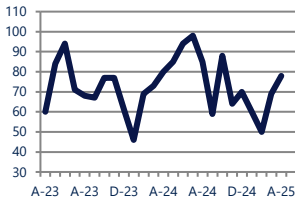


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAUQUIER COUNTY HOUSING MARKET**

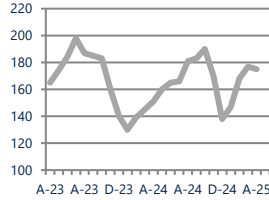
APRIL 2025

Units Sold 78



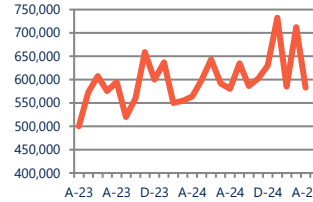
Down -3%
Vs. Year Ago

Active Inventory 175



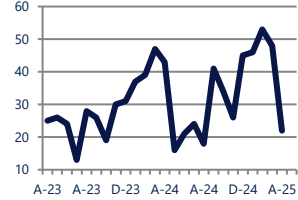
Up 16%
Vs. Year Ago

Median Sale Price \$582,950



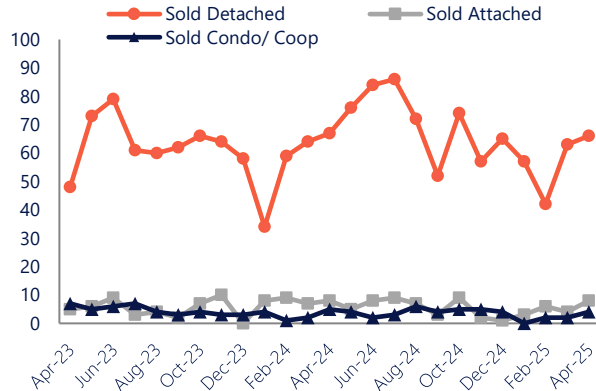
Up 3%
Vs. Year Ago

Days On Market 22



Down -49%
Vs. Year Ago

Units Sold*



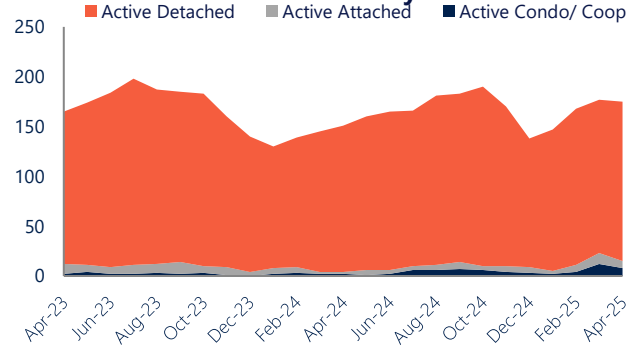
Units Sold

There was an increase in total units sold in April, with 78 sold this month in Fauquier County versus 69 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 16%. The total number of active inventory this April was 175 compared to 151 in April 2024. This month's total of 175 is lower than the previous month's total supply of available inventory of 177, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Fauquier County Homes was \$563,948. This April, the median sale price was \$582,950, an increase of 3% or \$19,002 compared to last year. The current median sold price is 18% 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.

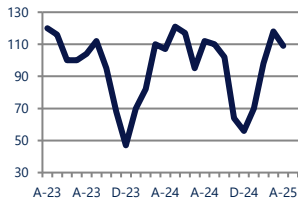
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAUQUIER COUNTY HOUSING MARKET**

APRIL 2025

New Listings

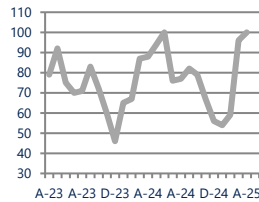
109



Up 2%
Vs. Year Ago

Current Contracts

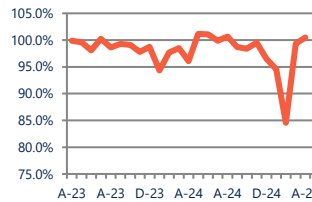
100



Up 14%
Vs. Year Ago

Sold Vs. List Price

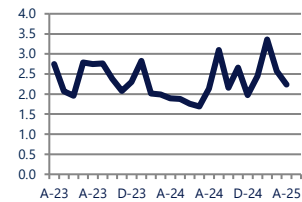
100.5%



Up 4.6%
Vs. Year Ago

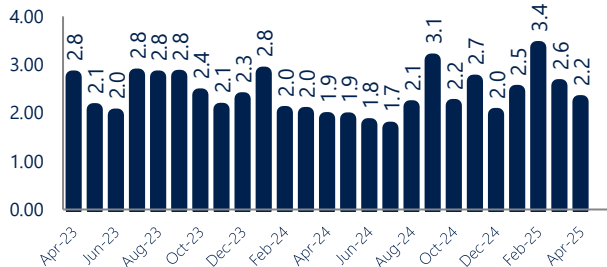
Months of Supply

2.2



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

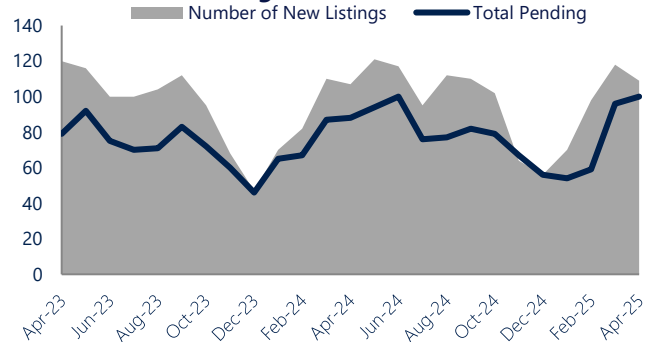
In April, there was 2.2 months of supply available in Fauquier County, compared to 1.9 in April 2024. That is an increase of 19% versus a year ago.

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.

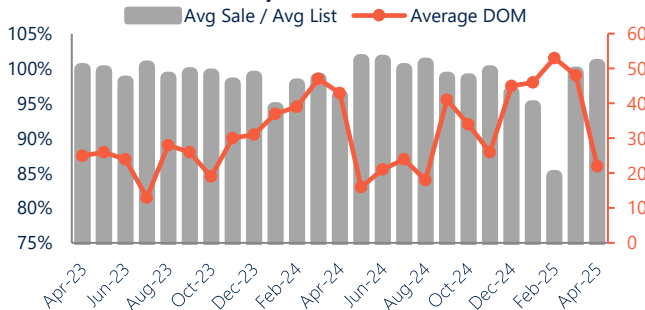
New Listings & Current Contracts

This month there were 109 homes newly listed for sale in Fauquier County compared to 107 in April 2024, an increase of 2%. There were 100 current contracts pending sale this April compared to 88 a year ago. The number of current contracts is 14% 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 Fauquier County was 100.5% of the average list price, which is 4.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 43, a decrease of 49%.