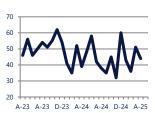
THE LONG & FOSTER **MARKET MINUTE**

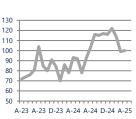
FOCUS ON: DAVIE COUNTY HOUSING MARKET

APRIL 2025

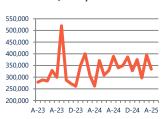




Active Inventory 100



Median Sale Price \$334,500



Days On Market 59



Up 13% Vs. Year Ago

Up 8% Vs. Year Ago

Up 28% Vs. Year Ago

Up 51% Vs. Year Ago



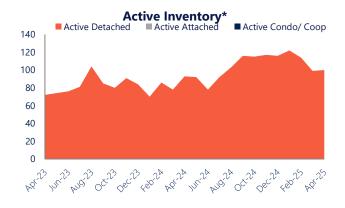


Units Sold

There was a decrease in total units sold in April, with 44 sold this month in Davie County versus 51 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 13% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 8%. The total number of active inventory this April was 100 compared to 93 in April 2024. This month's total of 100 is higher than the previous month's total supply of available inventory of 99, an increase of 1%.





Median Sale Price

Last April, the median sale price for Davie County Homes was \$261,500. This April, the median sale price was \$334,500, an increase of \$73,000 compared to last year. The current median sold price is 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.



*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



THE LONG & FOSTER

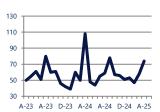
MARKET MINUTE

FOCUS ON: DAVIE COUNTY HOUSING MARKET

APRII 2025

New Listings

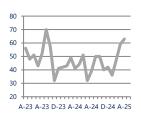
74



Down -31% Vs. Year Ago

Current Contracts

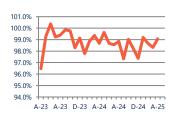
63



Up 54% Vs. Year Ago

Sold Vs. List Price

99.1%



No Change Vs. Year Ago

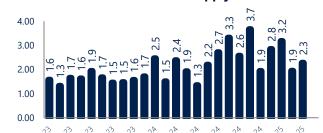
Months of Supply

2.3



Down -5% Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Davie County compared to 108 in April 2024, a decrease of 31%. There were 63 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 54% higher than last April.

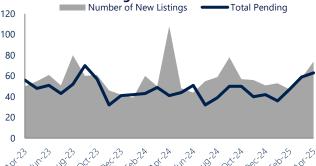
Sale Price / List Price & DOM

Months of Supply

In April, there was 2.3 months of supply available in Davie County, compared to 2.4 in April 2024. That is a decrease of 5% 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 Number of New Listings



Avg Sale / Avg List ——— Average DOM 101% 100% 99% 98% 97% 96% 95%

Sale Price to List Price Ratio

In April, the average sale price in Davie County was 99.1% 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 59, higher than the average last year, which was 39, an increase of 51%.

*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





94%

Information included in this report is based on data supplied by TRIAD 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 quaranteed, should be independently verified, and does not constitute an opinion of TRIAD or Long & Foster Real Estate, Inc