

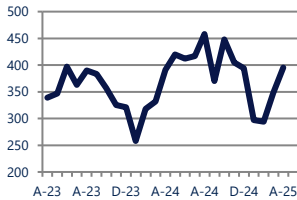
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHEAST WEST VIRGINIA HOUSING MARKET**

APRIL 2025

Units Sold

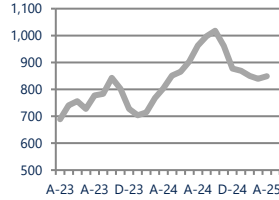
395



Up 1%
Vs. Year Ago

Active Inventory

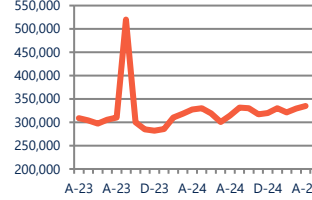
849



Up 6%
Vs. Year Ago

Median Sale Price

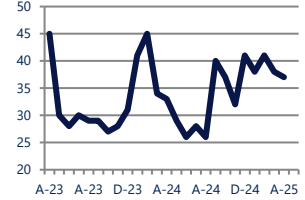
\$334,900



Up 2%
Vs. Year Ago

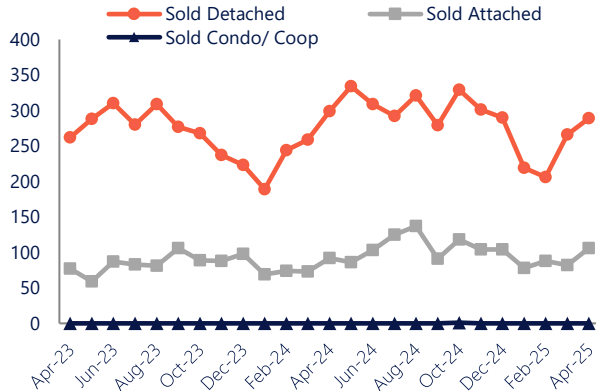
Days On Market

37



Up 12%
Vs. Year Ago

Units Sold*



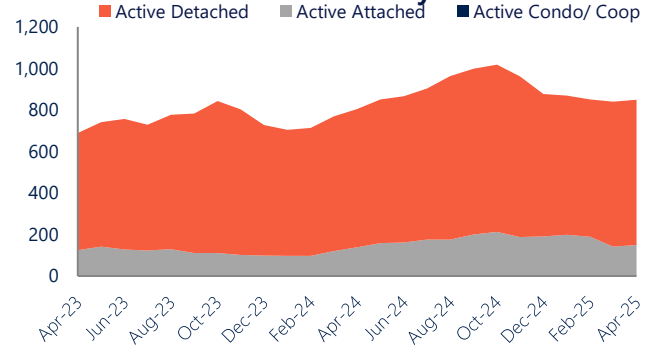
Units Sold

There was an increase in total units sold in April, with 395 sold this month in Northeast West Virginia versus 348 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 1% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 45 units or 6%. The total number of active inventory this April was 849 compared to 804 in April 2024. This month's total of 849 is higher than the previous month's total supply of available inventory of 839, an increase of 1%.

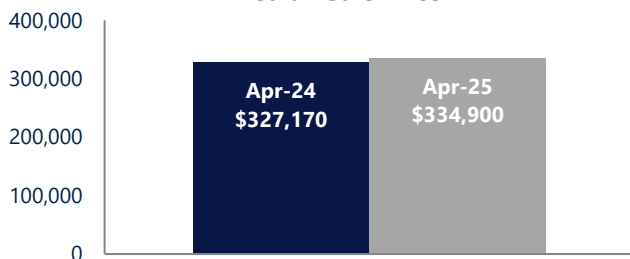
Active Inventory*



Median Sale Price

Last April, the median sale price for Northeast West Virginia Homes was \$327,170. This April, the median sale price was \$334,900, an increase of 2% or \$7,730 compared to last year. The current median sold price is 2% higher than in March.

