

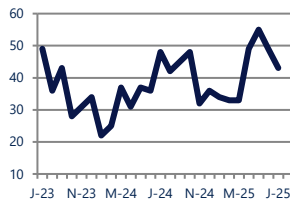
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AUGUSTA COUNTY HOUSING MARKET**

JULY 2025

Units Sold

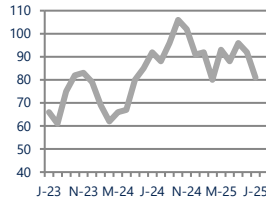
43



Down -10%
Vs. Year Ago

Active Inventory

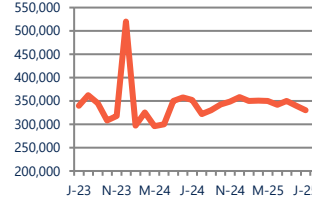
81



Down -12%
Vs. Year Ago

Median Sale Price

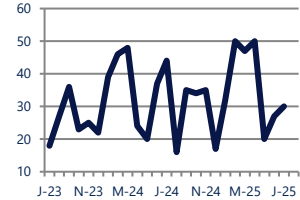
\$329,890



Down -6%
Vs. Year Ago

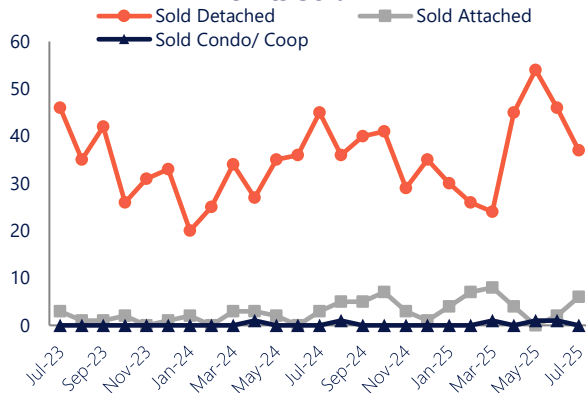
Days On Market

30



Down -32%
Vs. Year Ago

Units Sold*



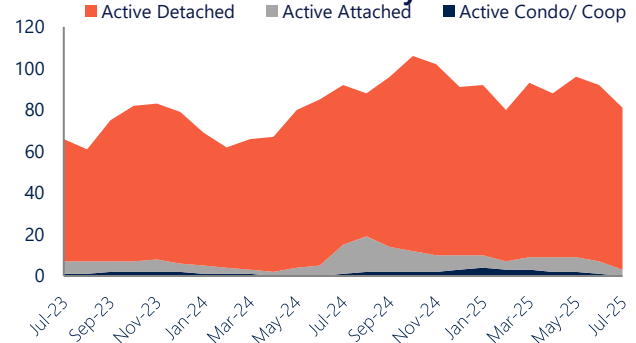
Units Sold

There was a decrease in total units sold in July, with 43 sold this month in Augusta County versus 49 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2024.

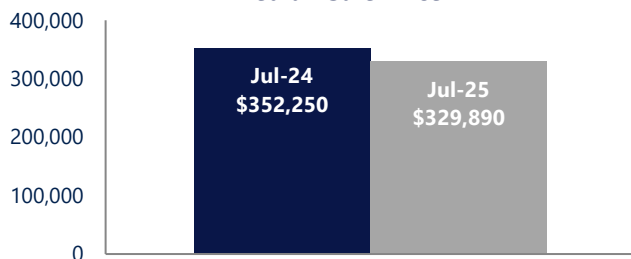
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 12%. The total number of active inventory this July was 81 compared to 92 in July 2024. This month's total of 81 is lower than the previous month's total supply of available inventory of 92, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Augusta County Homes was \$352,250. This July, the median sale price was \$329,890, a decrease of 6% or \$22,360 compared to last year. The current median sold price is 3% lower than in June.

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

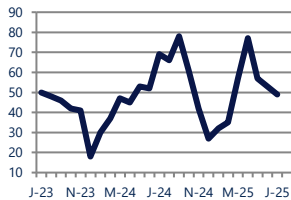
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AUGUSTA COUNTY HOUSING MARKET**

JULY 2025

New Listings

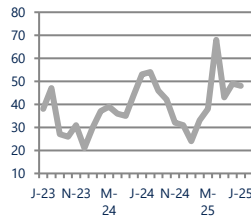
49



Down -29%
Vs. Year Ago

Current Contracts

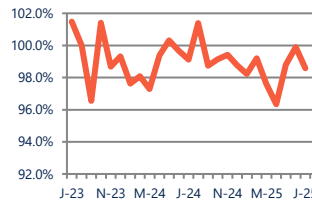
48



Down -9%
Vs. Year Ago

Sold Vs. List Price

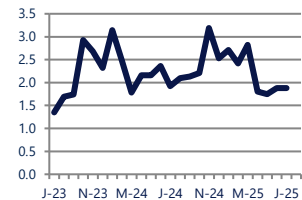
98.6%



Down -0.5%
Vs. Year Ago

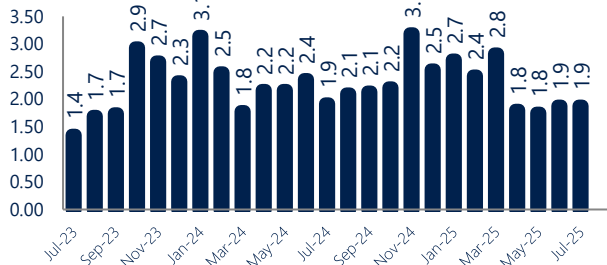
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

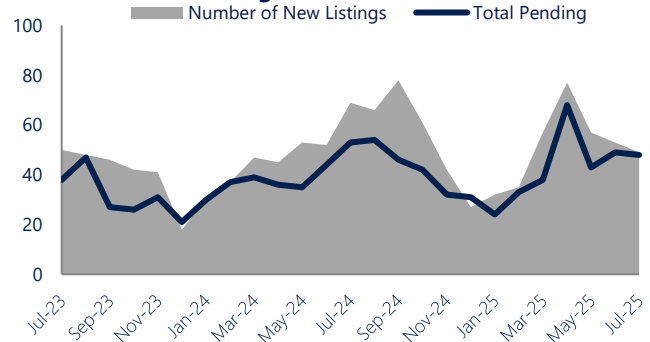
In July, there was 1.9 months of supply available in Augusta County. The amount of supply is similar compared to a year ago.

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.

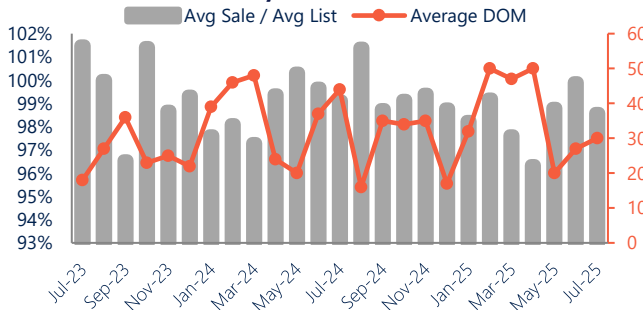
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Augusta County compared to 69 in July 2024, a decrease of 29%. There were 48 current contracts pending sale this July compared to 53 a year ago. The number of current contracts is 9% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Augusta County was 98.6% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 44, a decrease of 32%.