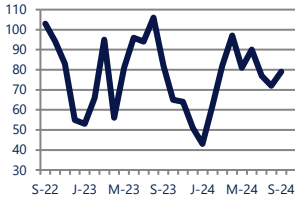


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEDFORD COUNTY AND BEDFORD CITY HOUSING MARKET** SEPTEMBER 2024

Units Sold

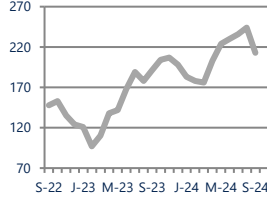
79



Down -4%
Vs. Year Ago

Active Inventory

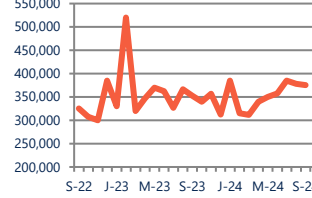
213



Up 12%
Vs. Year Ago

Median Sale Price

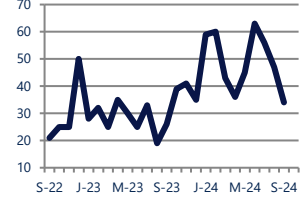
\$375,000



Up 6%
Vs. Year Ago

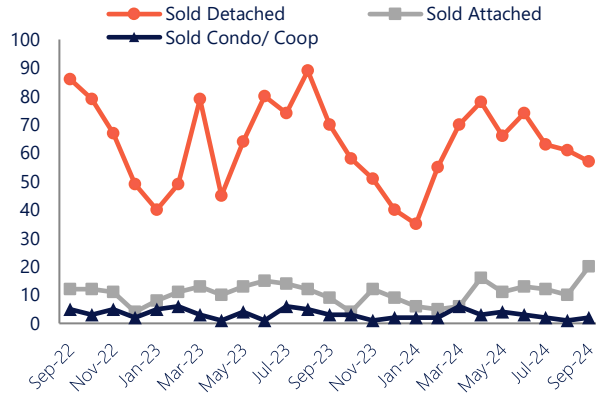
Days On Market

34



Up 31%
Vs. Year Ago

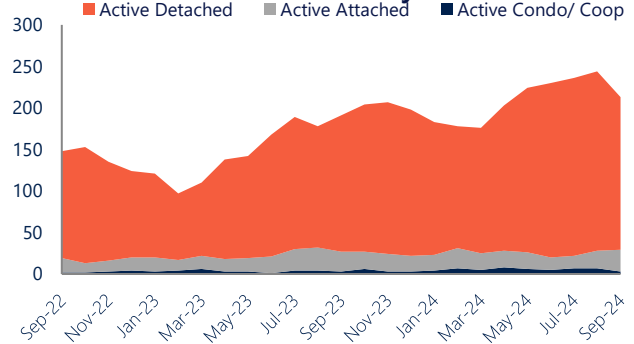
Units Sold*



Units Sold

There was an increase in total units sold in September, with 79 sold this month in Bedford County and Bedford City versus 72 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 4% versus September 2023.

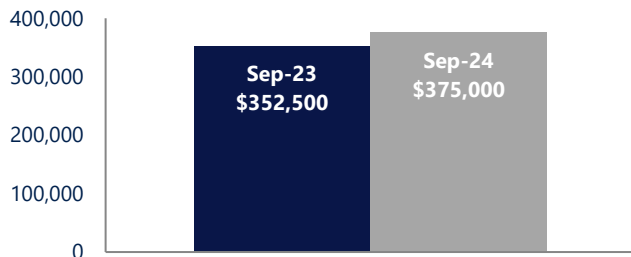
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 12%. The total number of active inventory this September was 213 compared to 191 in September 2023. This month's total of 213 is lower than the previous month's total supply of available inventory of 244, a decrease of 13%.

