

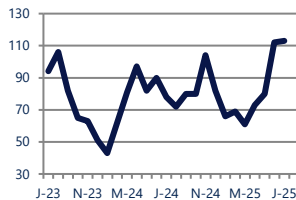
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEDFORD COUNTY AND BEDFORD CITY HOUSING MARKET**

**JULY 2025**

## Units Sold

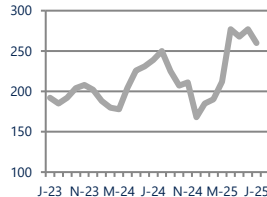
**113**



**Up**  
Vs. Year Ago

## Active Inventory

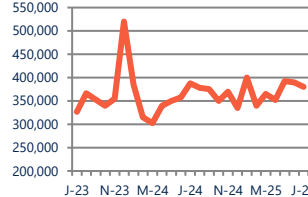
**260**



**Up 9%**  
Vs. Year Ago

## Median Sale Price

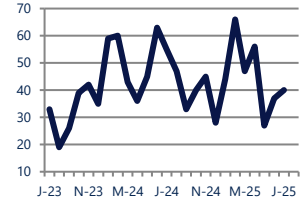
**\$380,000**



**Down -2%**  
Vs. Year Ago

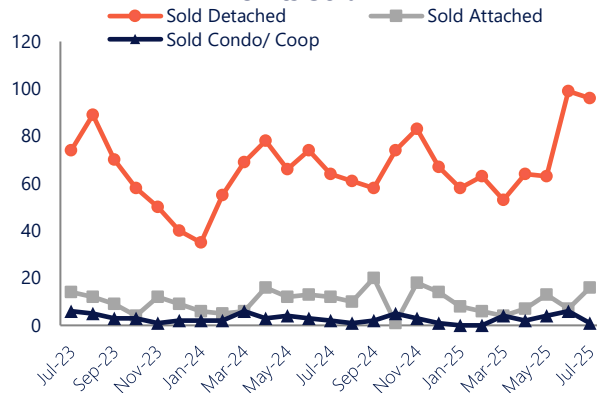
## Days On Market

**40**



**Down -27%**  
Vs. Year Ago

### Units Sold\*



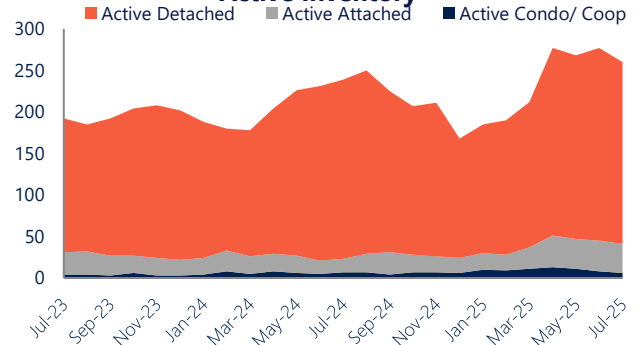
## Units Sold

There was an increase in total units sold in July, with 113 sold this month in Bedford County and Bedford City. This month's total units sold was higher than at this time last year.

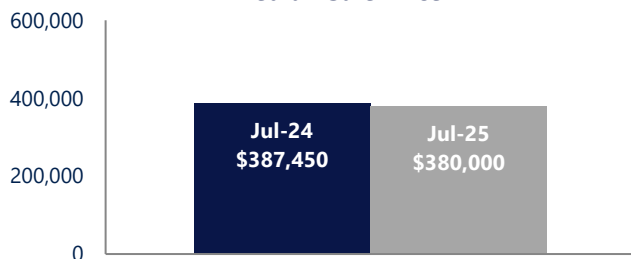
## Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 9%. The total number of active inventory this July was 260 compared to 239 in July 2024. This month's total of 260 is lower than the previous month's total supply of available inventory of 277, a decrease of 6%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Bedford County and Bedford City Homes was \$387,450. This July, the median sale price was \$380,000, a decrease of 2% or \$7,450 compared to last year. The current median sold price is 2% 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.

