

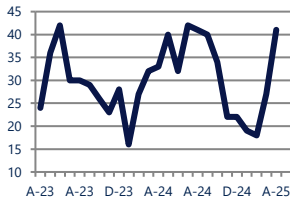
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **TOWN OF CULPEPER HOUSING MARKET**

APRIL 2025

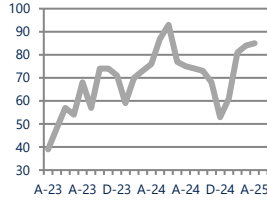
Zip Code(s): 22701

**Units Sold**  
41



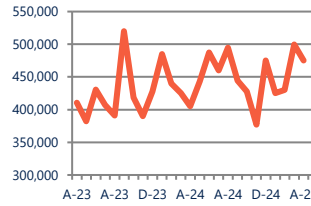
**Up 24%**  
Vs. Year Ago

**Active Inventory**  
85



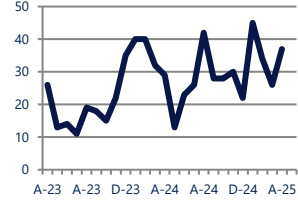
**Up 12%**  
Vs. Year Ago

**Median Sale Price**  
\$475,000



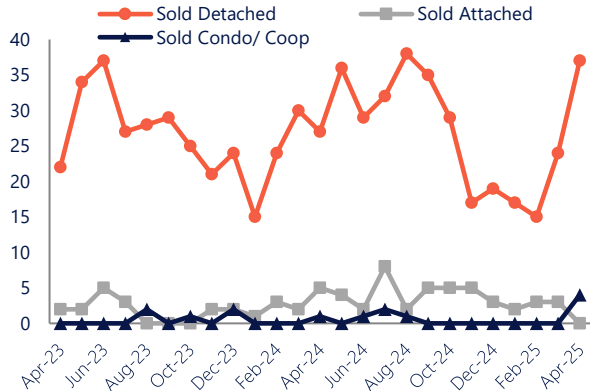
**Up 17%**  
Vs. Year Ago

**Days On Market**  
37



**Up 28%**  
Vs. Year Ago

## Units Sold\*



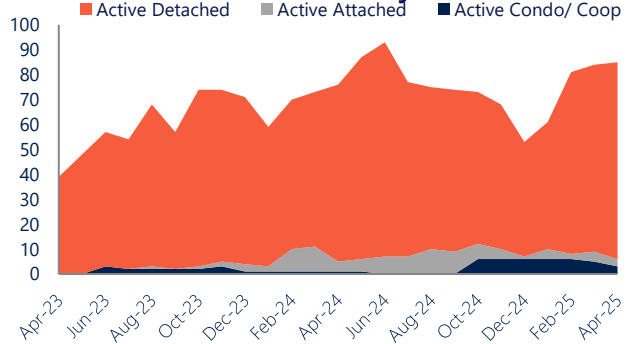
## Units Sold

There was an increase in total units sold in April, with 41 sold this month in Town of Culpeper. This month's total units sold was higher than at this time last year.

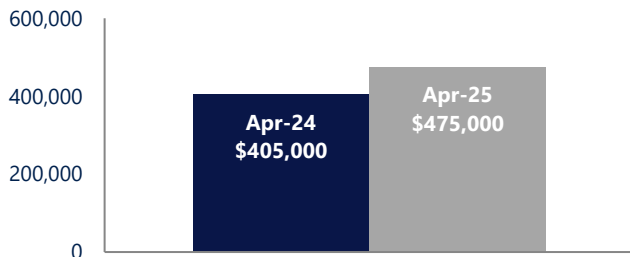
## Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 12%. The total number of active inventory this April was 85 compared to 76 in April 2024. This month's total of 85 is higher than the previous month's total supply of available inventory of 84, an increase of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Town of Culpeper Homes was \$405,000. This April, the median sale price was \$475,000, an increase of 17% or \$70,000 compared to last year. The current median sold price is 5% 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.

