

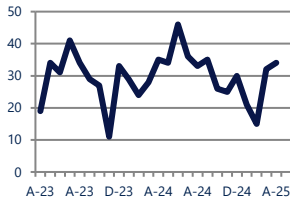
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POWHATAN COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

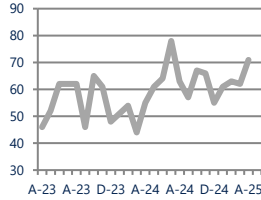
34



Down -3%
Vs. Year Ago

Active Inventory

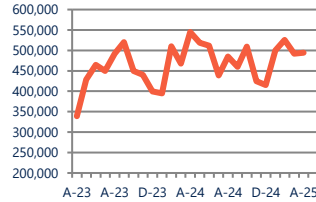
71



Up 29%
Vs. Year Ago

Median Sale Price

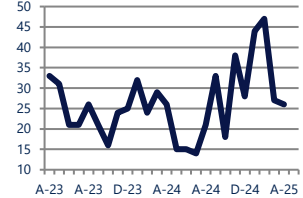
\$494,500



Down -9%
Vs. Year Ago

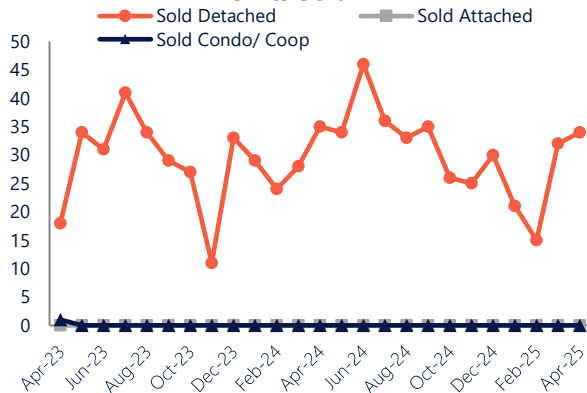
Days On Market

26



No Change
Vs. Year Ago

Units Sold*



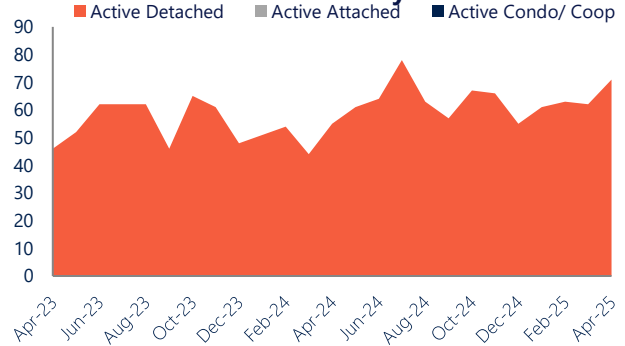
Units Sold

There was an increase in total units sold in April, with 34 sold this month in Powhatan County versus 32 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2024.

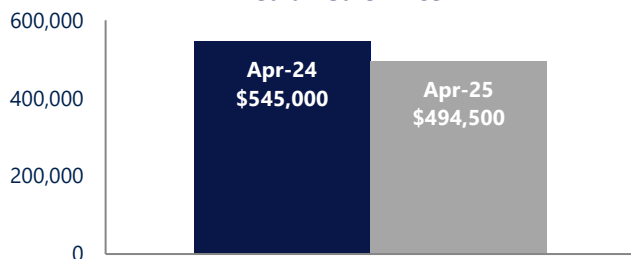
Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 29%. The total number of active inventory this April was 71 compared to 55 in April 2024. This month's total of 71 is higher than the previous month's total supply of available inventory of 62, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Powhatan County Homes was \$545,000. This April, the median sale price was \$494,500, a decrease of 9% or \$50,500 compared to last year. The current median sold price is 1% 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.

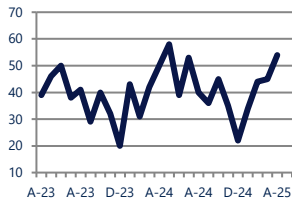
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POWHATAN COUNTY HOUSING MARKET**

APRIL 2025

New Listings

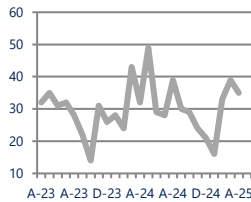
54



Up 8%
Vs. Year Ago

Current Contracts

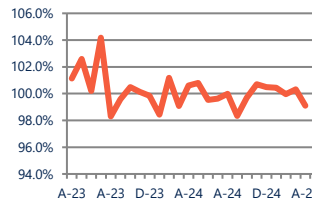
35



Up 9%
Vs. Year Ago

Sold Vs. List Price

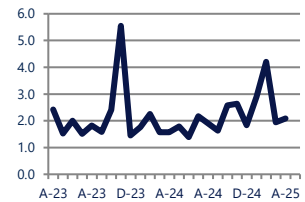
99.1%



Down -1.5%
Vs. Year Ago

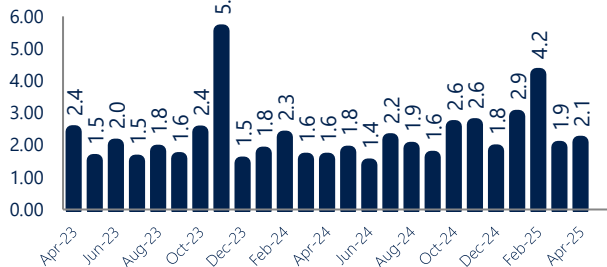
Months of Supply

2.1



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

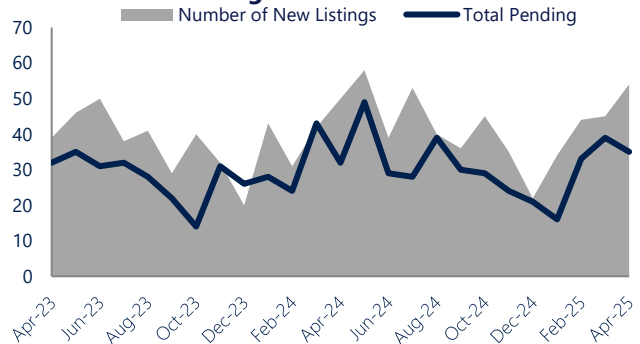
In April, there was 2.1 months of supply available in Powhatan County, compared to 1.6 in April 2024. That is an increase of 33% versus a year ago.

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.

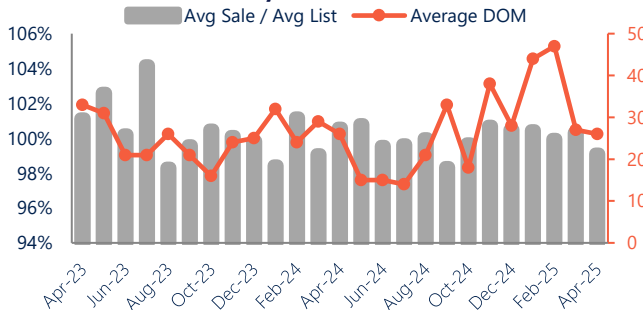
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Powhatan County compared to 50 in April 2024, an increase of 8%. There were 35 current contracts pending sale this April compared to 32 a year ago. The number of current contracts is 9% 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 Powhatan County was 99.1% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, which is similar compared to a year ago.