

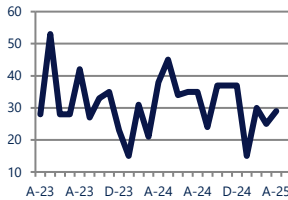
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PATTERSON AND PEMBERTON HOUSING MARKET**

APRIL 2025

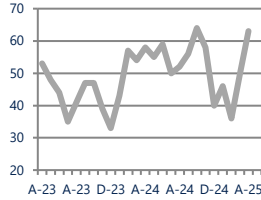
Zip Code(s): 23238

**Units Sold**  
29



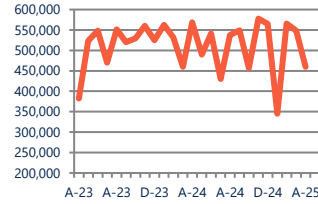
**Down -24%**  
Vs. Year Ago

**Active Inventory**  
63



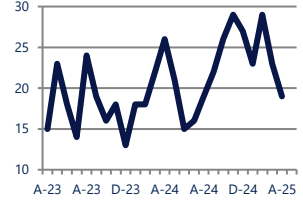
**Up 9%**  
Vs. Year Ago

**Median Sale Price**  
\$460,000



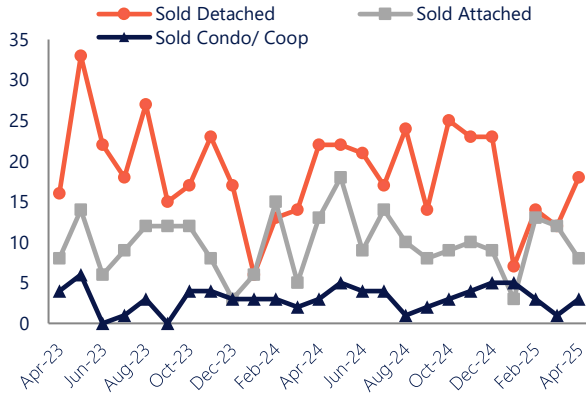
**Down -19%**  
Vs. Year Ago

**Days On Market**  
19



**Down -27%**  
Vs. Year Ago

## Units Sold\*



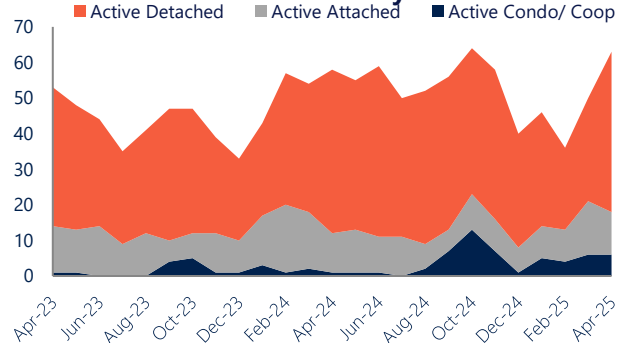
## Units Sold

There was an increase in total units sold in April, with 29 sold this month in Patterson and Pemberton versus 25 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2024.

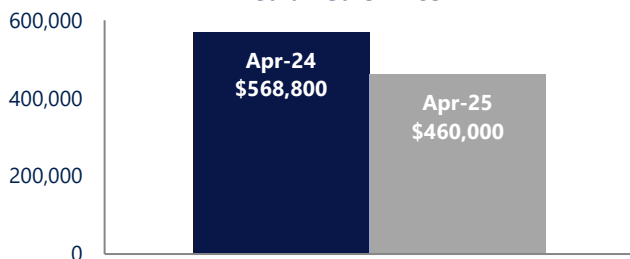
## Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 9%. The total number of active inventory this April was 63 compared to 58 in April 2024. This month's total of 63 is higher than the previous month's total supply of available inventory of 50, an increase of 26%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Patterson and Pemberton Homes was \$568,800. This April, the median sale price was \$460,000, a decrease of 19% or \$108,800 compared to last year. The current median sold price is 16% 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.

