

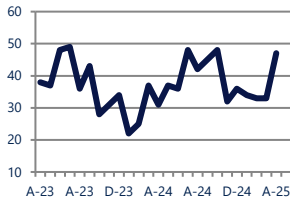
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AUGUSTA COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

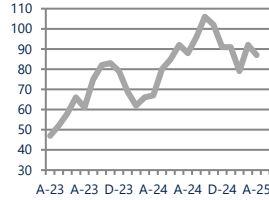
47



Up
Vs. Year Ago

Active Inventory

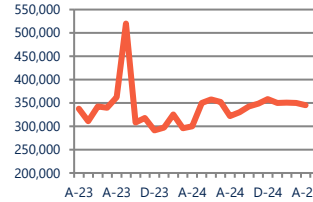
87



Up 30%
Vs. Year Ago

Median Sale Price

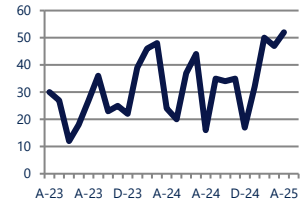
\$345,000



Up 15%
Vs. Year Ago

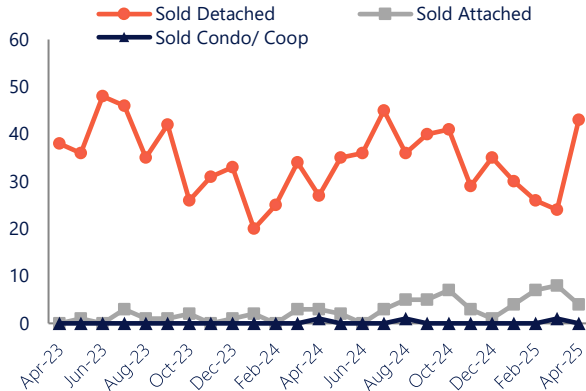
Days On Market

52



Up 117%
Vs. Year Ago

Units Sold*



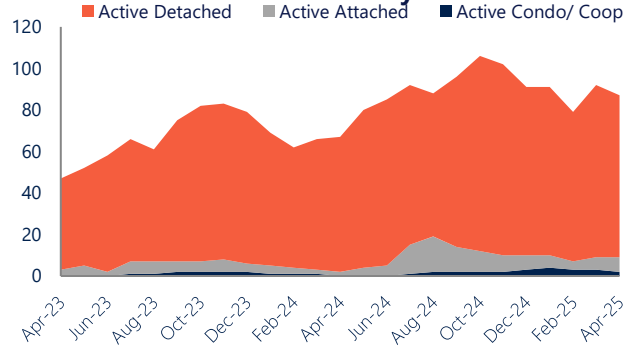
Units Sold

There was an increase in total units sold in April, with 47 sold this month in Augusta County. This month's total units sold was higher than at this time last year.

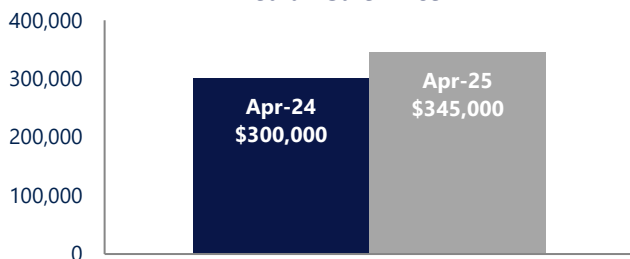
Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 30%. The total number of active inventory this April was 87 compared to 67 in April 2024. This month's total of 87 is lower than the previous month's total supply of available inventory of 92, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Augusta County Homes was \$300,000. This April, the median sale price was \$345,000, an increase of 15% or \$45,000 compared to last year. The current median sold price is 1% 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.

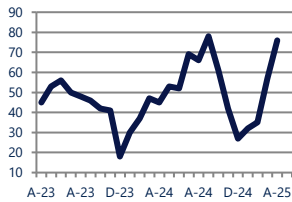
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AUGUSTA COUNTY HOUSING MARKET**

APRIL 2025

New Listings

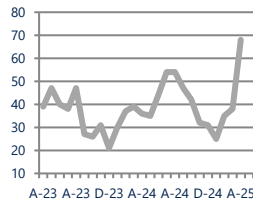
76



Up 69%
Vs. Year Ago

Current Contracts

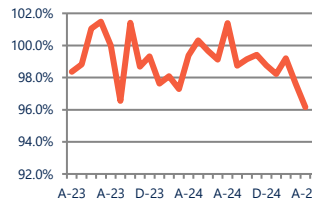
68



Up 89%
Vs. Year Ago

Sold Vs. List Price

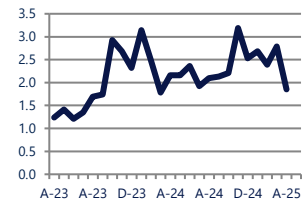
96.2%



Down -3.2%
Vs. Year Ago

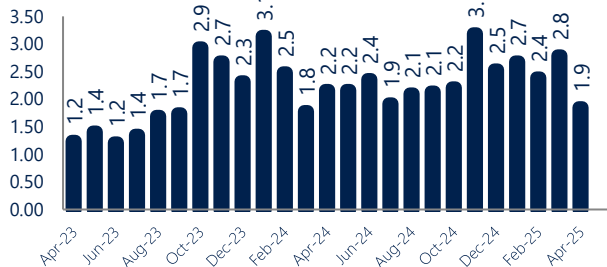
Months of Supply

1.9



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

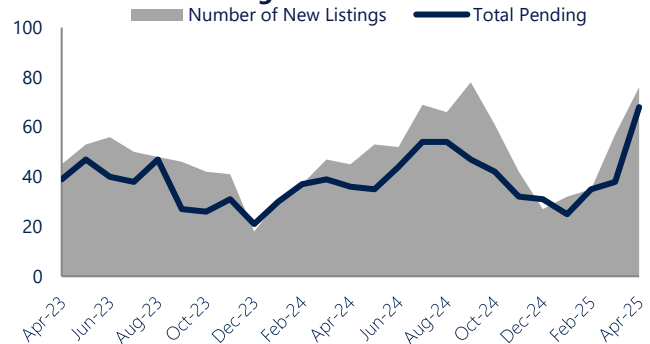
In April, there was 1.9 months of supply available in Augusta County, compared to 2.2 in April 2024. That is a decrease of 14% versus a year ago.

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.

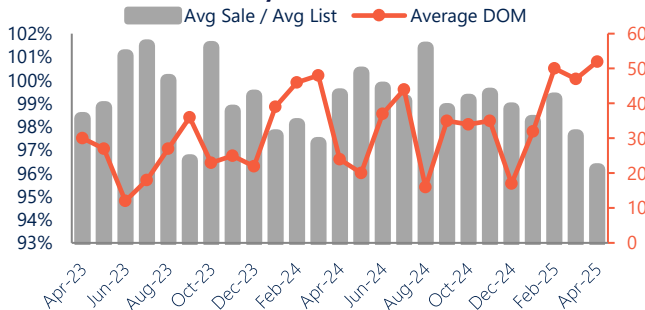
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Augusta County compared to 45 in April 2024, an increase of 69%. There were 68 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 89% 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 Augusta County was 96.2% of the average list price, which is 3.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 24, an increase of 117%.