

THE LONG & FOSTER MARKET MINUTE™

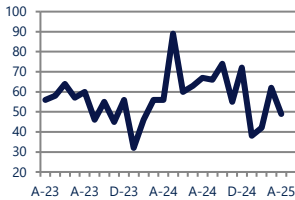
FOCUS ON: **MOSELEY AND WINTERPOCK HOUSING MARKET**

APRIL 2025

Zip Code(s): 23120 and 23838

Units Sold

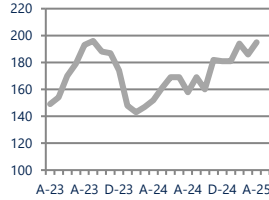
49



Down -13%
Vs. Year Ago

Active Inventory

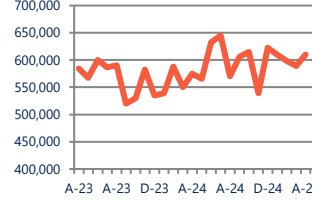
195



Up 28%
Vs. Year Ago

Median Sale Price

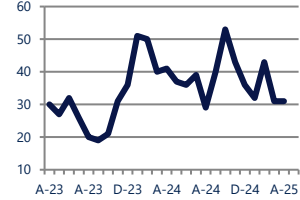
\$610,000



Up 6%
Vs. Year Ago

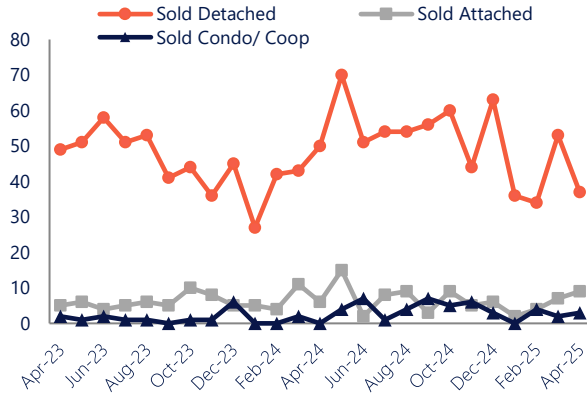
Days On Market

31



Down -24%
Vs. Year Ago

Units Sold*



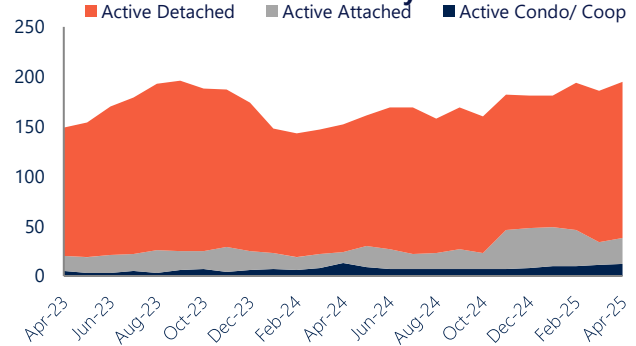
Units Sold

There was a decrease in total units sold in April, with 49 sold this month in Moseley and Winterpock versus 62 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

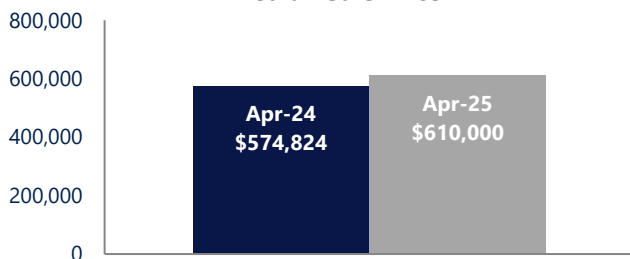
Active Inventory

Versus last year, the total number of homes available this month is higher by 43 units or 28%. The total number of active inventory this April was 195 compared to 152 in April 2024. This month's total of 195 is higher than the previous month's total supply of available inventory of 186, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Moseley and Winterpock Homes was \$574,824. This April, the median sale price was \$610,000, an increase of 6% or \$35,176 compared to last year. The current median sold price is 4% 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.