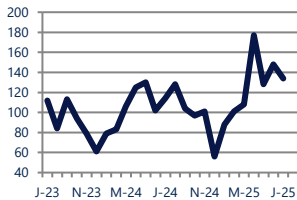
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEDFORD COUNTY AND BEDFORD CITY HOUSING MARKET**

JULY 2025

## New Listings

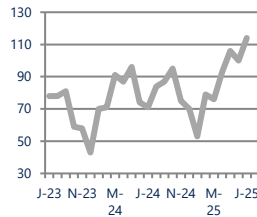
134



**Up 18%**  
Vs. Year Ago

## Current Contracts

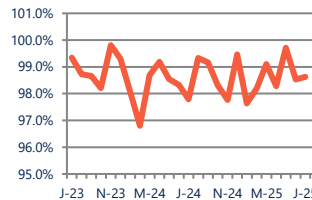
114



**Up 61%**  
Vs. Year Ago

## Sold Vs. List Price

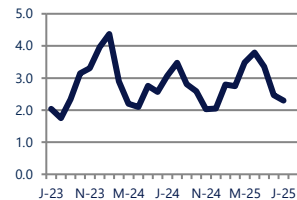
98.6%



**Up 0.9%**  
Vs. Year Ago

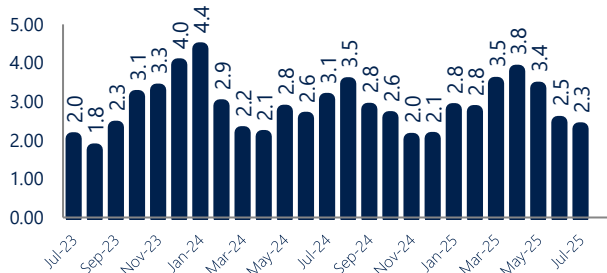
## Months of Supply

2.3



**Down -25%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

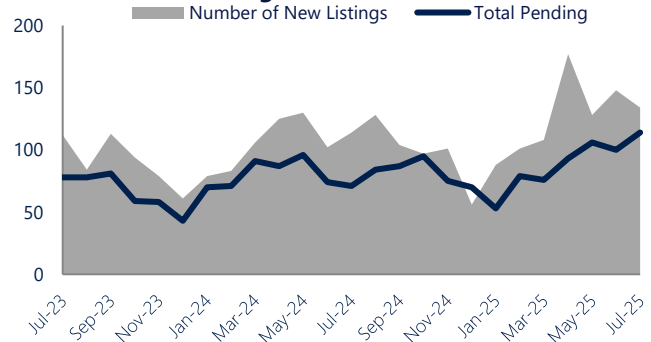
In July, there was 2.3 months of supply available in Bedford County and Bedford City, compared to 3.1 in July 2024. That is a decrease of 25% versus a year ago.

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.

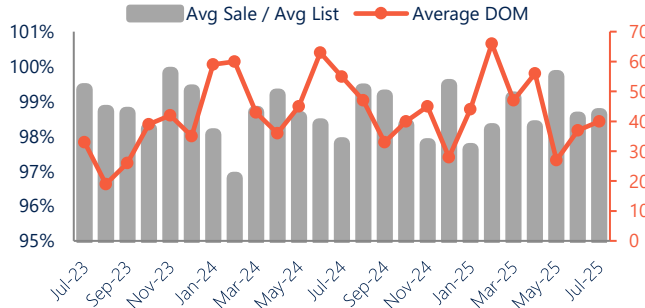
## New Listings & Current Contracts

This month there were 134 homes newly listed for sale in Bedford County and Bedford City compared to 114 in July 2024, an increase of 18%. There were 114 current contracts pending sale this July compared to 71 a year ago. The number of current contracts is 61% higher 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 Bedford County and Bedford City was 98.6% of the average list price, which is 0.8% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 55, a decrease of 27%.