

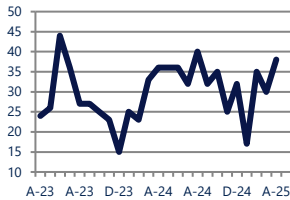
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **STEPHENS CITY HOUSING MARKET**

APRIL 2025

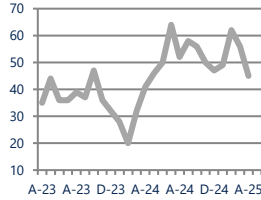
Zip Code(s): 22655

Units Sold
38



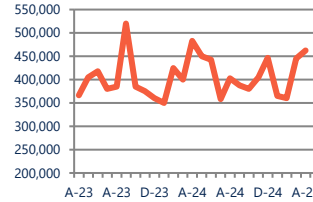
Up 6%
Vs. Year Ago

Active Inventory
45



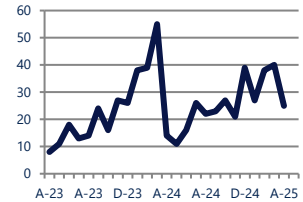
Up 10%
Vs. Year Ago

Median Sale Price
\$462,500



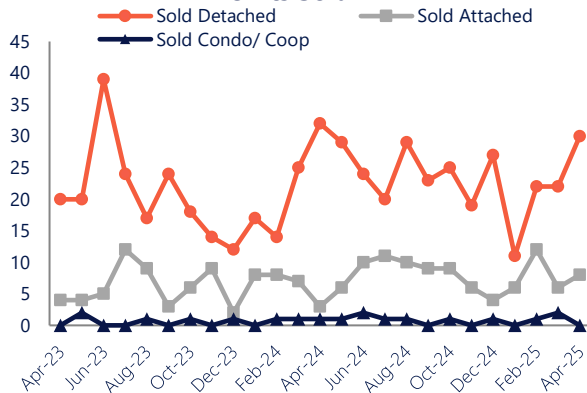
Down -4%
Vs. Year Ago

Days On Market
25



Up
Vs. Year Ago

Units Sold*



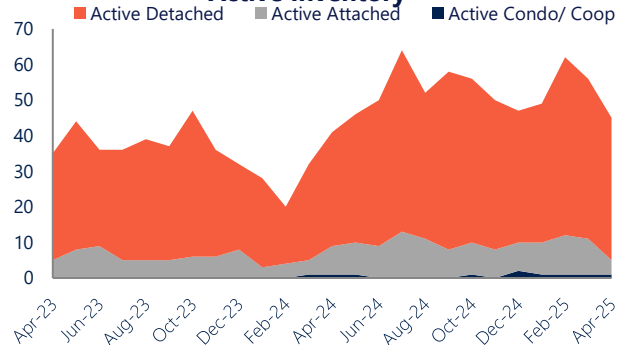
Units Sold

There was an increase in total units sold in April, with 38 sold this month in Stephens City versus 30 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 10%. The total number of active inventory this April was 45 compared to 41 in April 2024. This month's total of 45 is lower than the previous month's total supply of available inventory of 56, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Stephens City Homes was \$483,250. This April, the median sale price was \$462,500, a decrease of 4% or \$20,750 compared to last year. The current median sold price is 4% 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.

Stephens City are defined as properties listed in zip code/s 22655.

*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 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™

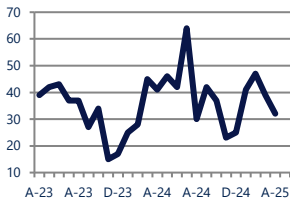
FOCUS ON: **STEPHENS CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 22655

New Listings

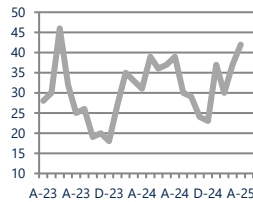
32



Down -22%
Vs. Year Ago

Current Contracts

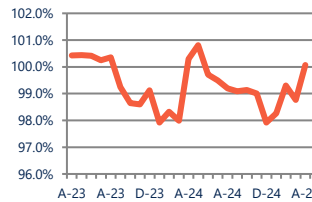
42



Up 35%
Vs. Year Ago

Sold Vs. List Price

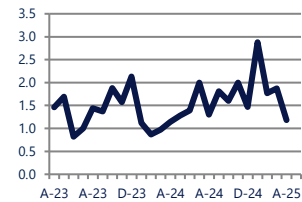
100.1%



No Change
Vs. Year Ago

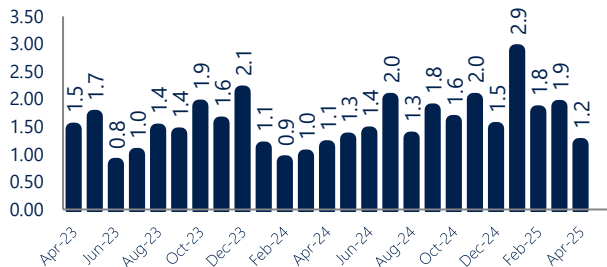
Months of Supply

1.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

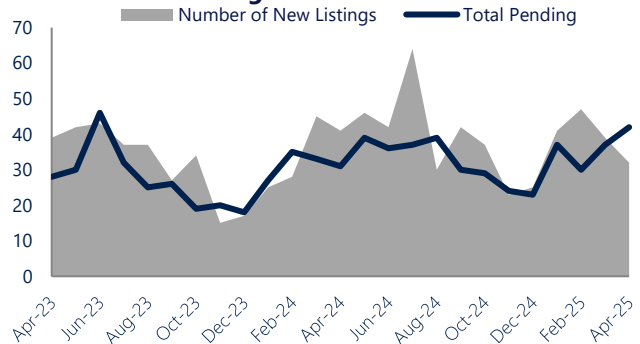
In April, there was 1.2 months of supply available in Stephens City. The amount of supply is similar compared to a year ago.

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.

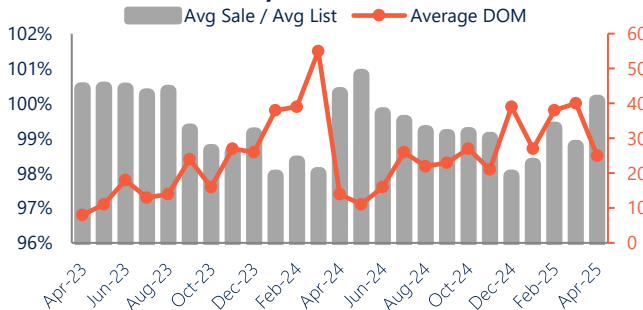
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Stephens City compared to 41 in April 2024, a decrease of 22%. There were 42 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 35% 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 Stephens City was 100.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.

Stephens City are defined as properties listed in zip code/s 22655.

*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 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.