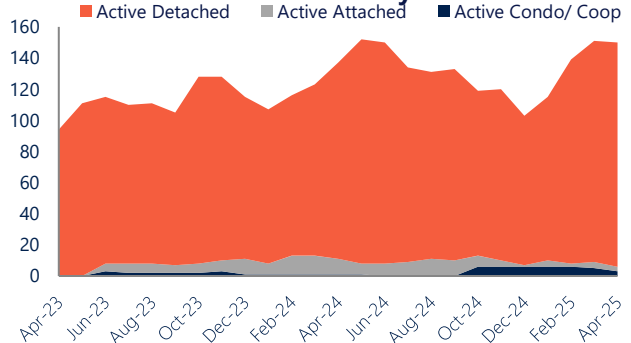
Units Sold

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 year, an increase of 16% versus April 2024.

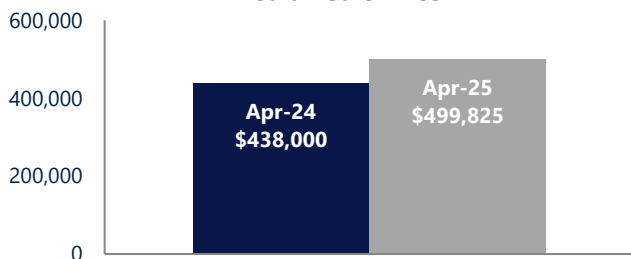
Active Inventory

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%.

Active Inventory*



Median Sale Price



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.

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

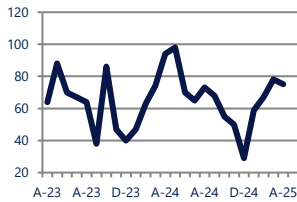
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CULPEPER COUNTY HOUSING MARKET**

APRIL 2025

New Listings

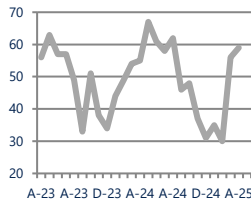
75



Down -20%
Vs. Year Ago

Current Contracts

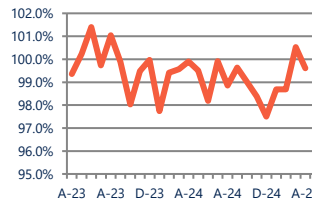
59



Up 7%
Vs. Year Ago

Sold Vs. List Price

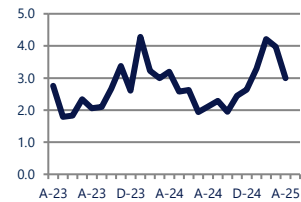
99.6%



No Change
Vs. Year Ago

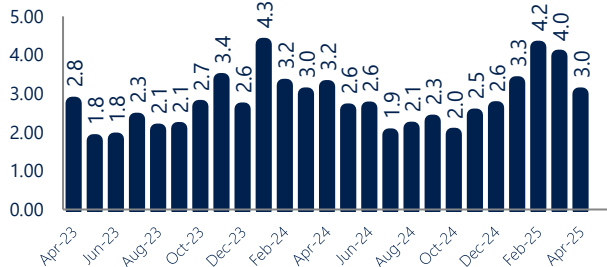
Months of Supply

3.0



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

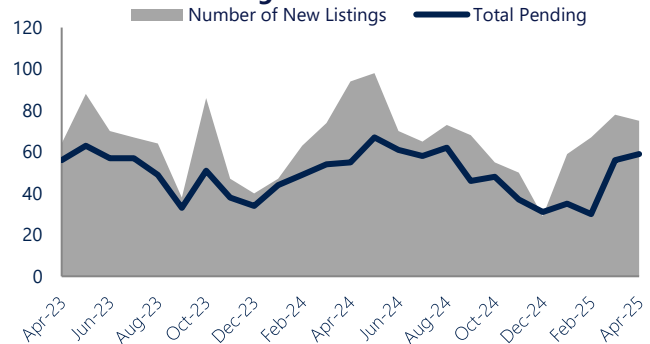
In April, there was 3.0 months of supply available in Culpeper County, compared to 3.2 in April 2024. That is a decrease of 6% versus a year ago.

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.

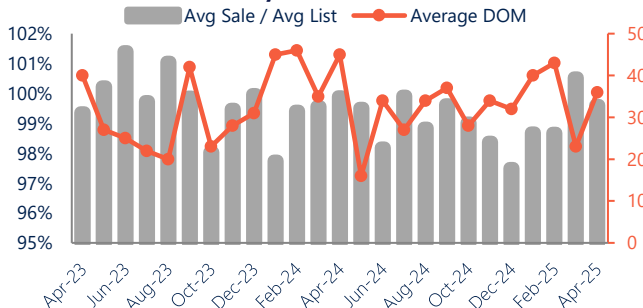
New Listings & Current Contracts

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.

New Listings & Current Contracts



Sale Price/ List Price & DOM



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%.