

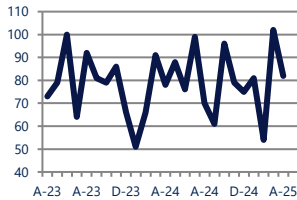
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROCKINGHAM COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

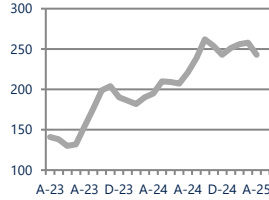
82



Up 5%
Vs. Year Ago

Active Inventory

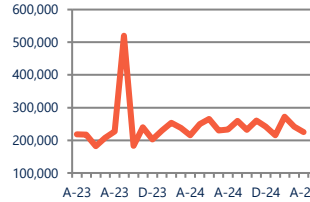
243



Up 25%
Vs. Year Ago

Median Sale Price

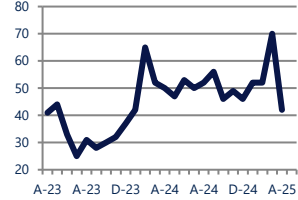
\$224,950



Up 5%
Vs. Year Ago

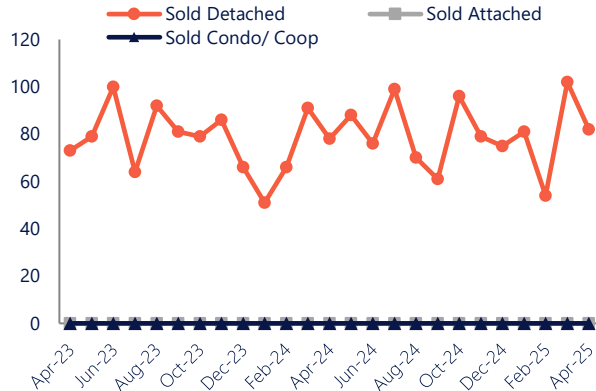
Days On Market

42



Down -16%
Vs. Year Ago

Units Sold*



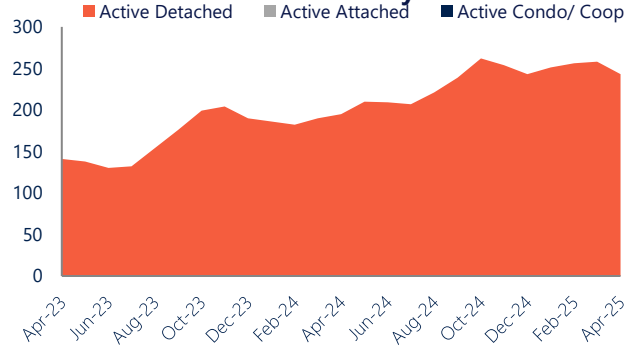
Units Sold

There was a decrease in total units sold in April, with 82 sold this month in Rockingham County versus 102 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

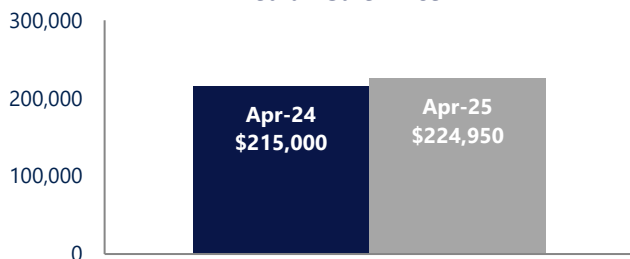
Active Inventory

Versus last year, the total number of homes available this month is higher by 48 units or 25%. The total number of active inventory this April was 243 compared to 195 in April 2024. This month's total of 243 is lower than the previous month's total supply of available inventory of 258, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Rockingham County Homes was \$215,000. This April, the median sale price was \$224,950, an increase of 5% or \$9,950 compared to last year. The current median sold price is 7% 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.

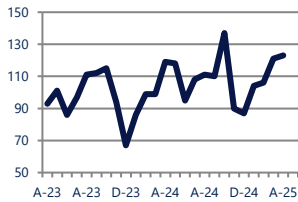
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROCKINGHAM COUNTY HOUSING MARKET**

APRIL 2025

New Listings

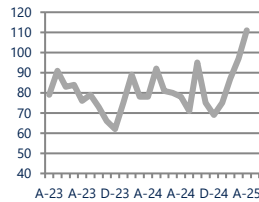
123



Up 3%
Vs. Year Ago

Current Contracts

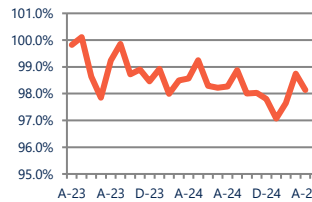
111



Up 42%
Vs. Year Ago

Sold Vs. List Price

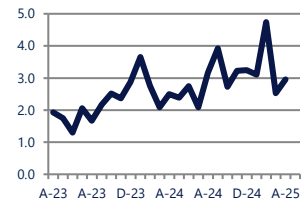
98.1%



No Change
Vs. Year Ago

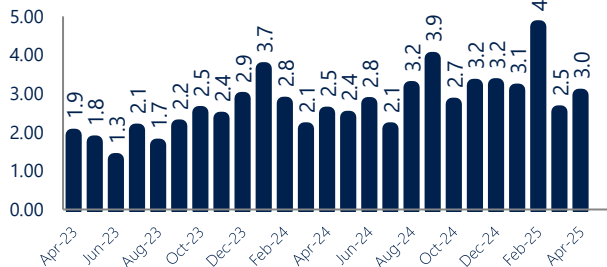
Months of Supply

3.0



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

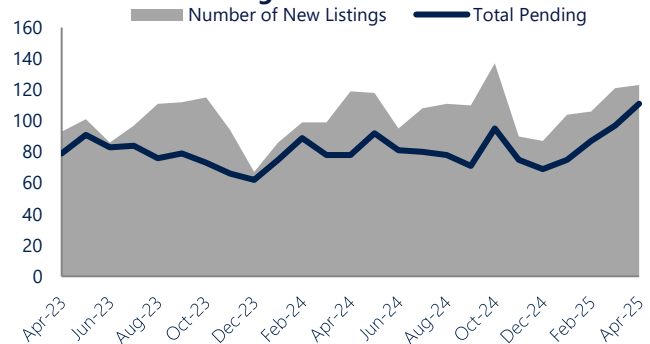
In April, there was 3.0 months of supply available in Rockingham County, compared to 2.5 in April 2024. That is an increase of 19% versus a year ago.

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.

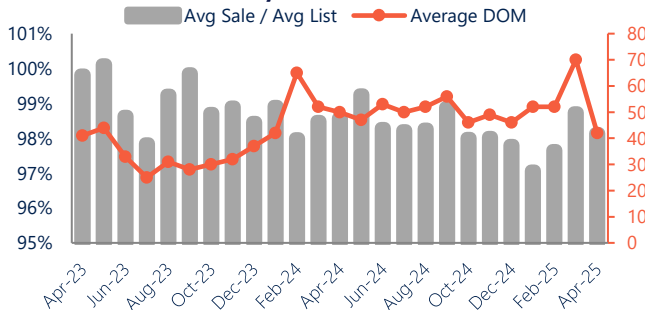
New Listings & Current Contracts

This month there were 123 homes newly listed for sale in Rockingham County compared to 119 in April 2024, an increase of 3%. There were 111 current contracts pending sale this April compared to 78 a year ago. The number of current contracts is 42% 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 Rockingham County was 98.1% 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 42, lower than the average last year, which was 50, a decrease of 16%.