

THE LONG & FOSTER MARKET MINUTE™

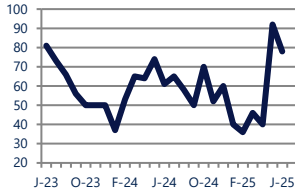
FOCUS ON: **BENSLEY AND BELLWOOD HOUSING MARKET**

JUNE 2025

Zip Code(s): 23234 and 23237

Units Sold

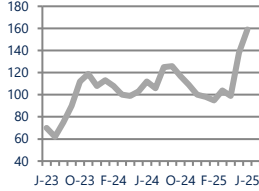
78



Up 28%
Vs. Year Ago

Active Inventory

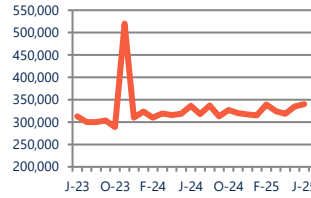
159



Up 42%
Vs. Year Ago

Median Sale Price

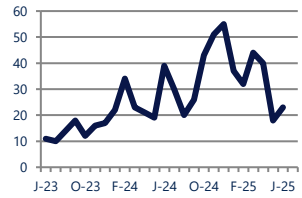
\$340,000



Up 1%
Vs. Year Ago

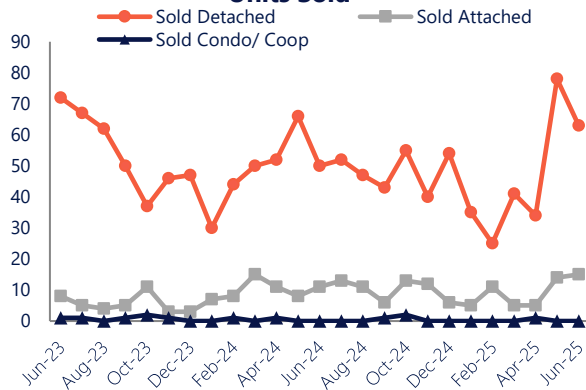
Days On Market

23



Down -41%
Vs. Year Ago

Units Sold*



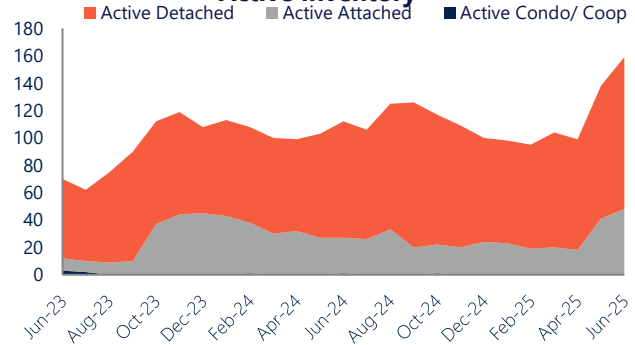
Units Sold

There was a decrease in total units sold in June, with 78 sold this month in Bensley and Bellwood versus 92 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 28% versus June 2024.

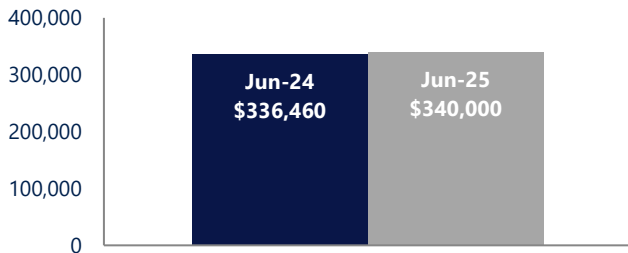
Active Inventory

Versus last year, the total number of homes available this month is higher by 47 units or 42%. The total number of active inventory this June was 159 compared to 112 in June 2024. This month's total of 159 is higher than the previous month's total supply of available inventory of 138, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bensley and Bellwood Homes was \$336,460. This June, the median sale price was \$340,000, an increase of 1% or \$3,540 compared to last year. The current median sold price is 1% 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.

Bensley and Bellwood are defined as properties listed in zip code/s 23234 and 23237.

*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.

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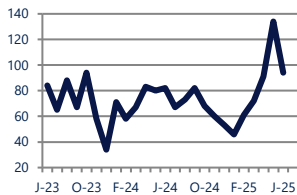
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JUNE 2025

Zip Code(s): 23234 and 23237

New Listings

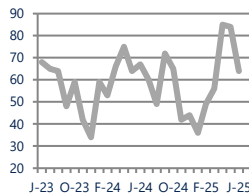
94



Up 15%
Vs. Year Ago

Current Contracts

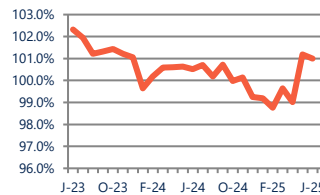
64



Down -4%
Vs. Year Ago

Sold Vs. List Price

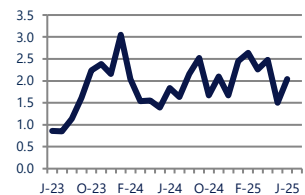
101.0%



No Change
Vs. Year Ago

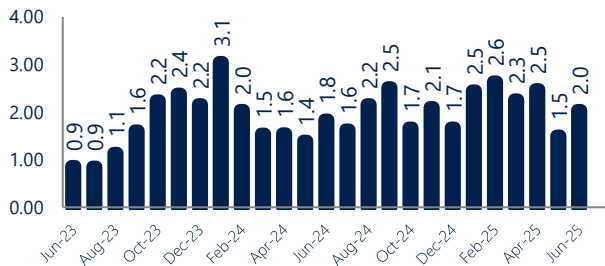
Months of Supply

2.0



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

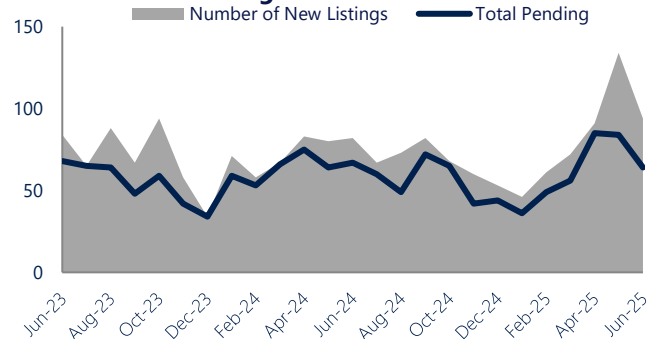
In June, there was 2.0 months of supply available in Bensley and Bellwood, compared to 1.8 in June 2024. That is an increase of 11% versus a year ago.

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.

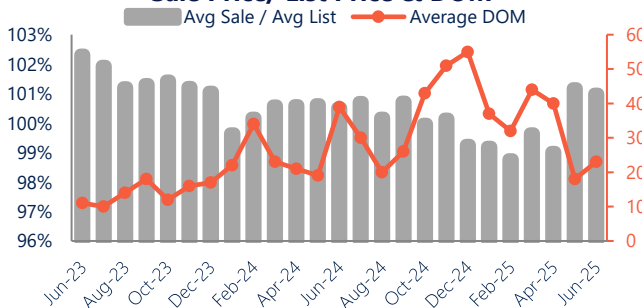
New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Bensley and Bellwood compared to 82 in June 2024, an increase of 15%. There were 64 current contracts pending sale this June compared to 67 a year ago. The number of current contracts is 4% lower 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 Bensley and Bellwood was 101.0% 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 23, lower than the average last year, which was 39, a decrease of 41%.

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