

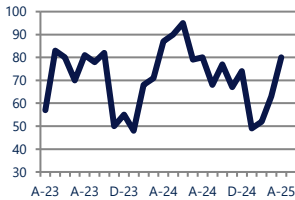
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WOODLAKE AND BRANDERMILL HOUSING MARKET**

APRIL 2025

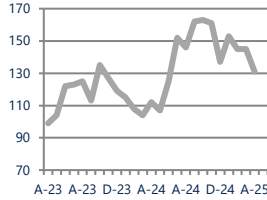
Zip Code(s): 23112

Units Sold
80



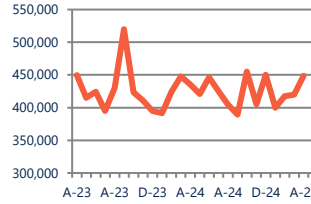
Down -8%
Vs. Year Ago

Active Inventory
131



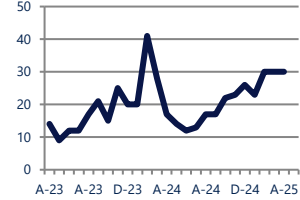
Up 17%
Vs. Year Ago

Median Sale Price
\$448,700



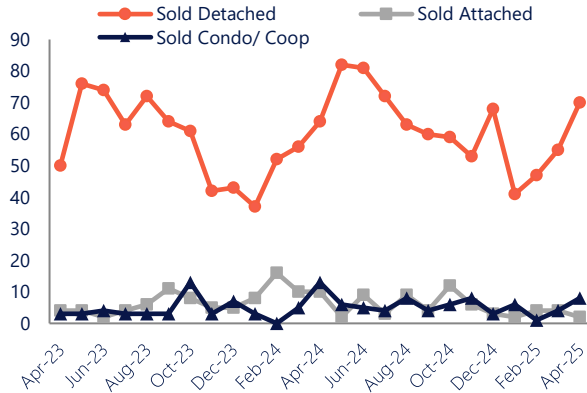
Up 3%
Vs. Year Ago

Days On Market
30



Up 76%
Vs. Year Ago

Units Sold*



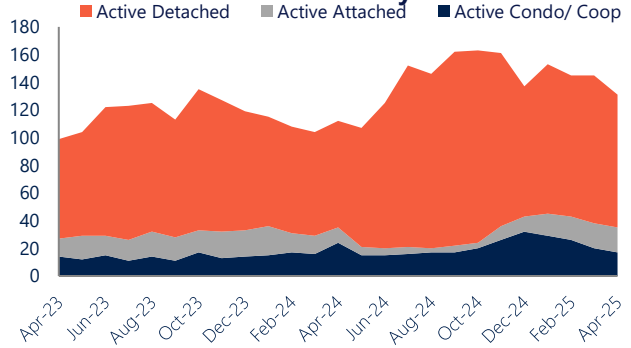
Units Sold

There was an increase in total units sold in April, with 80 sold this month in Woodlake and Brandermill versus 63 last month, an increase of 27%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

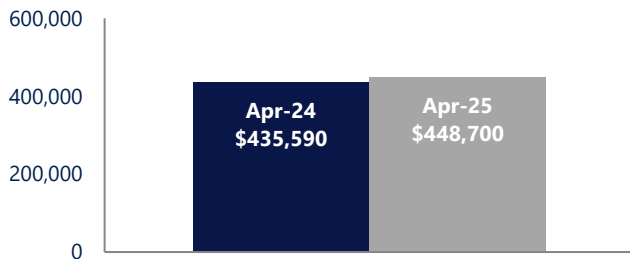
Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 17%. The total number of active inventory this April was 131 compared to 112 in April 2024. This month's total of 131 is lower than the previous month's total supply of available inventory of 145, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Woodlake and Brandermill Homes was \$435,590. This April, the median sale price was \$448,700, an increase of 3% or \$13,110 compared to last year. The current median sold price is 7% 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.

