

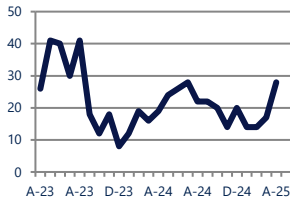
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HARWOODS MILL HOUSING MARKET**

APRIL 2025

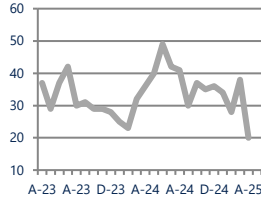
Zip Code(s): 23693

**Units Sold**  
28



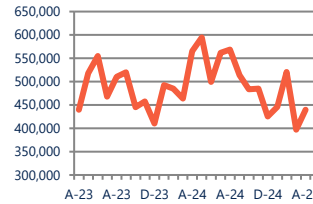
**Up**  
Vs. Year Ago

**Active Inventory**  
20



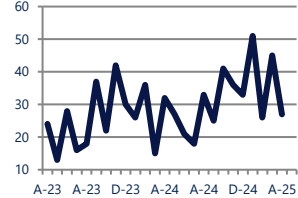
**Down -44%**  
Vs. Year Ago

**Median Sale Price**  
\$439,650



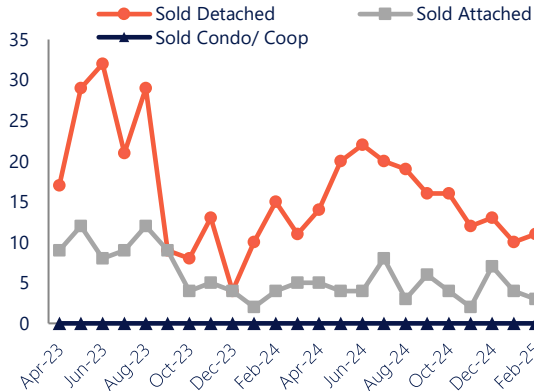
**Down -22%**  
Vs. Year Ago

**Days On Market**  
27



**Down -16%**  
Vs. Year Ago

## Units Sold\*



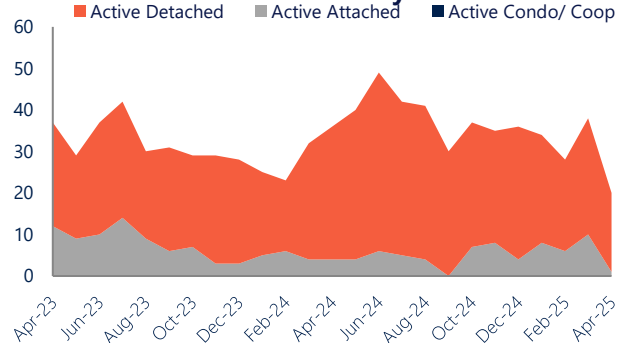
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 28 sold this month in Harwoods Mill. This month's total units sold was higher than at this time last year, an increase from April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 44%. The total number of active inventory this April was 20 compared to 36 in April 2024. This month's total of 20 is lower than the previous month's total supply of available inventory of 38, a decrease of 47%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Harwoods Mill Homes was \$565,000. This April, the median sale price was \$439,650, a decrease of 22% or \$125,350 compared to last year. The current median sold price is 11% higher 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.

Harwoods Mill are defined as properties listed in zip code/s 23693.

\*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

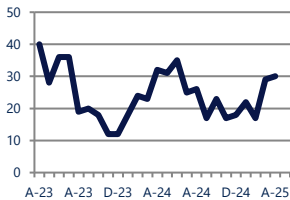
FOCUS ON: **HARWOODS MILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 23693

## New Listings

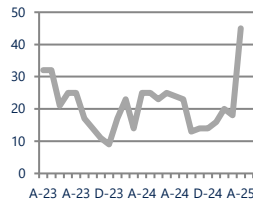
30



**Down -6%**  
Vs. Year Ago

## Current Contracts

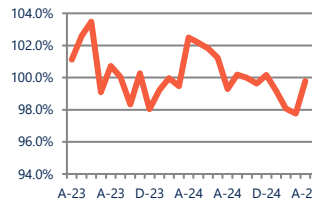
45



**Up 80%**  
Vs. Year Ago

## Sold Vs. List Price

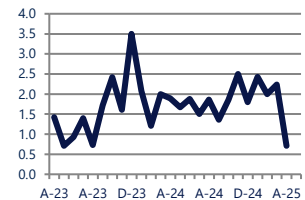
99.8%



**Down -2.6%**  
Vs. Year Ago

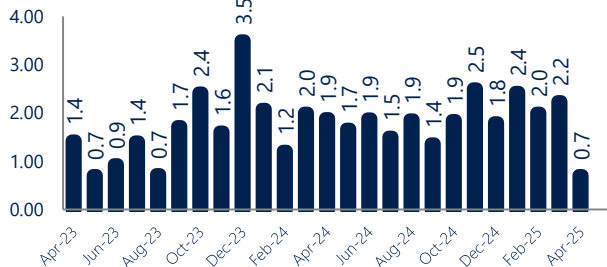
## Months of Supply

0.7



**Down -62%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

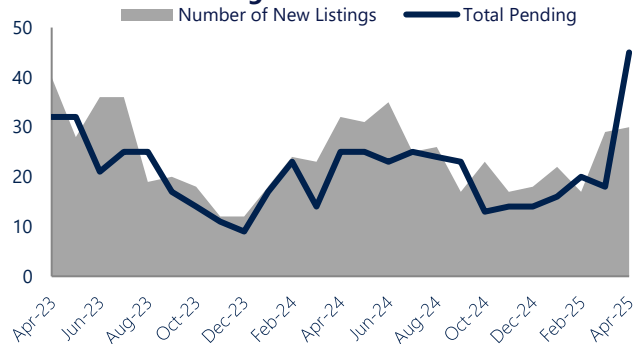
In April, there was 0.7 months of supply available in Harwoods Mill, compared to 1.9 in April 2024. That is a decrease of 62% versus a year ago.

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.

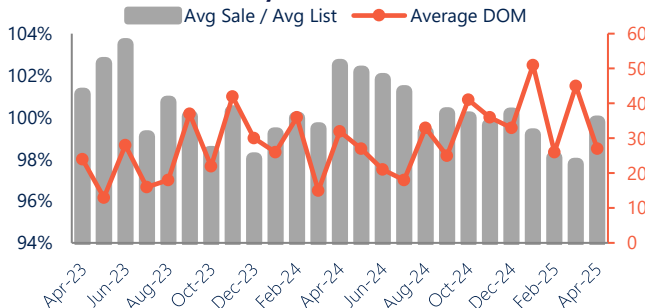
## New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Harwoods Mill compared to 32 in April 2024, a decrease of 6%. There were 45 current contracts pending sale this April compared to 25 a year ago. The number of current contracts is 80% 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 Harwoods Mill was 99.8% of the average list price, which is 2.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 32, a decrease of 16%.

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