

THE LONG & FOSTER MARKET MINUTE™

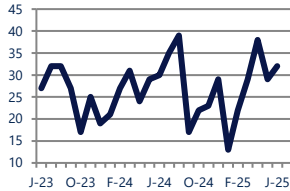
FOCUS ON: **BEACONSDALE AND MORRISON HOUSING MARKET**

JUNE 2025

Zip Code(s): 23601

Units Sold

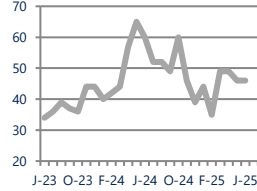
32



Up 7%
Vs. Year Ago

Active Inventory

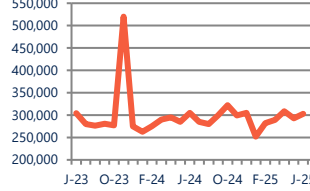
46



Down -23%
Vs. Year Ago

Median Sale Price

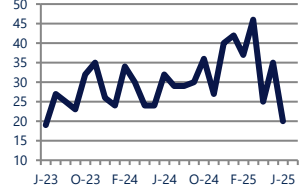
\$303,000



Down -1%
Vs. Year Ago

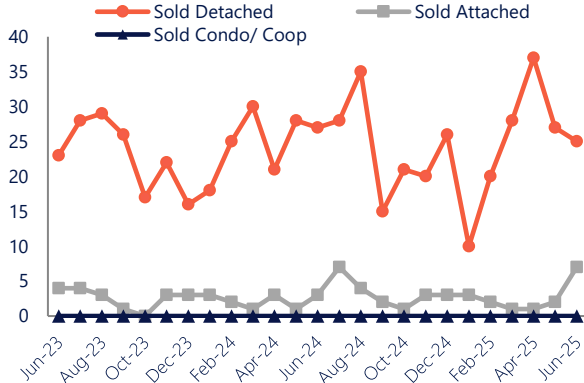
Days On Market

20



Down -38%
Vs. Year Ago

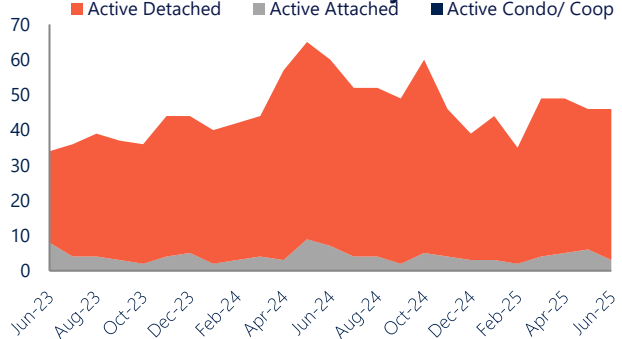
Units Sold*



Units Sold

There was an increase in total units sold in June, with 32 sold this month in Beaconsdale and Morrison versus 29 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2024.

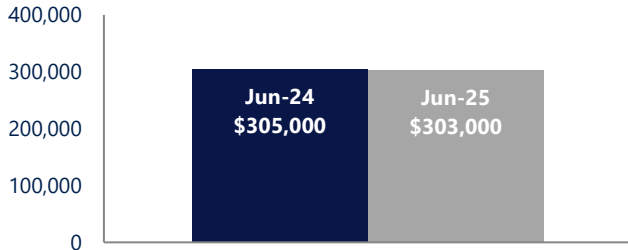
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 23%. The total number of active inventory this June was 46 compared to 60 in June 2024. This month's supply remained stable as compared to last month.

Median Sale Price



Median Sale Price

Last June, the median sale price for Beaconsdale and Morrison Homes was \$305,000. This June, the median sale price was \$303,000, a decrease of 1% or \$2,000 compared to last year. The current median sold price is 3% higher than in May.

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

Beaconsdale and Morrison are defined as properties listed in zip code/s 23601.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of REIN or Long & Foster Real Estate, Inc.

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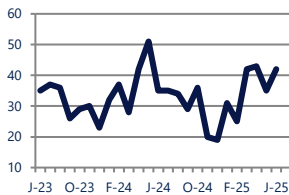
FOCUS ON: **BEACONSDALE AND MORRISON HOUSING MARKET**

JUNE 2025

Zip Code(s): 23601

New Listings

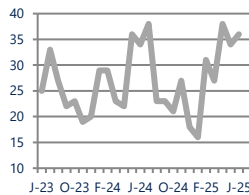
42



Up 20%
Vs. Year Ago

Current Contracts

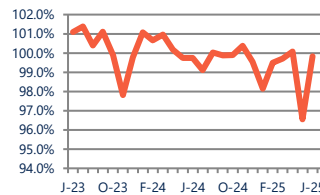
36



Up 6%
Vs. Year Ago

Sold Vs. List Price

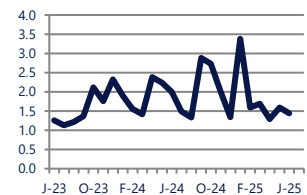
99.8%



No Change
Vs. Year Ago

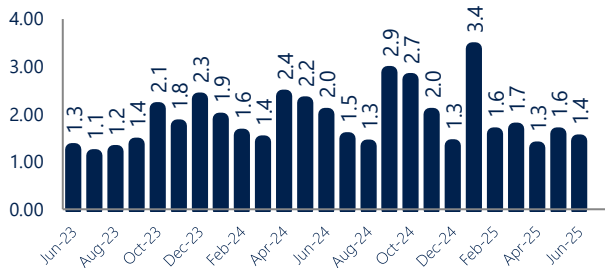
Months of Supply

1.4



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

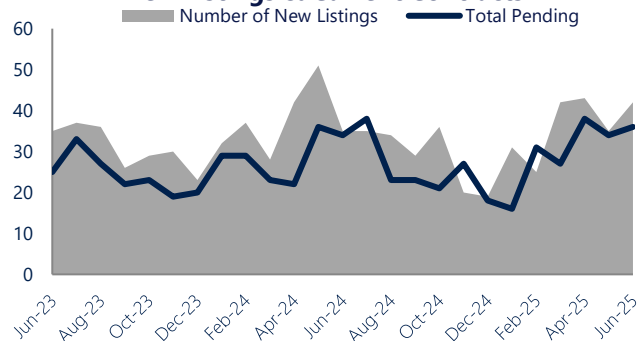
In June, there was 1.4 months of supply available in Beaconsdale and Morrison, compared to 2.0 in June 2024. That is a decrease of 28% versus a year ago.

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.

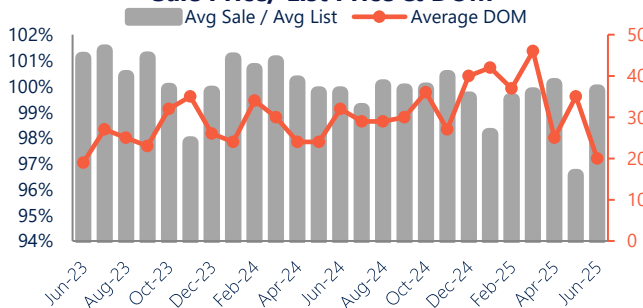
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Beaconsdale and Morrison compared to 35 in June 2024, an increase of 20%. There were 36 current contracts pending sale this June compared to 34 a year ago. The number of current contracts is 6% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Beaconsdale and Morrison was 99.8% 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 20, lower than the average last year, which was 32, a decrease of 38%.

Beaconsdale and Morrison are defined as properties listed in zip code/s 23601.

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