Moseley and Winterpock are defined as properties listed in zip code/s 23120 and 23838.

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

THE LONG & FOSTER MARKET MINUTE™

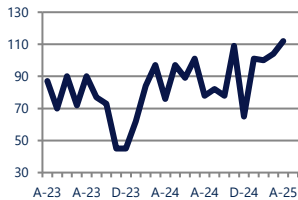
FOCUS ON: **MOSELEY AND WINTERPOCK HOUSING MARKET**

APRIL 2025

Zip Code(s): 23120 and 23838

New Listings

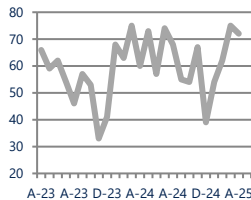
112



Up 47%
Vs. Year Ago

Current Contracts

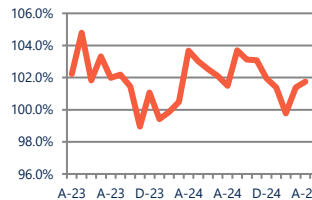
72



Up 20%
Vs. Year Ago

Sold Vs. List Price

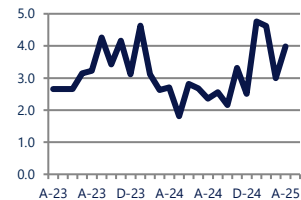
101.7%



Down -1.9%
Vs. Year Ago

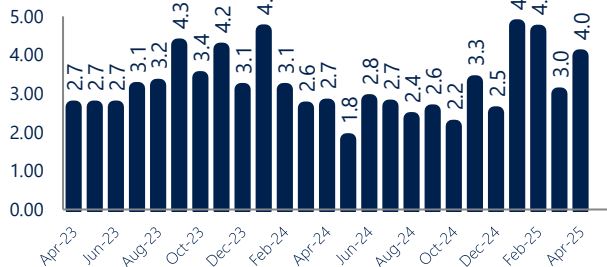
Months of Supply

4.0



Up 47%
Vs. Year Ago

Months Of Supply



Months of Supply

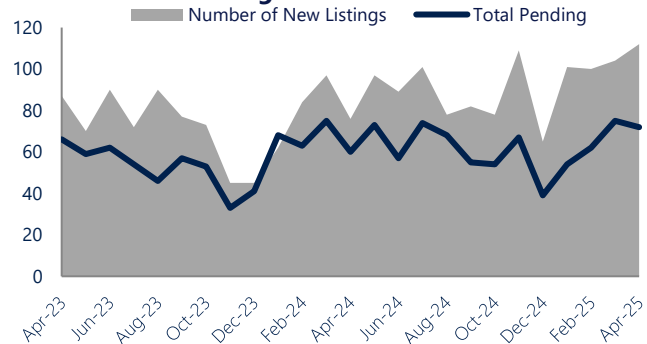
In April, there was 4.0 months of supply available in Moseley and Winterpock, compared to 2.7 in April 2024. That is an increase of 47% versus a year ago.

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.

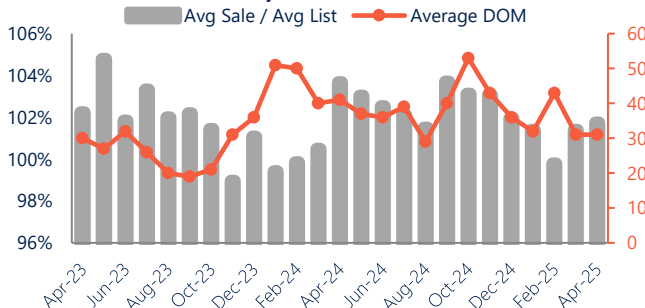
New Listings & Current Contracts

This month there were 112 homes newly listed for sale in Moseley and Winterpock compared to 76 in April 2024, an increase of 47%. There were 72 current contracts pending sale this April compared to 60 a year ago. The number of current contracts is 20% 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 Moseley and Winterpock was 101.7% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 41, a decrease of 24%.

Moseley and Winterpock are defined as properties listed in zip code/s 23120 and 23838.

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