

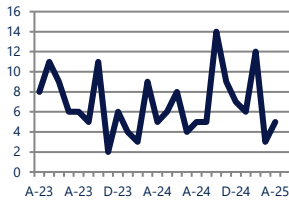
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **RAPPAHANNOCK COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

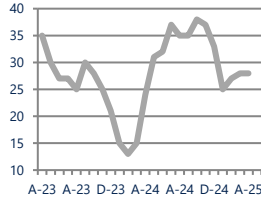
5



No Change
Vs. Year Ago

Active Inventory

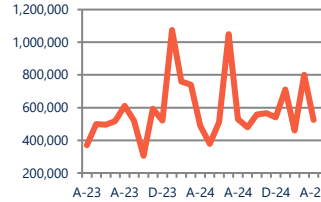
28



Up 17%
Vs. Year Ago

Median Sale Price

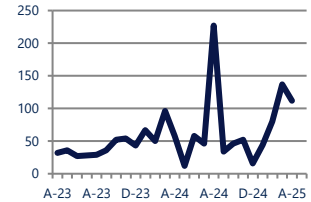
\$525,000



Up
Vs. Year Ago

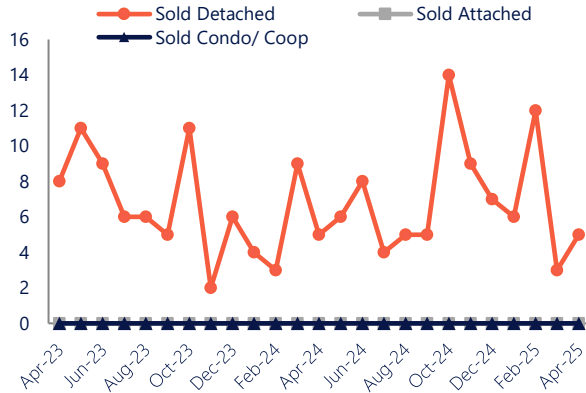
Days On Market

112



Up
Vs. Year Ago

Units Sold*



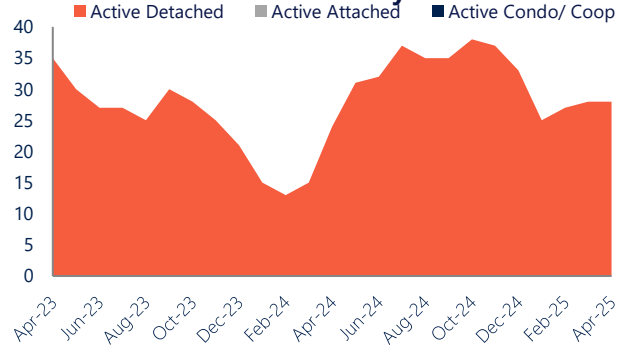
Units Sold

There was an increase in total units sold in April, with 5 sold this month in Rappahannock County, an increase of 67%. This month's total units sold is similar compared to a year ago.

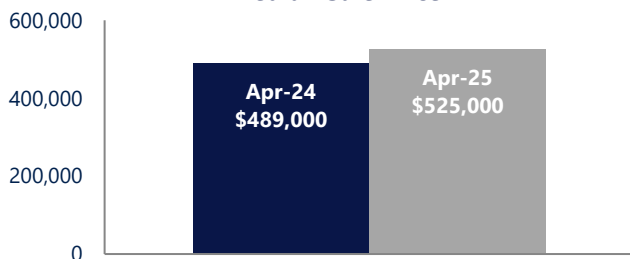
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 17%. The total number of active inventory this April was 28 compared to 24 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Rappahannock County Homes was \$489,000. This April, the median sale price was \$525,000, an increase of \$36,000 compared to last year. The current median sold price is 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.

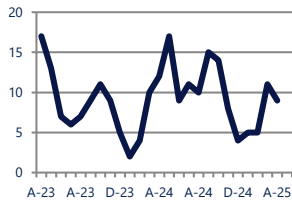
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **RAPPAHANNOCK COUNTY HOUSING MARKET**

APRIL 2025

New Listings

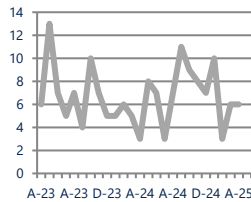
9



Down -25%
Vs. Year Ago

Current Contracts

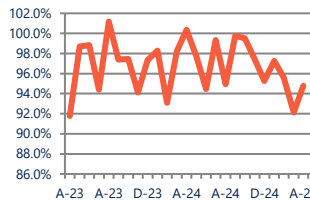
6



Up 100%
Vs. Year Ago

Sold Vs. List Price

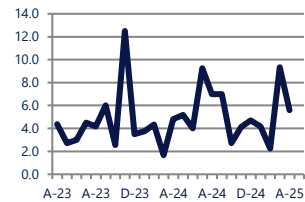
94.8%



Down
Vs. Year Ago

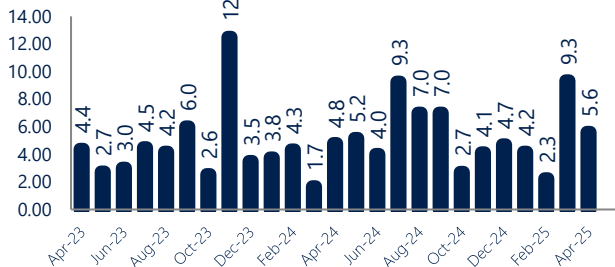
Months of Supply

5.6



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

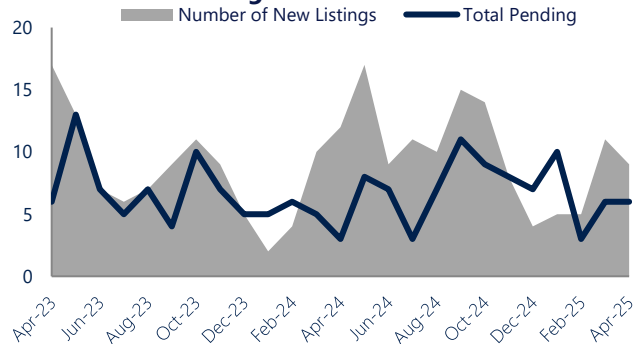
In April, there was 5.6 months of supply available in Rappahannock County, compared to 4.8 in April 2024. That is an increase of 17% versus a year ago.

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.

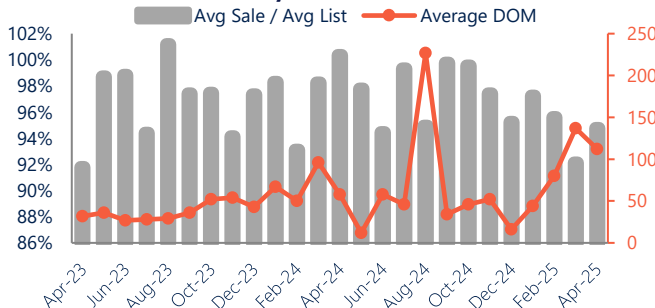
New Listings & Current Contracts

This month there were 9 homes newly listed for sale in Rappahannock County compared to 12 in April 2024, a decrease of 25%. There were 6 current contracts pending sale this April compared to 3 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Rappahannock County was 94.8% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 112, higher than the average last year, which was 58. This increase was impacted by the limited number of sales.