Median Sale Price



Median Sale Price

Last September, the median sale price for Bedford County and Bedford City Homes was \$352,500. This September, the median sale price was \$375,000, an increase of 6% or \$22,500 compared to last year. The current median sold price is 1% lower than in August.

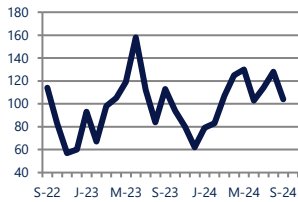
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEDFORD COUNTY AND BEDFORD CITY HOUSING MARKET** SEPTEMBER 2024

New Listings

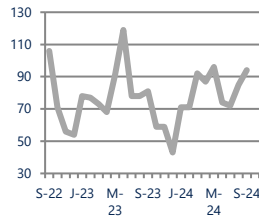
104



Down -8%
Vs. Year Ago

Current Contracts

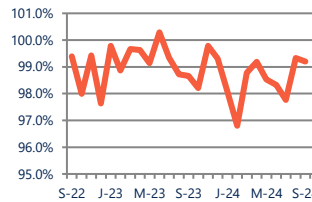
94



Up 16%
Vs. Year Ago

Sold Vs. List Price

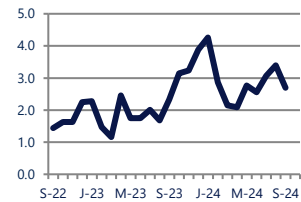
99.2%



Up 0.5%
Vs. Year Ago

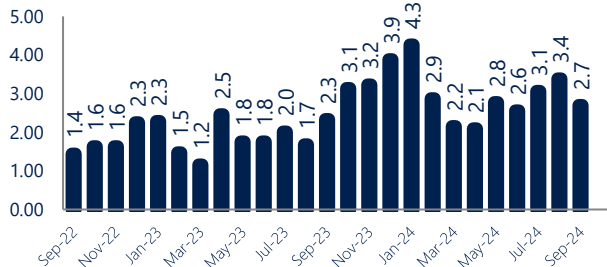
Months of Supply

2.7



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

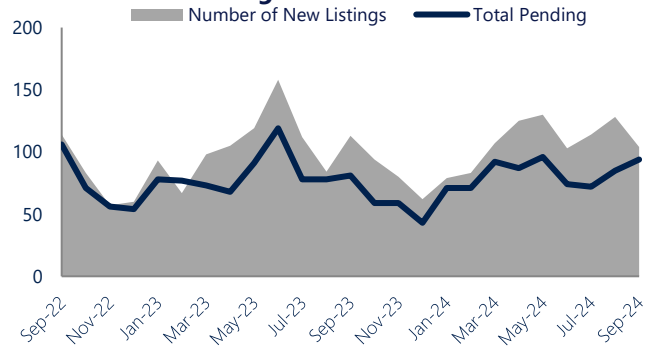
In September, there was 2.7 months of supply available in Bedford County and Bedford City, compared to 2.3 in September 2023. That is an increase of 16% versus a year ago.

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.

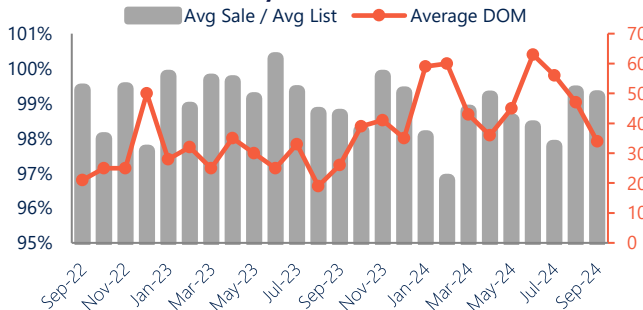
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Bedford County and Bedford City compared to 113 in September 2023, a decrease of 8%. There were 94 current contracts pending sale this September compared to 81 a year ago. The number of current contracts is 16% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Bedford County and Bedford City was 99.2% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 26, an increase of 31%.