Patterson and Pemberton are defined as properties listed in zip code/s 23238.

\*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™

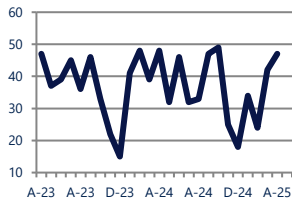
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APRIL 2025

Zip Code(s): 23238

### New Listings

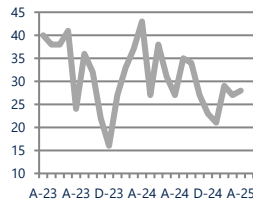
47



**Down -2%**  
Vs. Year Ago

### Current Contracts

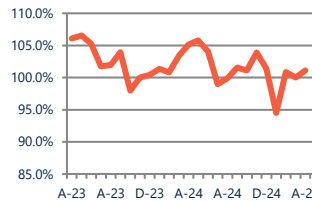
28



**Down -35%**  
Vs. Year Ago

### Sold Vs. List Price

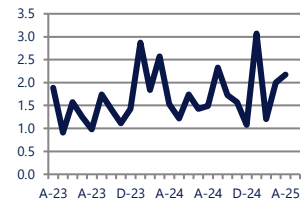
101.1%



**Down -3.8%**  
Vs. Year Ago

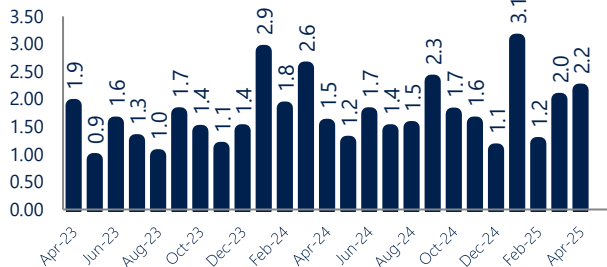
### Months of Supply

2.2



**Up 42%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

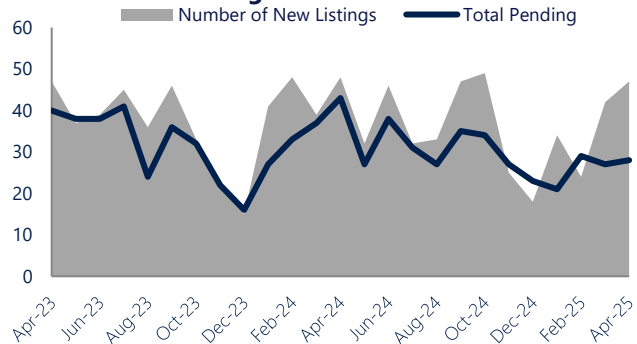
In April, there was 2.2 months of supply available in Patterson and Pemberton, compared to 1.5 in April 2024. That is an increase of 42% versus a year ago.

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.

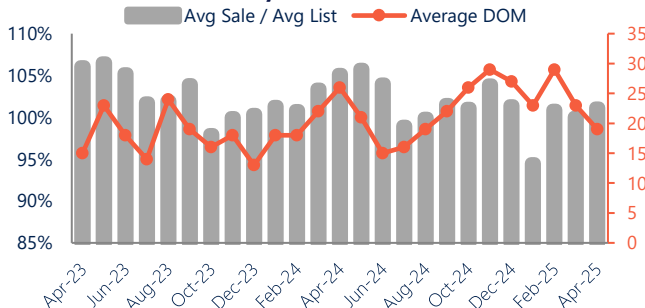
### New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Patterson and Pemberton compared to 48 in April 2024, a decrease of 2%. There were 28 current contracts pending sale this April compared to 43 a year ago. The number of current contracts is 35% 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 Patterson and Pemberton was 101.1% of the average list price, which is 4.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 26, a decrease of 27%.

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