

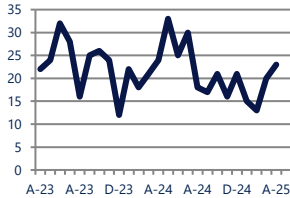
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GROVETON AND HYBIA VALLEY HOUSING MARKET**

APRIL 2025

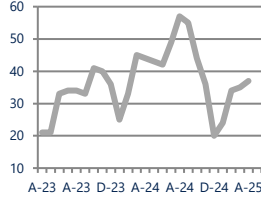
Zip Code(s): 22306

Units Sold
23



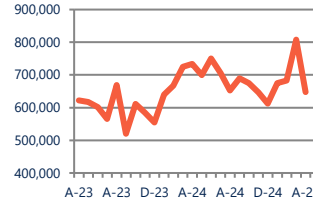
Down -4%
Vs. Year Ago

Active Inventory
37



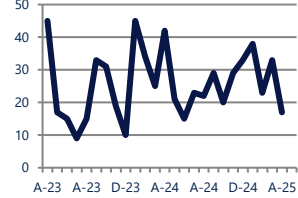
Down -16%
Vs. Year Ago

Median Sale Price
\$648,000



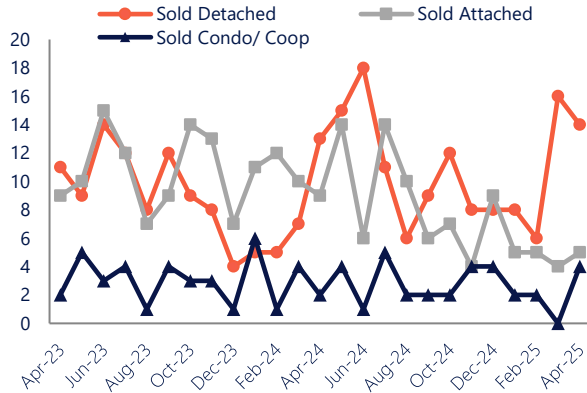
Down -12%
Vs. Year Ago

Days On Market
17



Down
Vs. Year Ago

Units Sold*



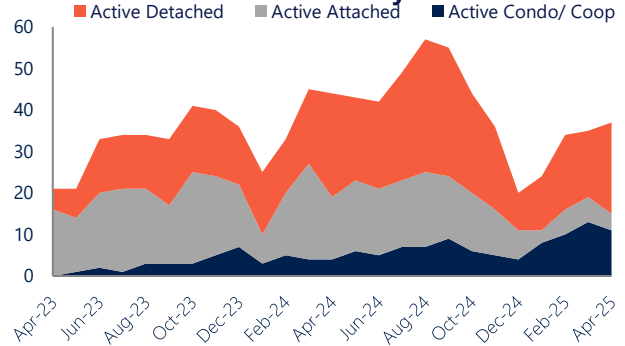
Units Sold

There was an increase in total units sold in April, with 23 sold this month in Groveton and Hybia Valley versus 20 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

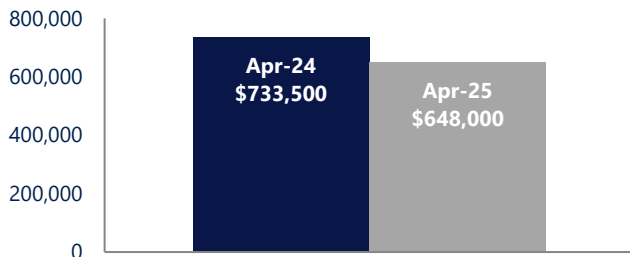
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 16%. The total number of active inventory this April was 37 compared to 44 in April 2024. This month's total of 37 is higher than the previous month's total supply of available inventory of 35, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Groveton and Hybia Valley Homes was \$733,500. This April, the median sale price was \$648,000, a decrease of 12% or \$85,500 compared to last year. The current median sold price is 20% 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.

Groveton and Hybia Valley are defined as properties listed in zip code/s 22306.

*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 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.

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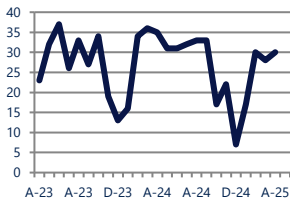
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APRIL 2025

Zip Code(s): 22306

New Listings

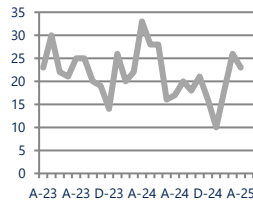
30



Down -14%
Vs. Year Ago

Current Contracts

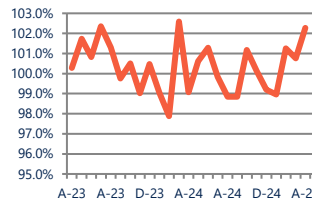
23



Down -30%
Vs. Year Ago

Sold Vs. List Price

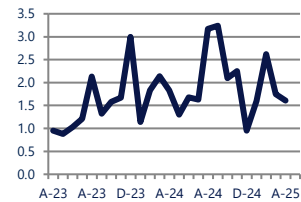
102.3%



Up 3.2%
Vs. Year Ago

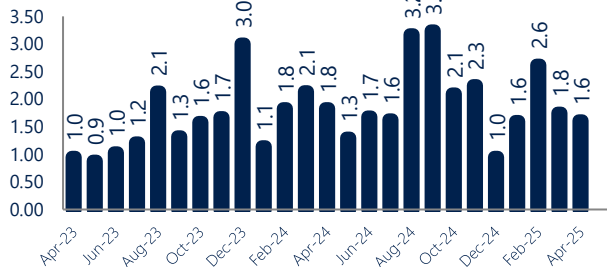
Months of Supply

1.6



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

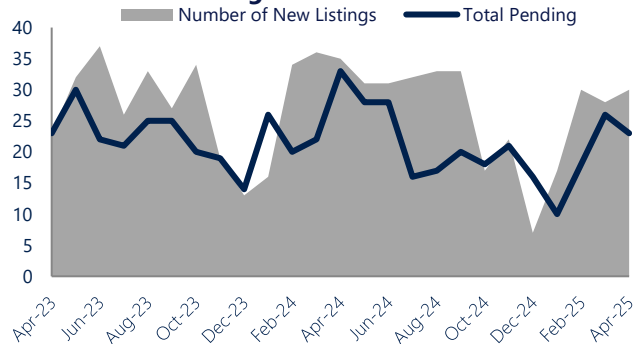
In April, there was 1.6 months of supply available in Groveton and Hybia Valley, compared to 1.8 in April 2024. That is a decrease of 12% versus a year ago.

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.

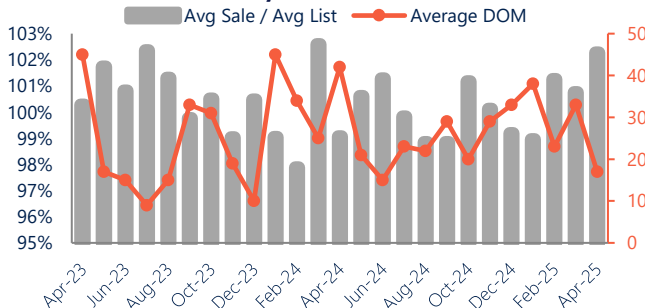
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Groveton and Hybia Valley compared to 35 in April 2024, a decrease of 14%. There were 23 current contracts pending sale this April compared to 33 a year ago. The number of current contracts is 30% lower 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 Groveton and Hybia Valley was 102.3% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 42. This decrease was impacted by the limited number of sales.

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