

THE LONG & FOSTER MARKET MINUTE™

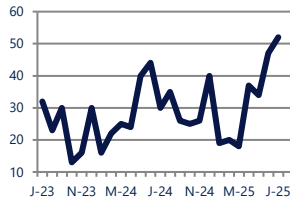
FOCUS ON: **ROBIOUS CORRIDOR HOUSING MARKET**

JULY 2025

Zip Code(s): 23113

Units Sold

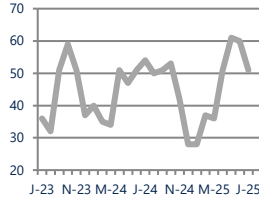
52



Up
Vs. Year Ago

Active Inventory

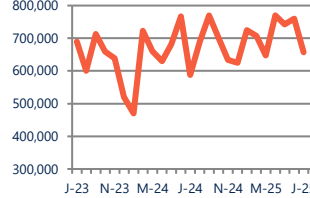
51



Down -6%
Vs. Year Ago

Median Sale Price

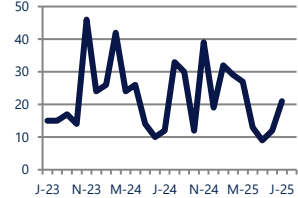
\$657,500



Up 12%
Vs. Year Ago

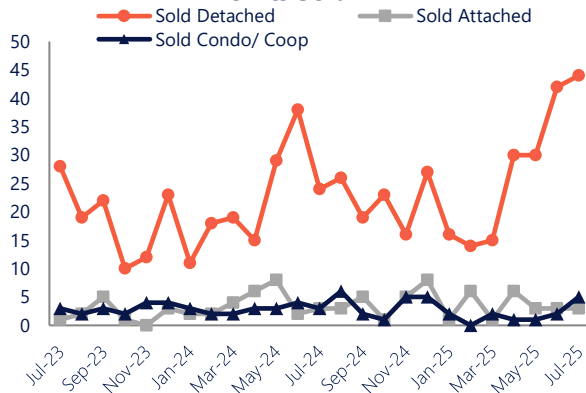
Days On Market

21



Up 75%
Vs. Year Ago

Units Sold*



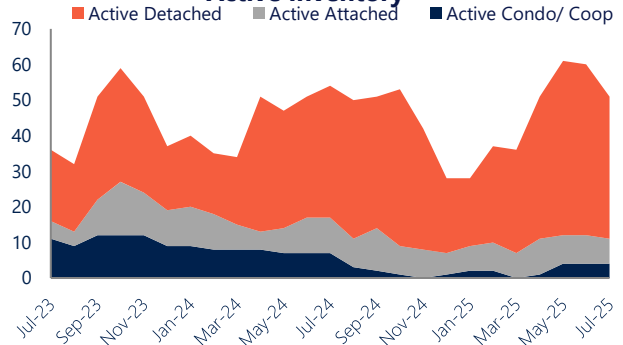
Units Sold

There was an increase in total units sold in July, with 52 sold this month in Robious Corridor. 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 lower by 3 units or 6%. The total number of active inventory this July was 51 compared to 54 in July 2024. This month's total of 51 is lower than the previous month's total supply of available inventory of 60, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Robious Corridor Homes was \$587,500. This July, the median sale price was \$657,500, an increase of 12% or \$70,000 compared to last year. The current median sold price is 13% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Robious Corridor are defined as properties listed in zip code/s 23113.

*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.

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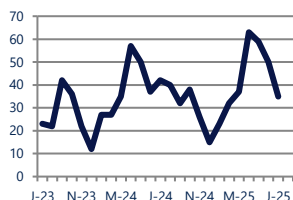
FOCUS ON: **ROBIOUS CORRIDOR HOUSING MARKET**

JULY 2025

Zip Code(s): 23113

New Listings

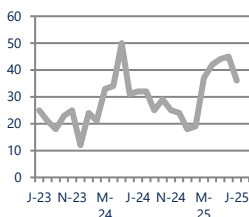
35



Down -17%
Vs. Year Ago

Current Contracts

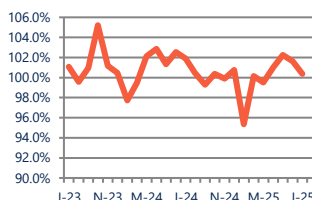
36



Up 13%
Vs. Year Ago

Sold Vs. List Price

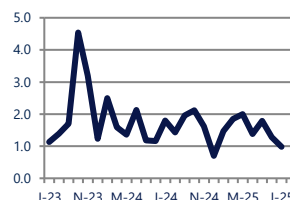
100.4%



Down -1.5%
Vs. Year Ago

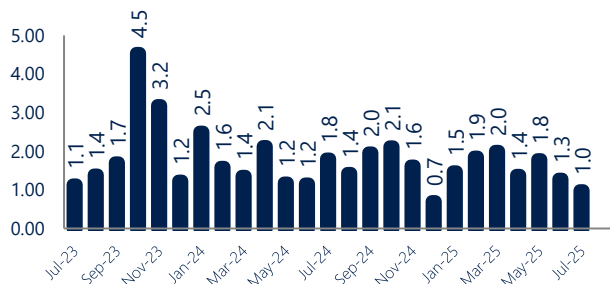
Months of Supply

1.0



Down -46%
Vs. Year Ago

Months Of Supply



Months of Supply

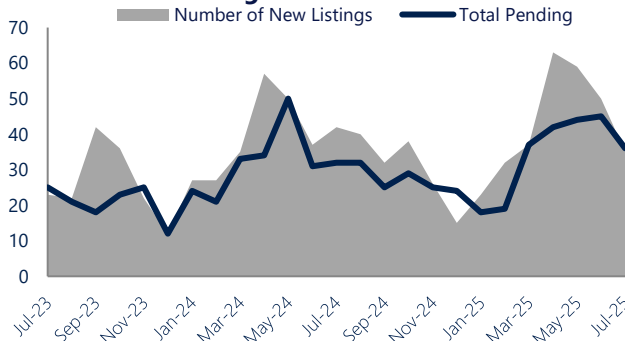
In July, there was 1.0 months of supply available in Robious Corridor, compared to 1.8 in July 2024. That is a decrease of 46% versus a year ago.

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.

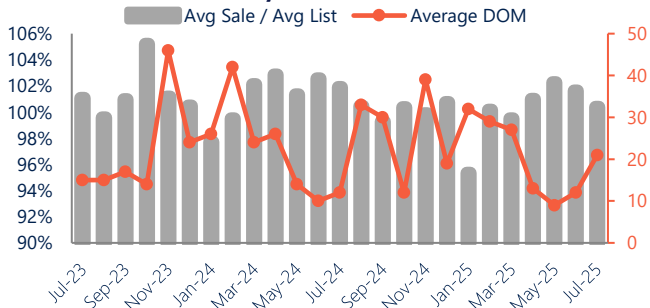
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Robious Corridor compared to 42 in July 2024, a decrease of 17%. There were 36 current contracts pending sale this July compared to 32 a year ago. The number of current contracts is 13% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Robious Corridor was 100.4% 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 21, higher than the average last year, which was 12, an increase of 75%.

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