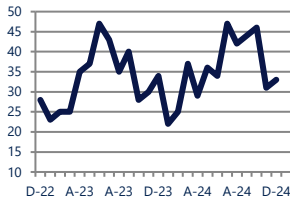


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AUGUSTA COUNTY HOUSING MARKET** DECEMBER 2024

Units Sold

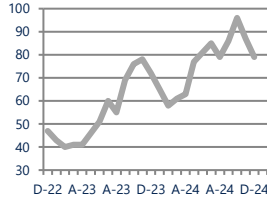
33



Down -3%
Vs. Year Ago

Active Inventory

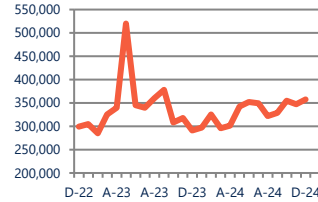
79



Up 10%
Vs. Year Ago

Median Sale Price

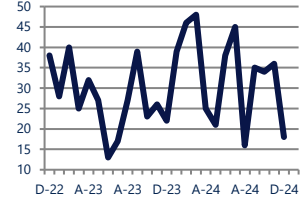
\$357,500



Up 23%
Vs. Year Ago

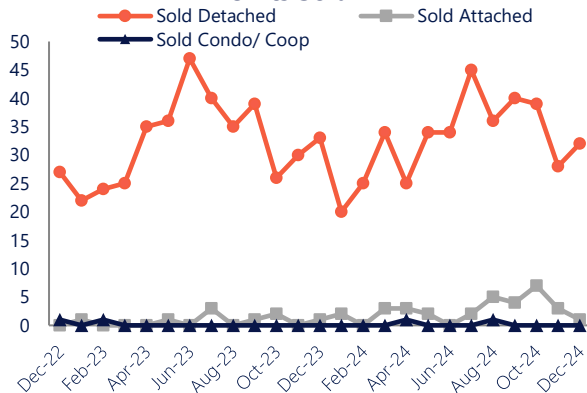
Days On Market

18



Down -18%
Vs. Year Ago

Units Sold*



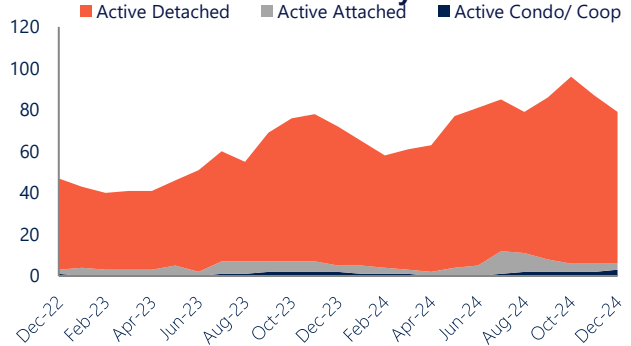
Units Sold

There was an increase in total units sold in December, with 33 sold this month in Augusta County versus 31 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 3% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 10%. The total number of active inventory this December was 79 compared to 72 in December 2023. This month's total of 79 is lower than the previous month's total supply of available inventory of 87, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Augusta County Homes was \$291,250. This December, the median sale price was \$357,500, an increase of 23% or \$66,250 compared to last year. The current median sold price is 3% higher than in November.

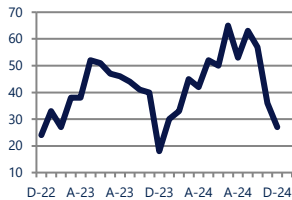
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AUGUSTA COUNTY HOUSING MARKET** DECEMBER 2024

New Listings

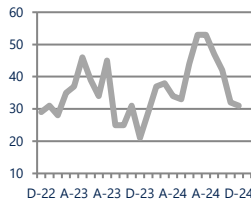
27



Up 50%
Vs. Year Ago

Current Contracts

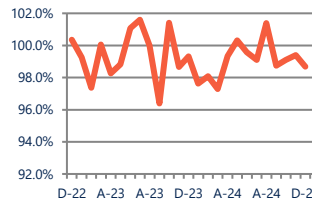
31



Up 48%
Vs. Year Ago

Sold Vs. List Price

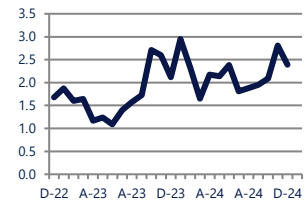
98.7%



Down -0.6%
Vs. Year Ago

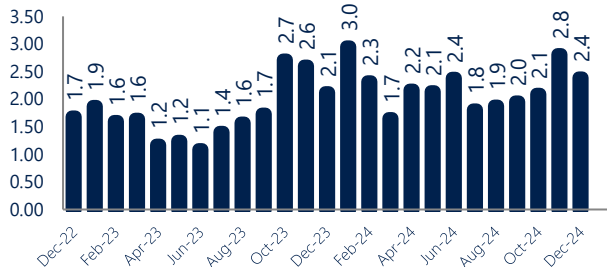
Months of Supply

2.4



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

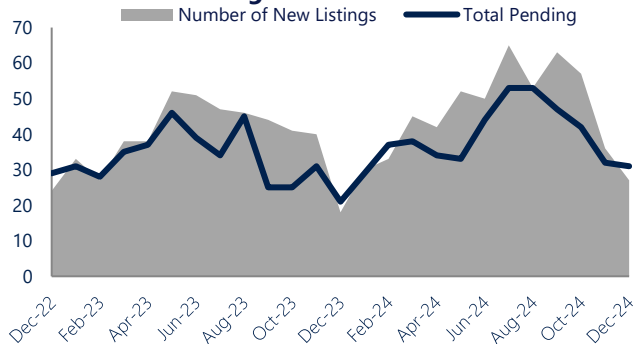
In December, there was 2.4 months of supply available in Augusta County, compared to 2.1 in December 2023. That is an increase of 13% versus a year ago.

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.

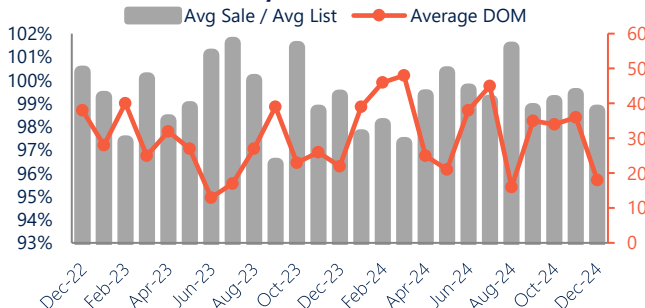
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Augusta County compared to 18 in December 2023, an increase of 50%. There were 31 current contracts pending sale this December compared to 21 a year ago. The number of current contracts is 48% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Augusta County was 98.7% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 22, a decrease of 18%.