Town of Culpeper are defined as properties listed in zip code/s 22701.

\*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™

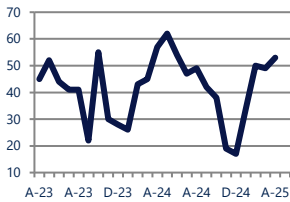
FOCUS ON: **TOWN OF CULPEPER HOUSING MARKET**

APRIL 2025

Zip Code(s): 22701

### New Listings

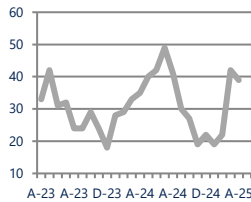
53



**Down -7%**  
Vs. Year Ago

### Current Contracts

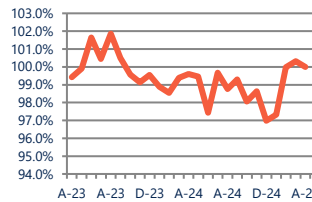
39



**Up 11%**  
Vs. Year Ago

### Sold Vs. List Price

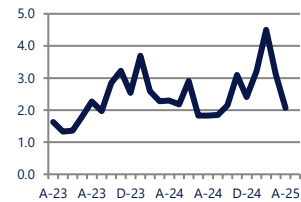
100.0%



**No Change**  
Vs. Year Ago

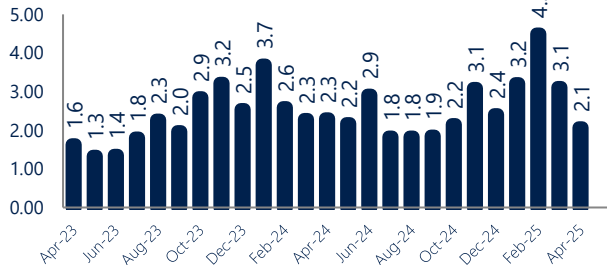
### Months of Supply

2.1



**Down -10%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

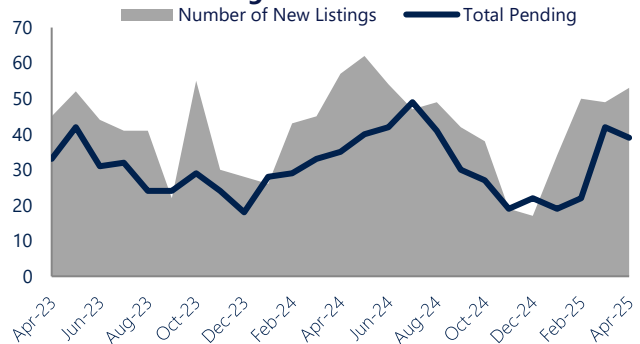
In April, there was 2.1 months of supply available in Town of Culpeper, compared to 2.3 in April 2024. That is a decrease of 10% versus a year ago.

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.

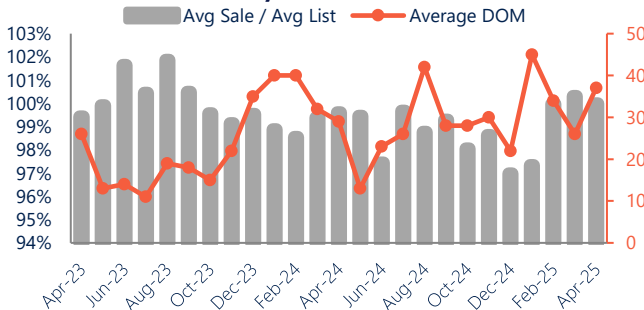
### New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Town of Culpeper compared to 57 in April 2024, a decrease of 7%. There were 39 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 11% 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 Town of Culpeper was 100.0% 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 37, higher than the average last year, which was 29, an increase of 28%.

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