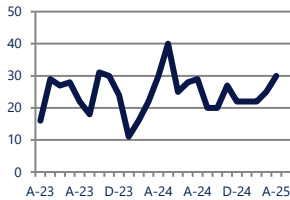


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AMHERST COUNTY HOUSING MARKET**

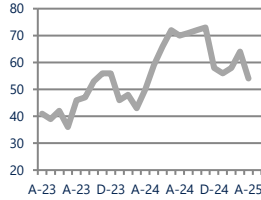
APRIL 2025

Units Sold 30



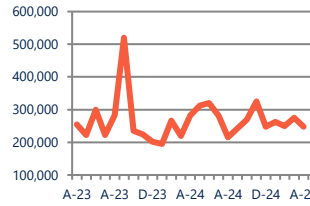
No Change
Vs. Year Ago

Active Inventory 54



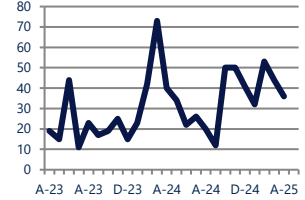
Up 8%
Vs. Year Ago

Median Sale Price \$247,450



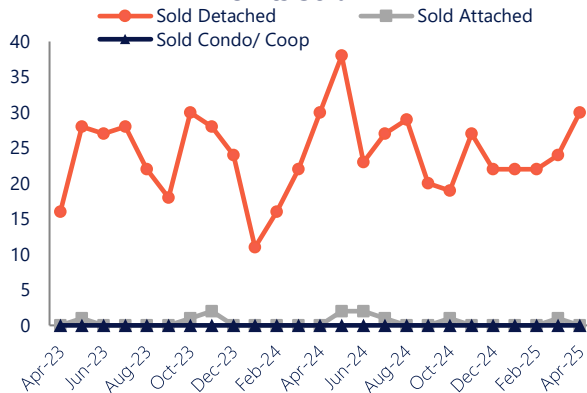
Down -12%
Vs. Year Ago

Days On Market 36



Down -10%
Vs. Year Ago

Units Sold*



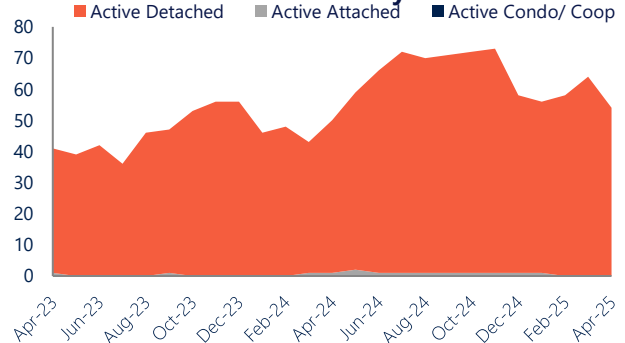
Units Sold

There was an increase in total units sold in April, with 30 sold this month in Amherst County, an increase of 20%. This month's total units sold is similar compared to a year ago.

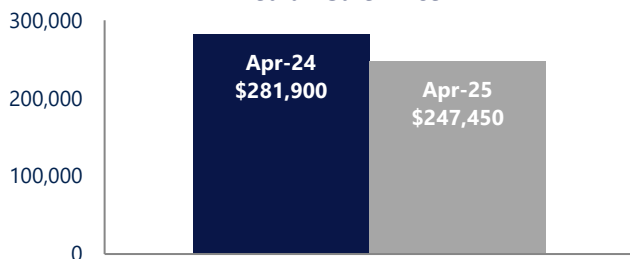
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 8%. The total number of active inventory this April was 54 compared to 50 in April 2024. This month's total of 54 is lower than the previous month's total supply of available inventory of 64, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Amherst County Homes was \$281,900. This April, the median sale price was \$247,450, a decrease of 12% or \$34,450 compared to last year. The current median sold price is 10% 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.

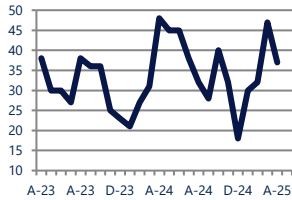
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AMHERST COUNTY HOUSING MARKET**

APRIL 2025

New Listings

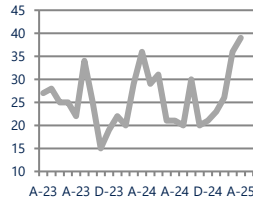
37



Down -23%
Vs. Year Ago

Current Contracts

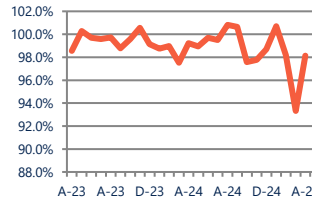
39



Up 8%
Vs. Year Ago

Sold Vs. List Price

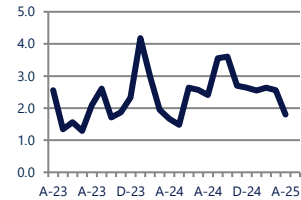
98.1%



Down -1.1%
Vs. Year Ago

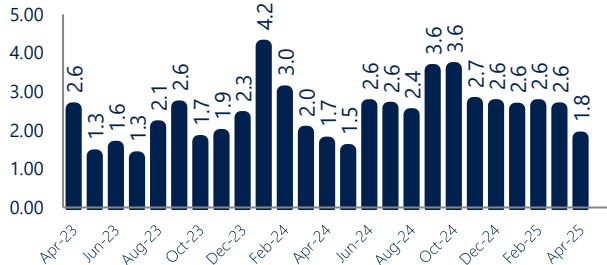
Months of Supply

1.8



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

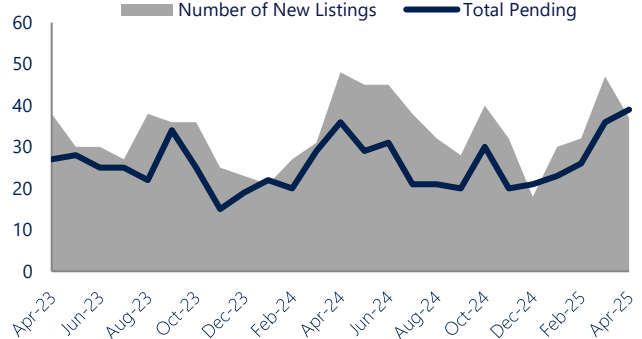
In April, there was 1.8 months of supply available in Amherst County, compared to 1.7 in April 2024. That is an increase of 8% versus a year ago.

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.

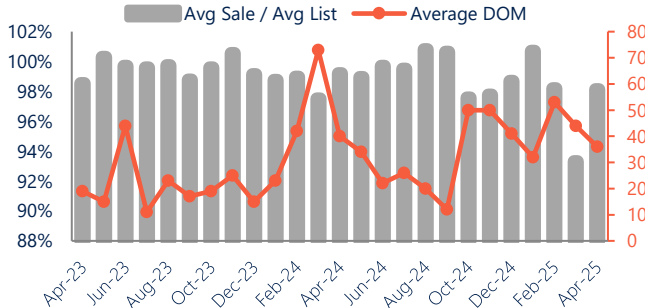
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Amherst County compared to 48 in April 2024, a decrease of 23%. There were 39 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 8% 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 Amherst County was 98.1% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 40, a decrease of 10%.