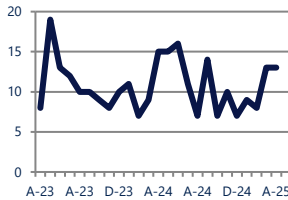


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HALIFAX COUNTY HOUSING MARKET**

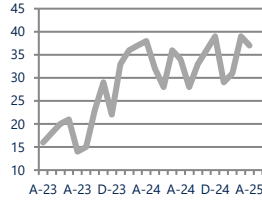
APRIL 2025

Units Sold 13



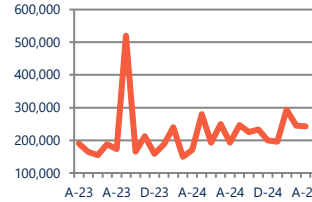
Down -13%
Vs. Year Ago

Active Inventory 37



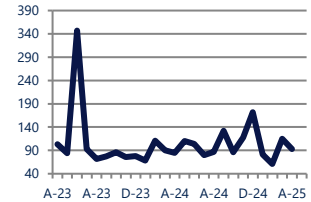
Down -3%
Vs. Year Ago

Median Sale Price \$243,000



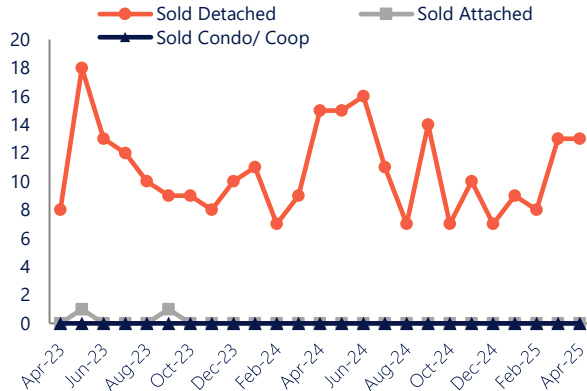
Up
Vs. Year Ago

Days On Market 93



Up 9%
Vs. Year Ago

Units Sold*



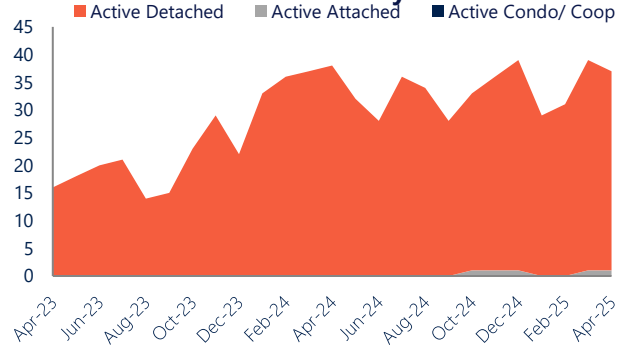
Units Sold

The number of units sold remained stable in April, with 13 sold this month in Halifax County. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

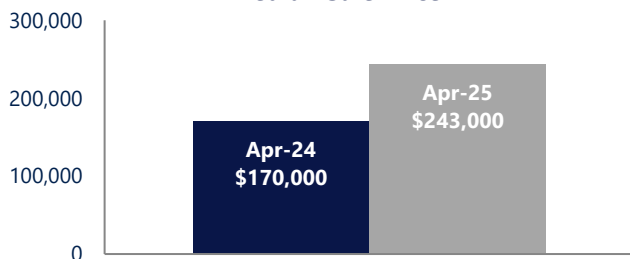
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 3%. The total number of active inventory this April was 37 compared to 38 in April 2024. This month's total of 37 is lower than the previous month's total supply of available inventory of 39, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Halifax County Homes was \$170,000. This April, the median sale price was \$243,000, an increase of \$73,000 compared to last year. The current median sold price is 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.

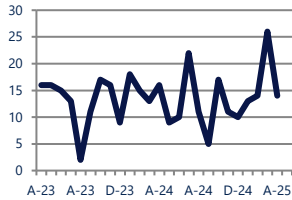
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HALIFAX COUNTY HOUSING MARKET**

APRIL 2025

New Listings

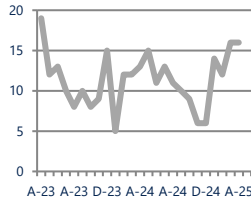
14



Down -13%
Vs. Year Ago

Current Contracts

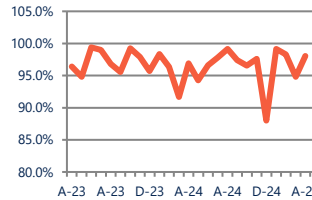
16



Up 23%
Vs. Year Ago

Sold Vs. List Price

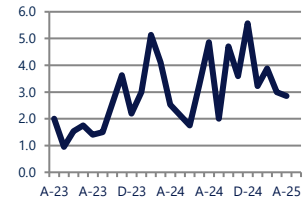
98.0%



Up 1.2%
Vs. Year Ago

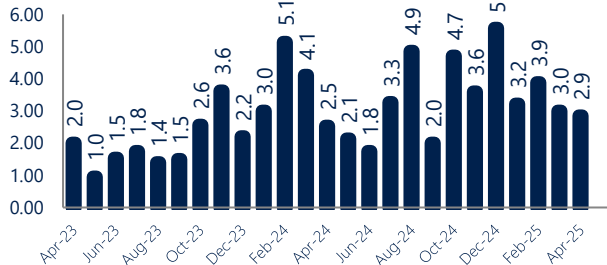
Months of Supply

2.9



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

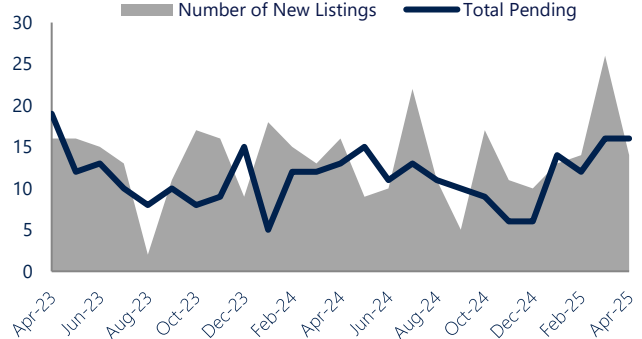
In April, there was 2.8 months of supply available in Halifax County, compared to 2.5 in April 2024. That is an increase of 12% versus a year ago.

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.

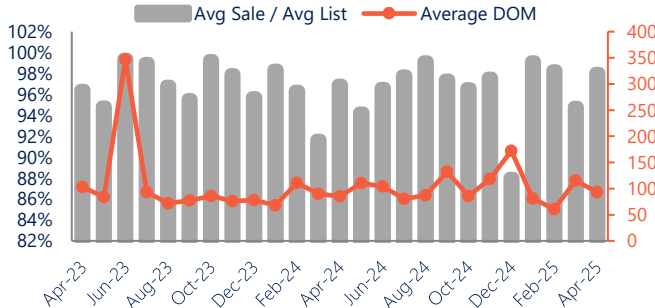
New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Halifax County compared to 16 in April 2024, a decrease of 13%. There were 16 current contracts pending sale this April compared to 13 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Halifax County was 98.0% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 93, higher than the average last year, which was 85, an increase of 9%.