

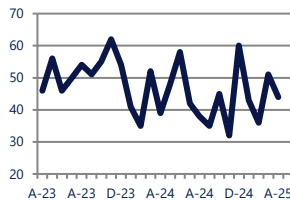
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DAVIE COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

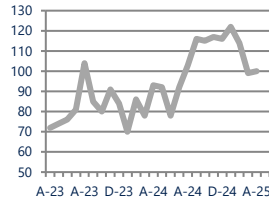
44



**Up 13%**  
Vs. Year Ago

## Active Inventory

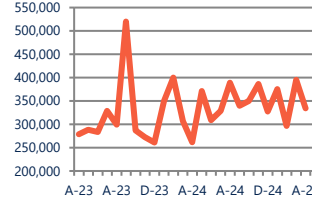
100



**Up 8%**  
Vs. Year Ago

## Median Sale Price

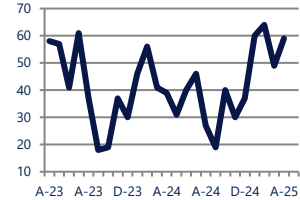
\$334,500



**Up 28%**  
Vs. Year Ago

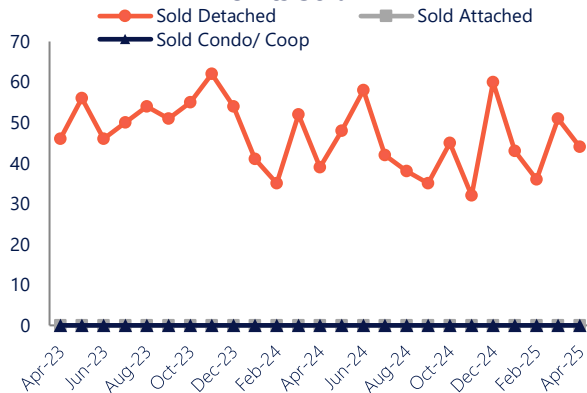
## Days On Market

59



**Up 51%**  
Vs. Year Ago

### Units Sold\*



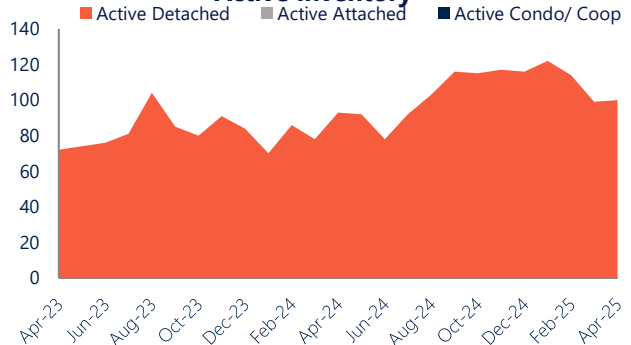
### Units Sold

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.

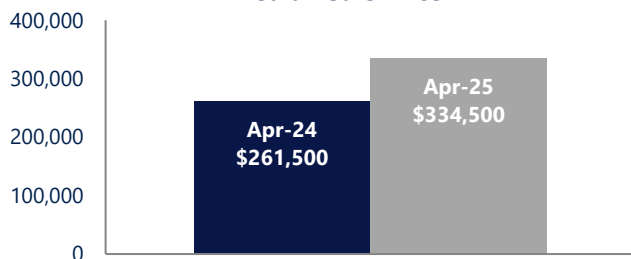
### Active Inventory

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%.

### Active Inventory\*



### Median Sale Price



### 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.

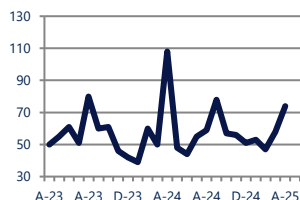
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DAVIE COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

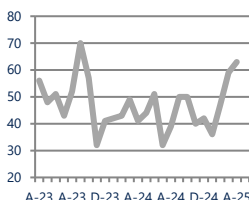
74



**Down -31%**  
Vs. Year Ago

## Current Contracts

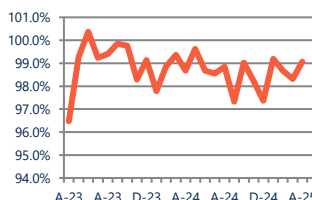
63



**Up 54%**  
Vs. Year Ago

## Sold Vs. List Price

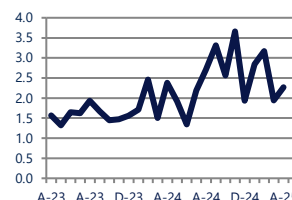
99.1%



**No Change**  
Vs. Year Ago

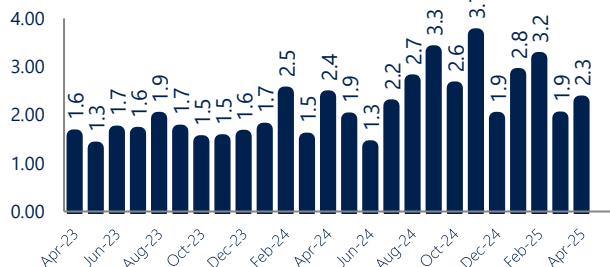
## Months of Supply

2.3



**Down -5%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

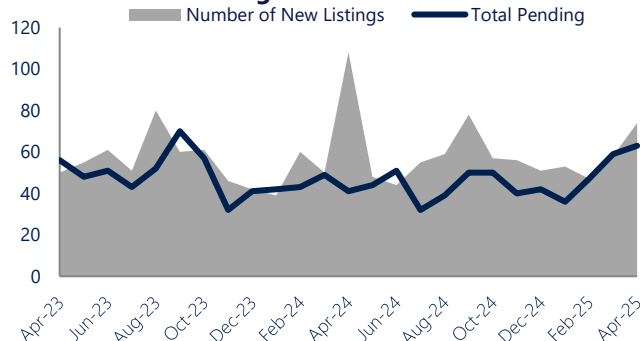
In April, there was 2.3 months of supply available in Davie County, compared to 2.4 in April 2024. That is a decrease of 5% versus a year ago.

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.

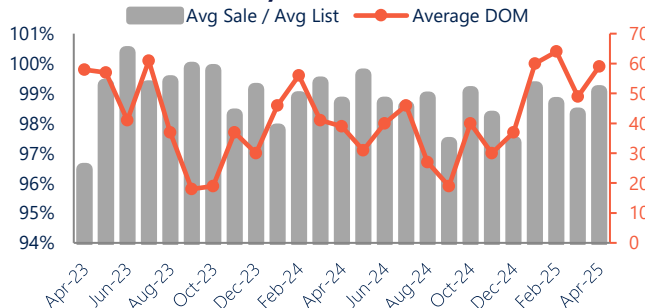
## New Listings & Current Contracts

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.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## 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%.