## THE LONG & FOSTER **MARKET MINUTE**

#### FOCUS ON: RAPPAHANNOCK COUNTY HOUSING MARKET

APRIL 2025



**No Change** Vs. Year Ago



28

Up 17% Vs. Year Ago







**Days On Market** 

112



Up Vs. Year Ago



## **Units Sold**

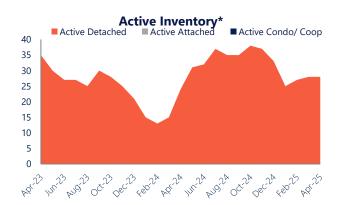
400,000

200.000

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.

250

200



#### **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.



#### **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.

\*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 LONG & FOSTER



Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

#### FOCUS ON: RAPPAHANNOCK COUNTY HOUSING MARKET

**Current Contracts** 

#### APRIL 2025



Down -25% Vs. Year Ago



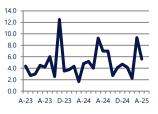
Up 100% Vs. Year Ago



Sold Vs. List Price

**Down** Vs. Year Ago

# Months of Supply 5.6



**Up 17%** Vs. Year Ago



#### **New Listings & Current Contracts**

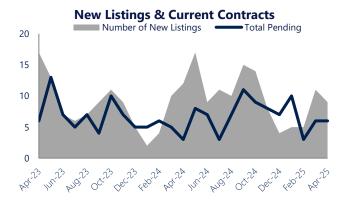
This month there were 9 homes newly listed for sale in Rappahannock County compared to 12 in April 2024, a decrease of 25%. There were 6 current contracts pending sale this April compared to 3 a year ago. The number of current contracts remained stable as compared to last April.



#### **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.



### 50 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.



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