

THE LONG & FOSTER MARKET MINUTE™

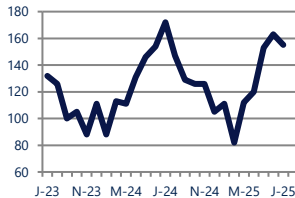
FOCUS ON: **GREATER LYNCHBURG HOUSING MARKET**

JULY 2025

Zip Code(s): 24502, 24501, 24503 and 24504

Units Sold

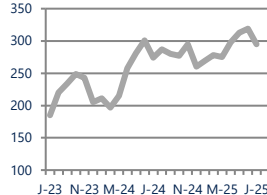
155



Down -10%
Vs. Year Ago

Active Inventory

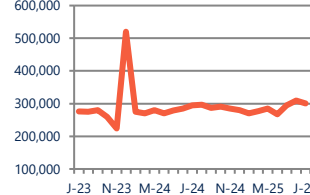
295



Up 8%
Vs. Year Ago

Median Sale Price

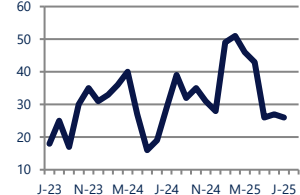
\$300,684



Up 2%
Vs. Year Ago

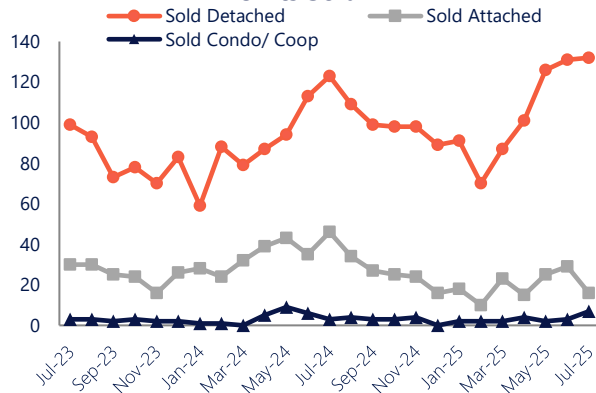
Days On Market

26



Down -10%
Vs. Year Ago

Units Sold*



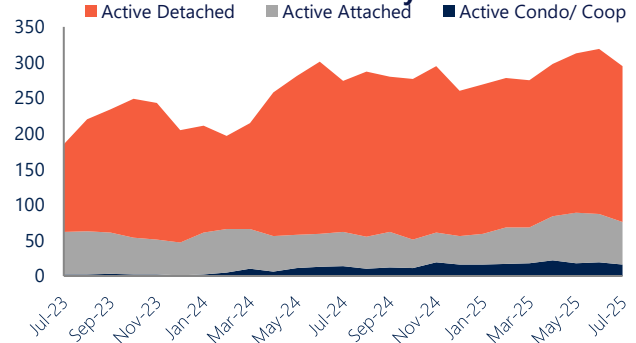
Units Sold

There was a decrease in total units sold in July, with 155 sold this month in Greater Lynchburg versus 163 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 8%. The total number of active inventory this July was 295 compared to 274 in July 2024. This month's total of 295 is lower than the previous month's total supply of available inventory of 319, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Greater Lynchburg Homes was \$295,000. This July, the median sale price was \$300,684, an increase of 2% or \$5,684 compared to last year. The current median sold price is 3% lower than in June.

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

Greater Lynchburg are defined as properties listed in zip code/s 24502, 24501, 24503 and 24504.

*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 LAR 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 LAR or Long & Foster Real Estate, Inc.

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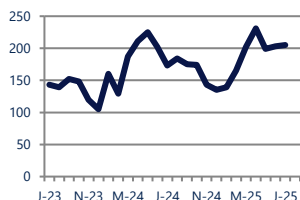
FOCUS ON: **GREATER LYNCHBURG HOUSING MARKET**

JULY 2025

Zip Code(s): 24502, 24501, 24503 and 24504

New Listings

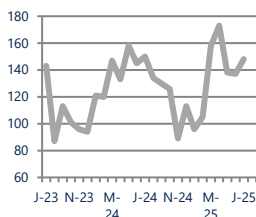
205



Up 18%
Vs. Year Ago

Current Contracts

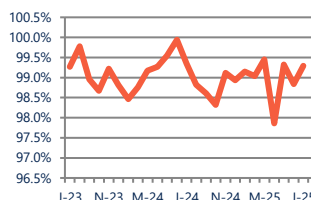
148



Down -1%
Vs. Year Ago

Sold Vs. List Price

99.3%



No Change
Vs. Year Ago

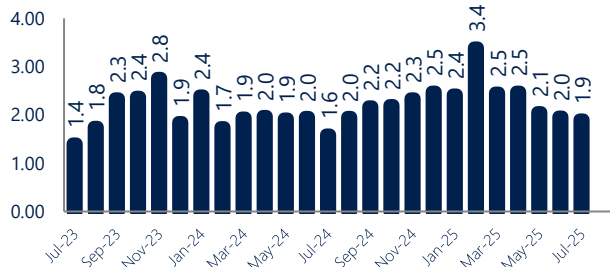
Months of Supply

1.9



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

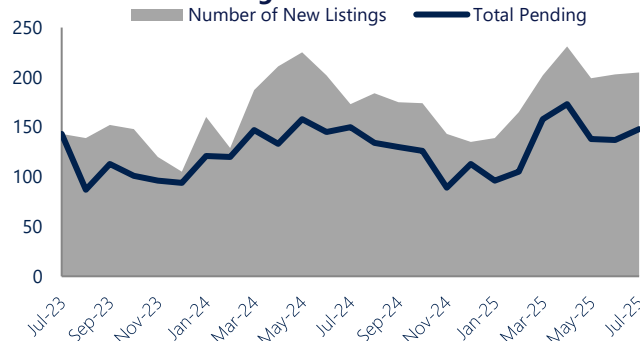
In July, there was 1.9 months of supply available in Greater Lynchburg, compared to 1.6 in July 2024. That is an increase of 19% versus a year ago.

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.

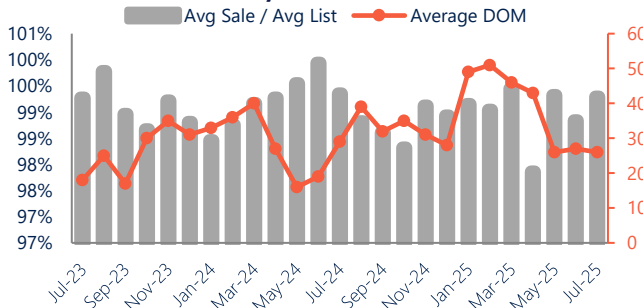
New Listings & Current Contracts

This month there were 205 homes newly listed for sale in Greater Lynchburg compared to 173 in July 2024, an increase of 18%. There were 148 current contracts pending sale this July compared to 150 a year ago. The number of current contracts is 1% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Greater Lynchburg was 99.3% 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 26, lower than the average last year, which was 29, a decrease of 10%.

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