Median Sale Price



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

*Defined as the counties of Berkeley, Hampshire, Jefferson, Mineral, and Morgan in WV

*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.

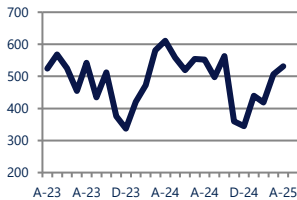
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APRIL 2025

New Listings

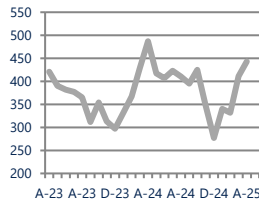
531



Down -13%
Vs. Year Ago

Current Contracts

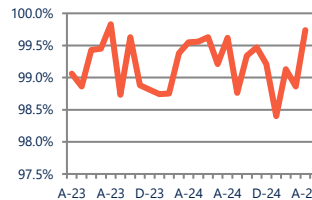
443



Down -9%
Vs. Year Ago

Sold Vs. List Price

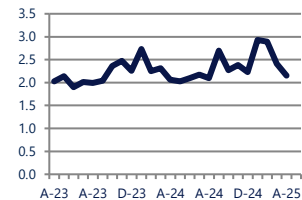
99.7%



No Change
Vs. Year Ago

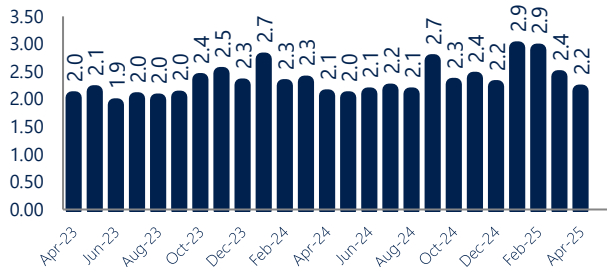
Months of Supply

2.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

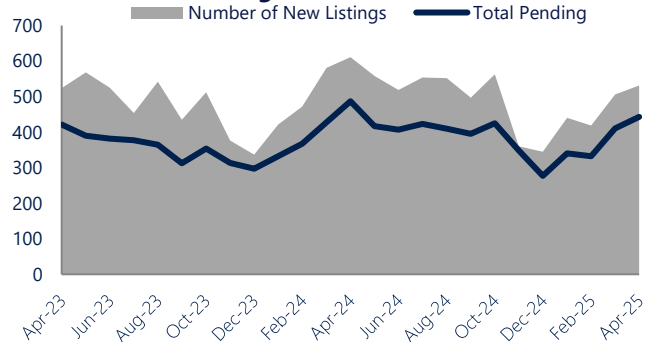
In April, there was 2.1 months of supply available in Northeast West Virginia. The amount of supply is similar compared to a year ago.

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.

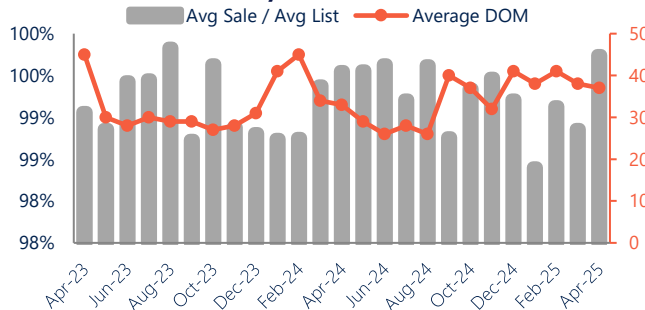
New Listings & Current Contracts

This month there were 531 homes newly listed for sale in Northeast West Virginia compared to 611 in April 2024, a decrease of 13%. There were 443 current contracts pending sale this April compared to 487 a year ago. The number of current contracts is 9% 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 Northeast West Virginia was 99.7% 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 33, an increase of 12%.

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