

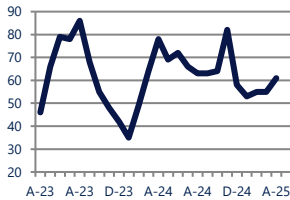
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEDFORD COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

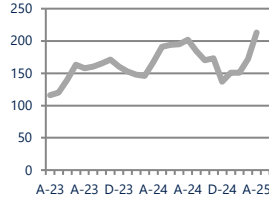
61



Down -22%
Vs. Year Ago

Active Inventory

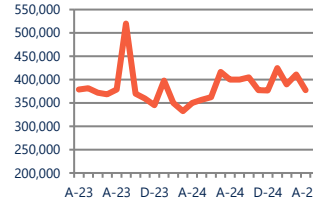
213



Up 28%
Vs. Year Ago

Median Sale Price

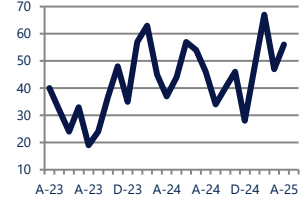
\$377,500



Up 8%
Vs. Year Ago

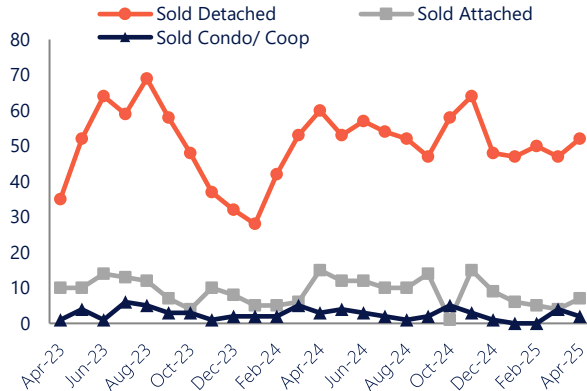
Days On Market

56



Up 51%
Vs. Year Ago

Units Sold*



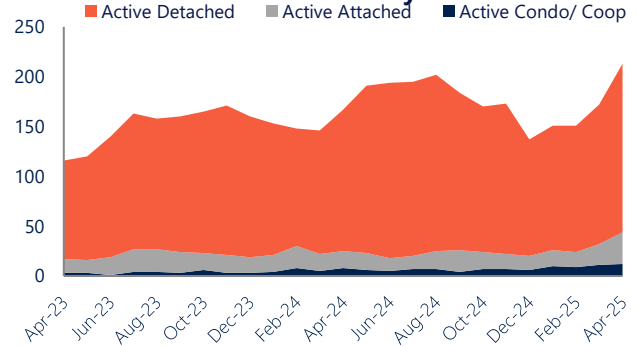
Units Sold

There was an increase in total units sold in April, with 61 sold this month in Bedford County versus 55 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 22% versus April 2024.

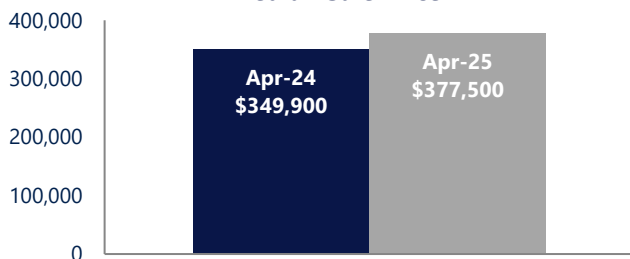
Active Inventory

Versus last year, the total number of homes available this month is higher by 46 units or 28%. The total number of active inventory this April was 213 compared to 167 in April 2024. This month's total of 213 is higher than the previous month's total supply of available inventory of 172, an increase of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bedford County Homes was \$349,900. This April, the median sale price was \$377,500, an increase of 8% or \$27,600 compared to last year. The current median sold price is 8% lower than in March.

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

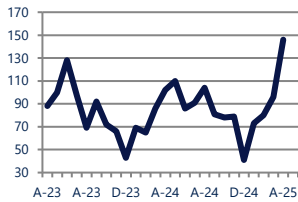
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEDFORD COUNTY HOUSING MARKET**

APRIL 2025

New Listings

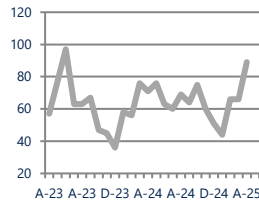
146



Up 43%
Vs. Year Ago

Current Contracts

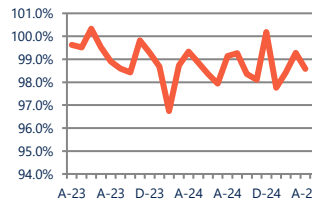
89



Up 25%
Vs. Year Ago

Sold Vs. List Price

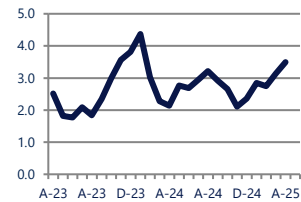
98.6%



Down -0.8%
Vs. Year Ago

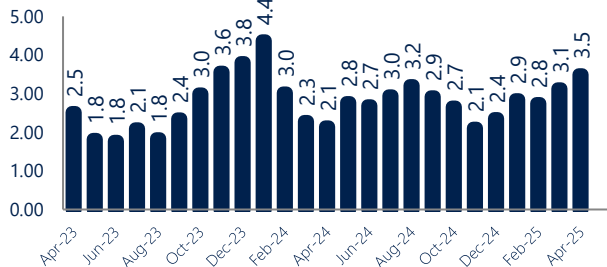
Months of Supply

3.5



Up 63%
Vs. Year Ago

Months Of Supply



Months of Supply

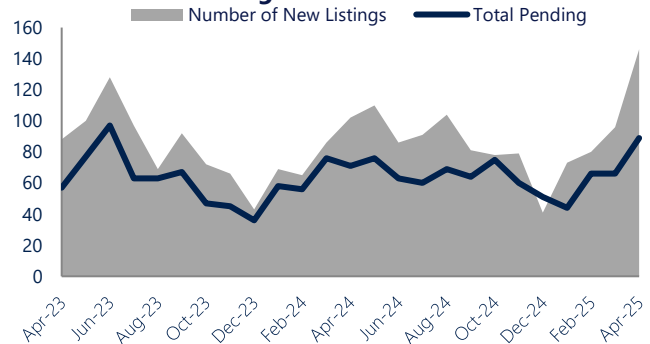
In April, there was 3.5 months of supply available in Bedford County, compared to 2.1 in April 2024. That is an increase of 63% versus a year ago.

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.

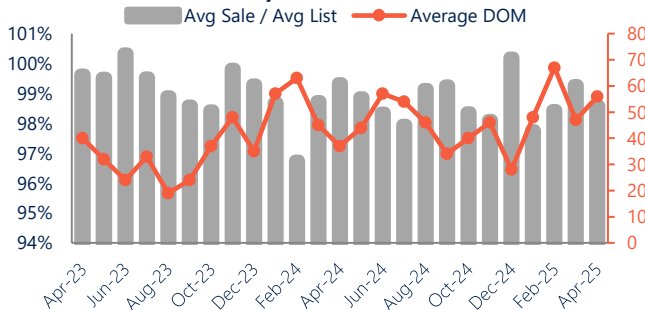
New Listings & Current Contracts

This month there were 146 homes newly listed for sale in Bedford County compared to 102 in April 2024, an increase of 43%. There were 89 current contracts pending sale this April compared to 71 a year ago. The number of current contracts is 25% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Bedford County was 98.6% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 37, an increase of 51%.