Woodlake and Brandermill are defined as properties listed in zip code/s 23112.

*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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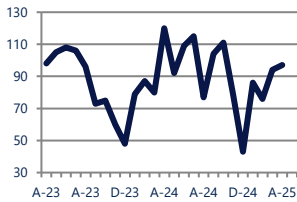
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APRIL 2025

Zip Code(s): 23112

New Listings

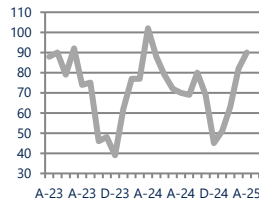
97



Down -19%
Vs. Year Ago

Current Contracts

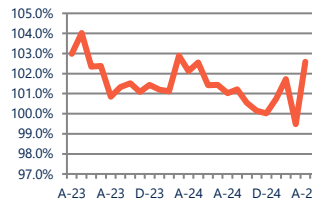
90



Down -12%
Vs. Year Ago

Sold Vs. List Price

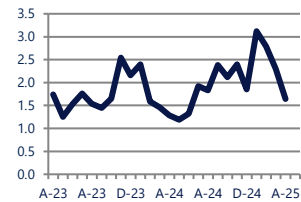
102.6%



No Change
Vs. Year Ago

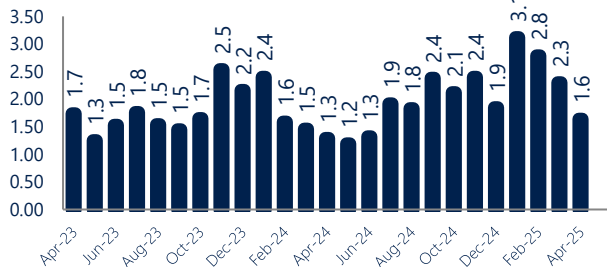
Months of Supply

1.6



Up 27%
Vs. Year Ago

Months Of Supply



Months of Supply

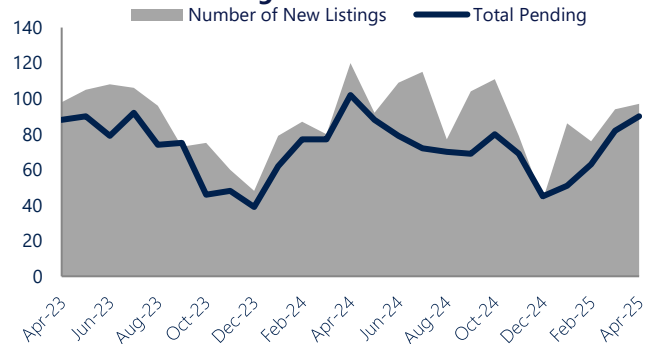
In April, there was 1.6 months of supply available in Woodlake and Brandermill, compared to 1.3 in April 2024. That is an increase of 27% versus a year ago.

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.

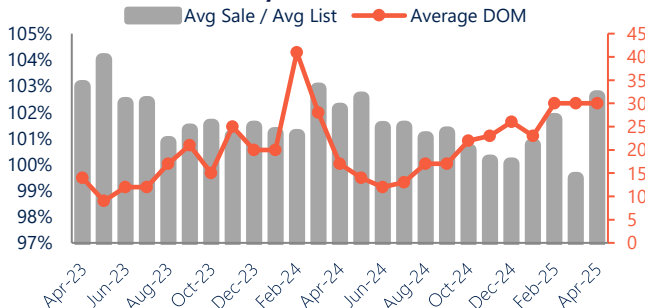
New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Woodlake and Brandermill compared to 120 in April 2024, a decrease of 19%. There were 90 current contracts pending sale this April compared to 102 a year ago. The number of current contracts is 12% lower 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 Woodlake and Brandermill was 102.6% 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 30, higher than the average last year, which was 17, an increase of 76%.

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