

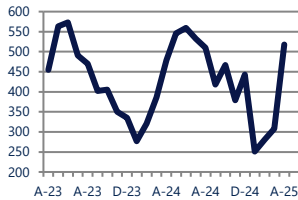
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE WILLIAM COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

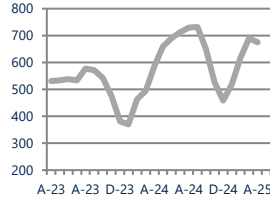
518



Up 8%
Vs. Year Ago

Active Inventory

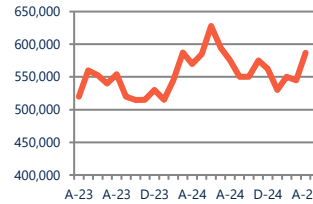
675



Up 15%
Vs. Year Ago

Median Sale Price

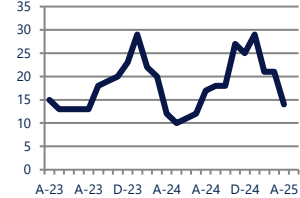
\$586,750



Up 3%
Vs. Year Ago

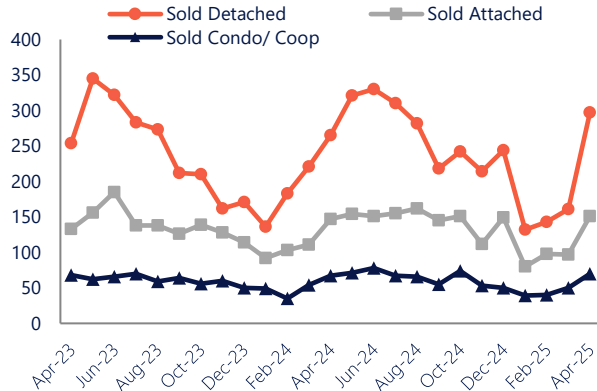
Days On Market

14



Up 17%
Vs. Year Ago

Units Sold*



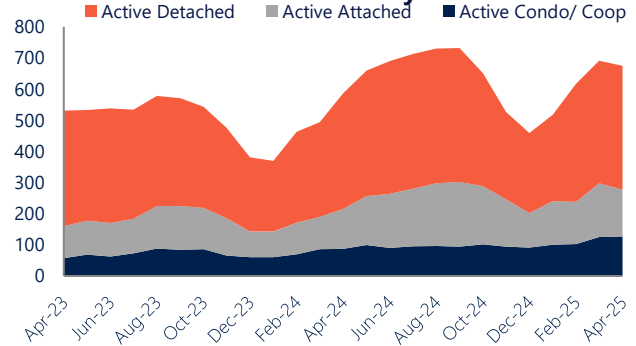
Units Sold

There was an increase in total units sold in April, with 518 sold this month in Prince William County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 89 units or 15%. The total number of active inventory this April was 675 compared to 586 in April 2024. This month's total of 675 is lower than the previous month's total supply of available inventory of 691, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Prince William County Homes was \$570,000. This April, the median sale price was \$586,750, an increase of 3% or \$16,750 compared to last year. The current median sold price is 8% 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.

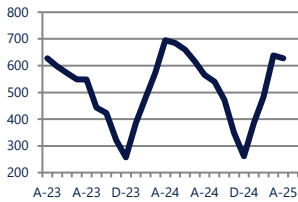
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE WILLIAM COUNTY HOUSING MARKET**

APRIL 2025

New Listings

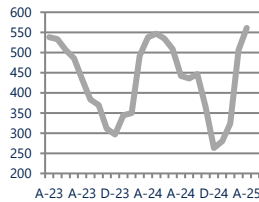
627



Down -10%
Vs. Year Ago

Current Contracts

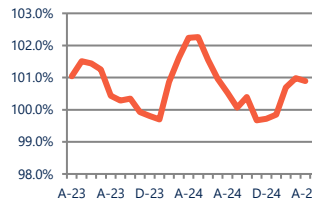
561



Up 4%
Vs. Year Ago

Sold Vs. List Price

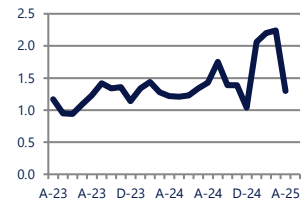
100.9%



Down -1.3%
Vs. Year Ago

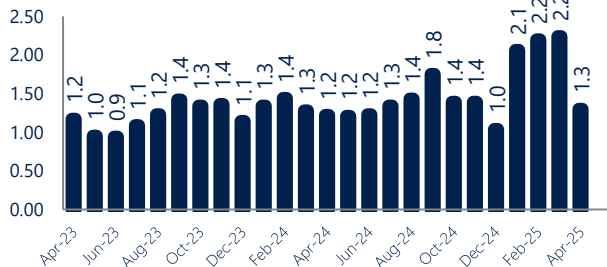
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

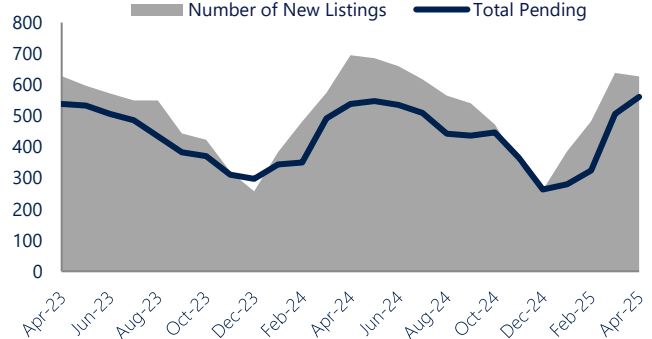
In April, there was 1.3 months of supply available in Prince William County. The amount of supply is similar compared to a year ago.

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.

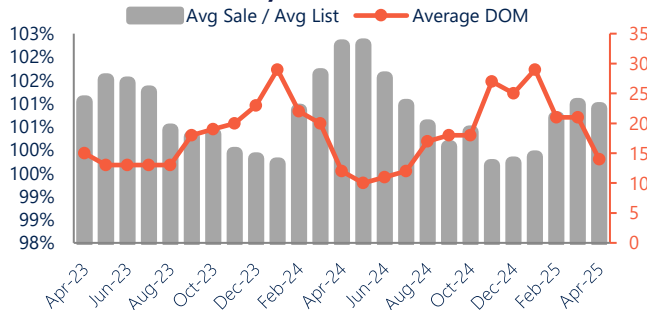
New Listings & Current Contracts

This month there were 627 homes newly listed for sale in Prince William County compared to 695 in April 2024, a decrease of 10%. There were 561 current contracts pending sale this April compared to 538 a year ago. The number of current contracts is 4% 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 Prince William County was 100.9% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 14, higher than the average last year, which was 12, an increase of 17%.