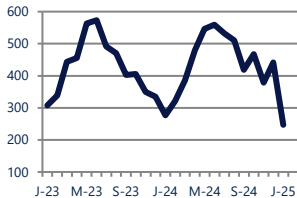


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE WILLIAM COUNTY HOUSING MARKET** JANUARY 2025

Units Sold

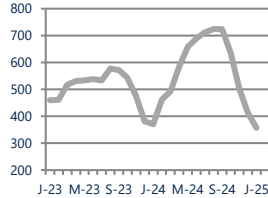
247



Down -11%
Vs. Year Ago

Active Inventory

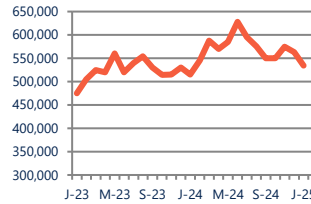
357



Down -4%
Vs. Year Ago

Median Sale Price

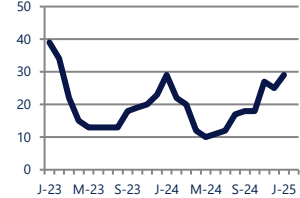
\$534,000



Up 4%
Vs. Year Ago

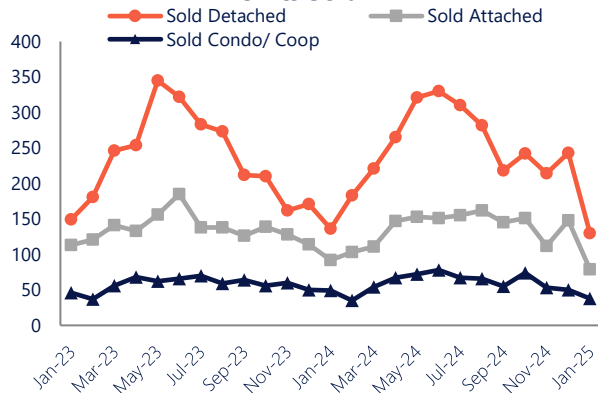
Days On Market

29



No Change
Vs. Year Ago

Units Sold*



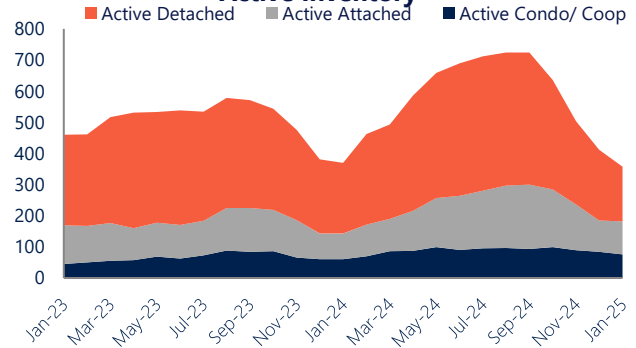
Units Sold

There was a decrease in total units sold in January, with 247 sold this month in Prince William County. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 4%. The total number of active inventory this January was 357 compared to 370 in January 2024. This month's total of 357 is lower than the previous month's total supply of available inventory of 412, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Prince William County Homes was \$515,000. This January, the median sale price was \$534,000, an increase of 4% or \$19,000 compared to last year. The current median sold price is 5% lower than in December.

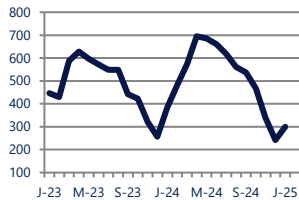
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE WILLIAM COUNTY HOUSING MARKET** JANUARY 2025

New Listings

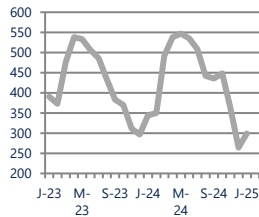
300



Down -22%
Vs. Year Ago

Current Contracts

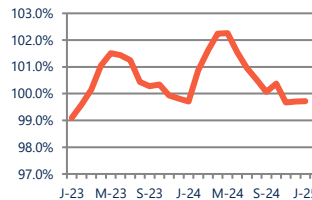
299



Down -13%
Vs. Year Ago

Sold Vs. List Price

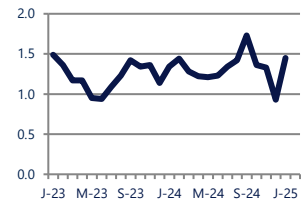
99.7%



No Change
Vs. Year Ago

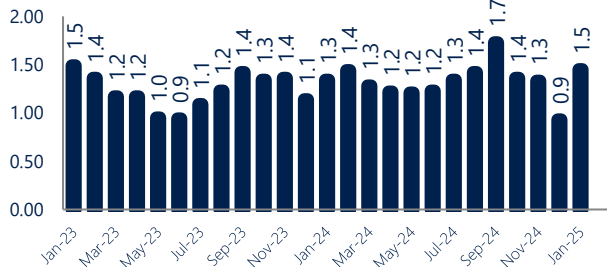
Months of Supply

1.5



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

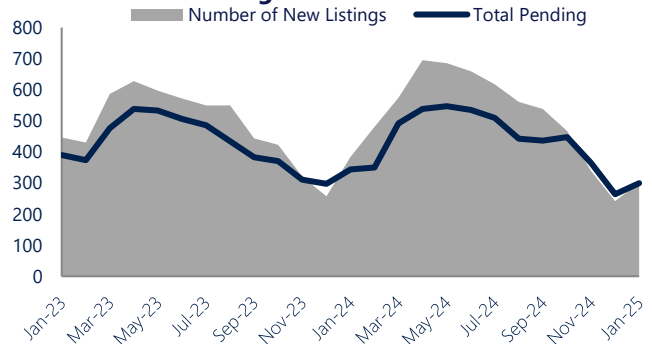
In January, there was 1.4 months of supply available in Prince William County, compared to 1.3 in January 2024. That is an increase of 8% versus a year ago.

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.

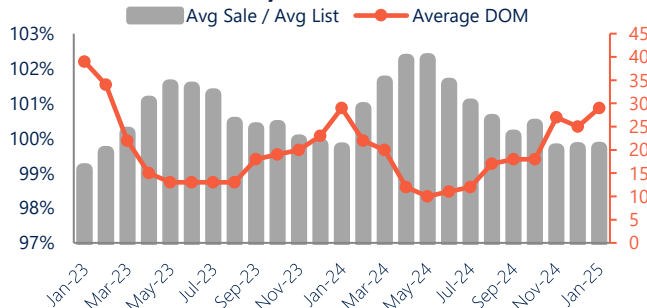
New Listings & Current Contracts

This month there were 300 homes newly listed for sale in Prince William County compared to 384 in January 2024, a decrease of 22%. There were 299 current contracts pending sale this January compared to 344 a year ago. The number of current contracts is 13% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Prince William County 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 29, which is similar compared to a year ago.