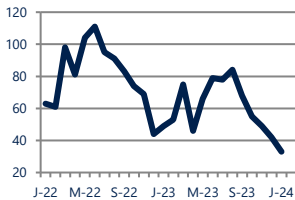


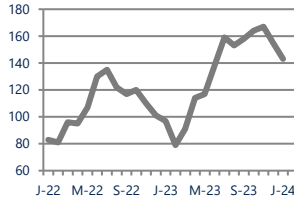


Units Sold 33



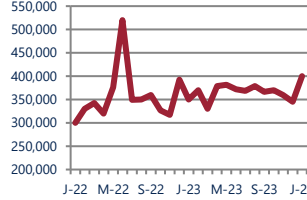
Down -33%
Vs. Year Ago

Active Inventory 143



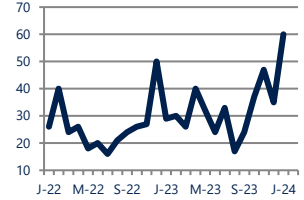
Up 47%
Vs. Year Ago

Median Sale Price \$399,900



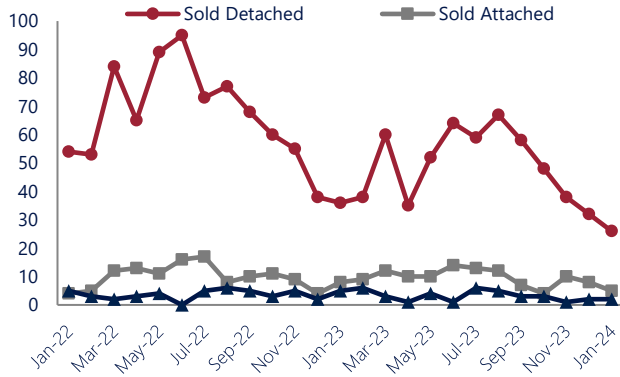
Up 14%
Vs. Year Ago

Days On Market 60



Up
Vs. Year Ago

Units Sold*



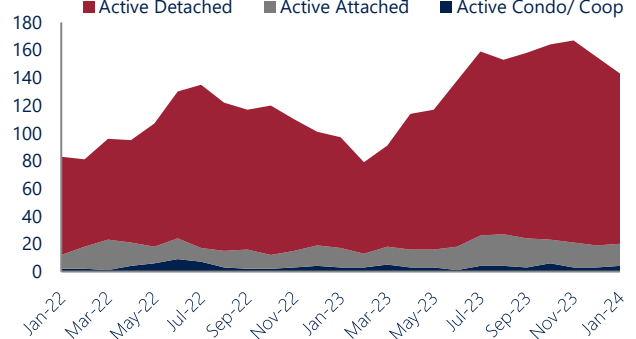
Units Sold

There was a decrease in total units sold in January, with 33 sold this month in Bedford County versus 42 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 33% versus January 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 46 units or 47%. The total number of active inventory this January was 143 compared to 97 in January 2023. This month's total of 143 is lower than the previous month's total supply of available inventory of 155, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

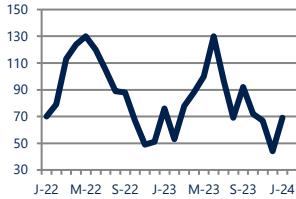
Last January, the median sale price for Bedford County Homes was \$349,900. This January, the median sale price was \$399,900, an increase of 14% or \$50,000 compared to last year. The current median sold price is 16% higher than in December.

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



New Listings

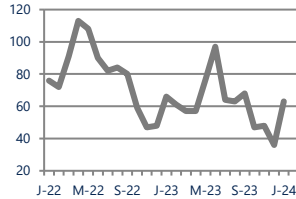
69



Down -9%
Vs. Year Ago

Current Contracts

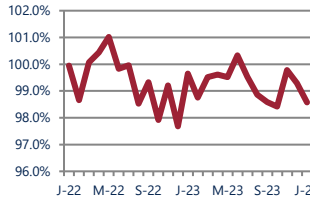
63



Down -5%
Vs. Year Ago

Sold Vs. List Price

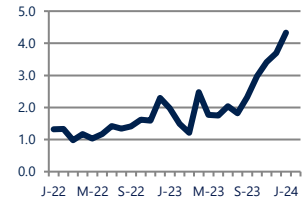
98.6%



Down -1.1%
Vs. Year Ago

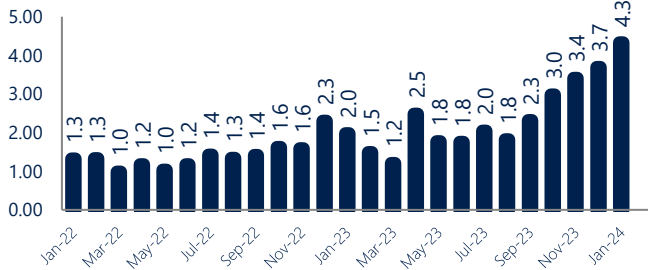
Months of Supply

4.3



Up 119%
Vs. Year Ago

Months Of Supply



Months of Supply

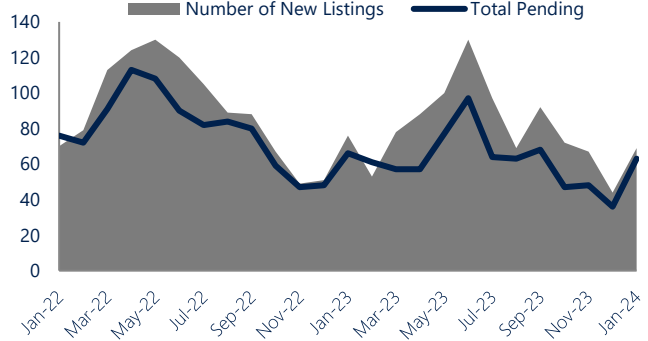
In January, there was 4.3 months of supply available in Bedford County, compared to 2.0 in January 2023. That is an increase of 119% versus a year ago.

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.

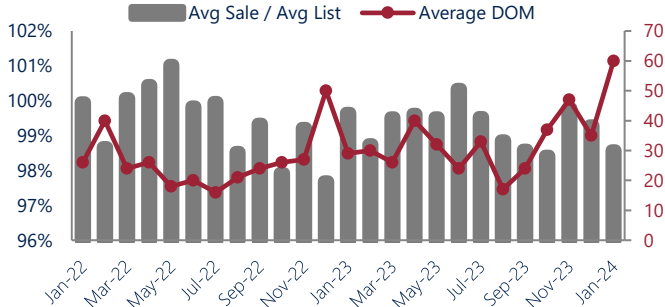
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Bedford County compared to 76 in January 2023, a decrease of 9%. There were 63 current contracts pending sale this January compared to 66 a year ago. The number of current contracts is 5% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Bedford County was 98.6% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 29. This increase was impacted by the limited number of sales.