

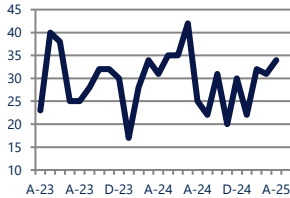
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BLACKWELL AND BROAD ROCK HOUSING MARKET**

APRIL 2025

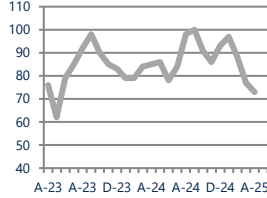
Zip Code(s): 23224

Units Sold
34



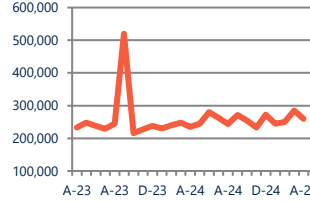
Up 10%
Vs. Year Ago

Active Inventory
73



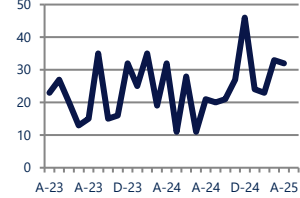
Down -14%
Vs. Year Ago

Median Sale Price
\$259,000



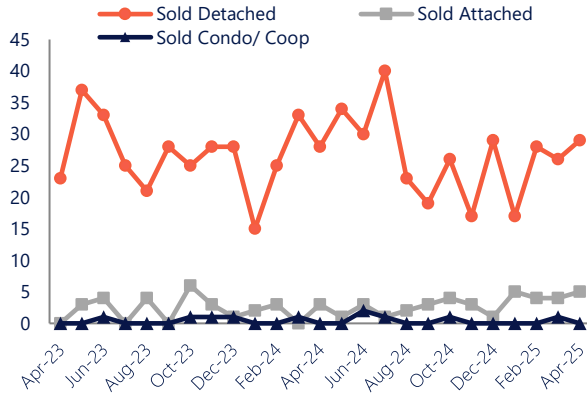
Up 10%
Vs. Year Ago

Days On Market
32



No Change
Vs. Year Ago

Units Sold*



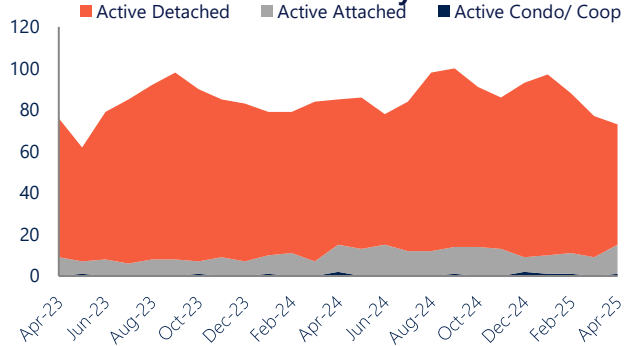
Units Sold

There was an increase in total units sold in April, with 34 sold this month in Blackwell and Broad Rock versus 31 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2024.

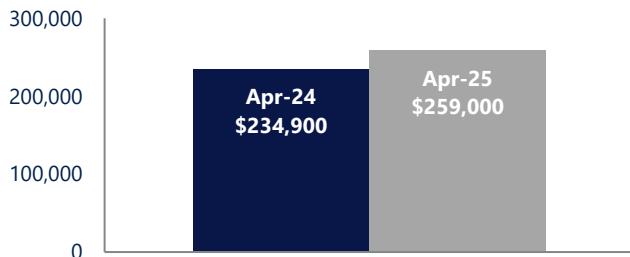
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 14%. The total number of active inventory this April was 73 compared to 85 in April 2024. This month's total of 73 is lower than the previous month's total supply of available inventory of 77, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Blackwell and Broad Rock Homes was \$234,900. This April, the median sale price was \$259,000, an increase of 10% or \$24,100 compared to last year. The current median sold price is 9% 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.

Blackwell and Broad Rock are defined as properties listed in zip code/s 23224.

*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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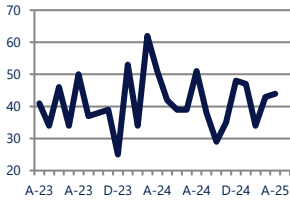
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APRIL 2025

Zip Code(s): 23224

New Listings

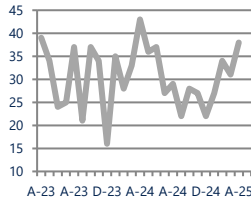
44



Down -14%
Vs. Year Ago

Current Contracts

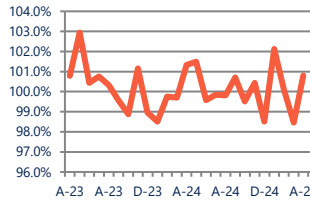
38



Down -12%
Vs. Year Ago

Sold Vs. List Price

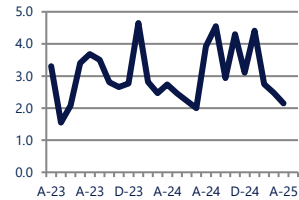
100.8%



Down -0.5%
Vs. Year Ago

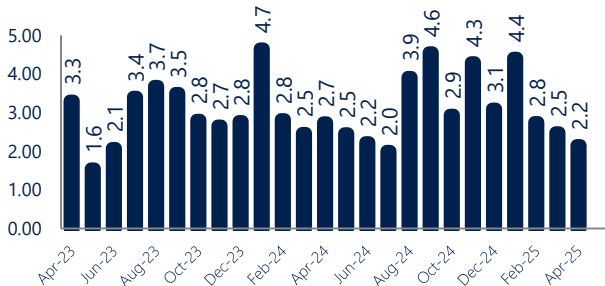
Months of Supply

2.2



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

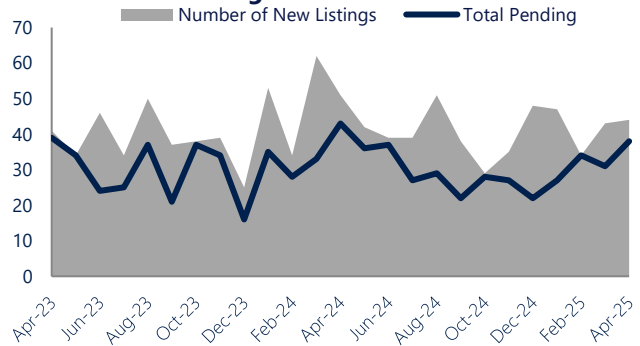
In April, there was 2.1 months of supply available in Blackwell and Broad Rock, compared to 2.7 in April 2024. That is a decrease of 22% versus a year ago.

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.

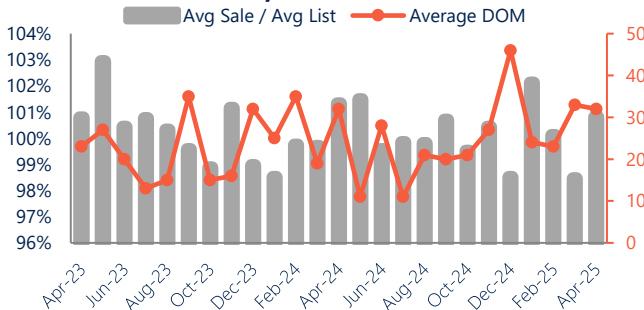
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Blackwell and Broad Rock compared to 51 in April 2024, a decrease of 14%. There were 38 current contracts pending sale this April compared to 43 a year ago. The number of current contracts is 12% lower 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 Blackwell and Broad Rock was 100.8% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 32, which is similar compared to a year ago.

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