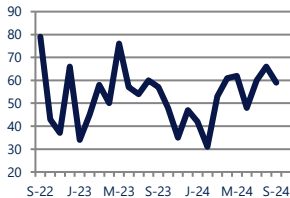


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAMPBELL COUNTY HOUSING MARKET** SEPTEMBER 2024

Units Sold

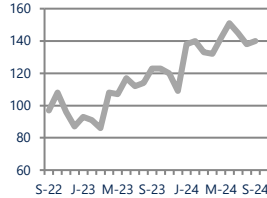
59



Up 4%
Vs. Year Ago

Active Inventory

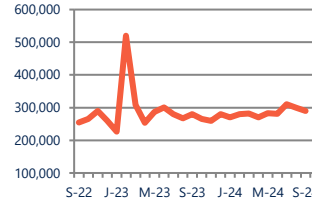
140



Up 14%
Vs. Year Ago

Median Sale Price

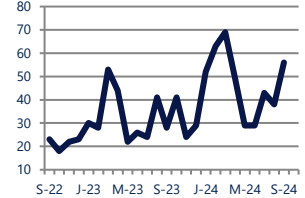
\$290,000



Up 4%
Vs. Year Ago

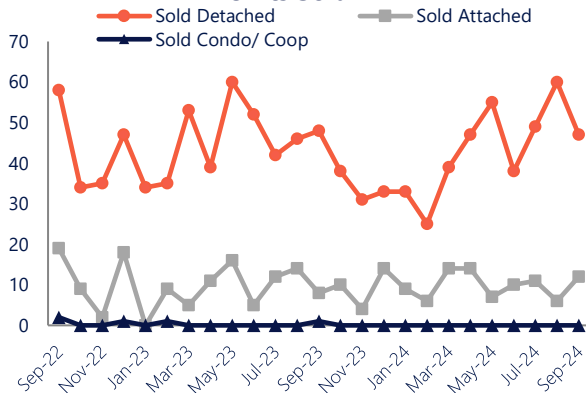
Days On Market

56



Up 100%
Vs. Year Ago

Units Sold*



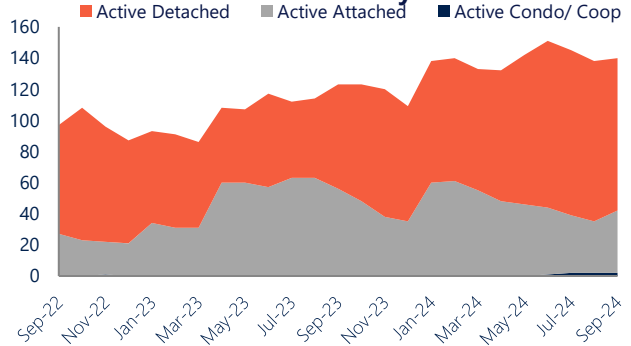
Units Sold

There was a decrease in total units sold in September, with 59 sold this month in Campbell County versus 66 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 4% versus September 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 14%. The total number of active inventory this September was 140 compared to 123 in September 2023. This month's total of 140 is higher than the previous month's total supply of available inventory of 138, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Campbell County Homes was \$280,000. This September, the median sale price was \$290,000, an increase of 4% or \$10,000 compared to last year. The current median sold price is 3% lower than in August.

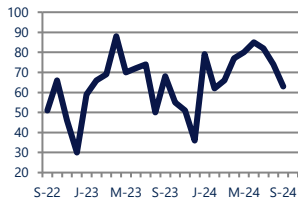
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAMPBELL COUNTY HOUSING MARKET** SEPTEMBER 2024

New Listings

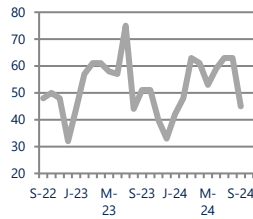
63



Down -7%
Vs. Year Ago

Current Contracts

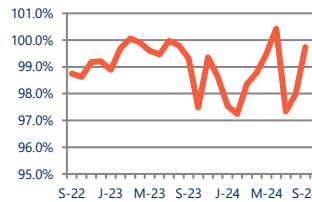
45



Down -12%
Vs. Year Ago

Sold Vs. List Price

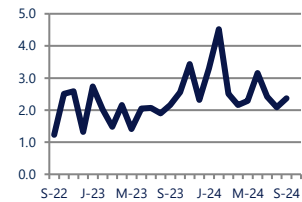
99.7%



No Change
Vs. Year Ago

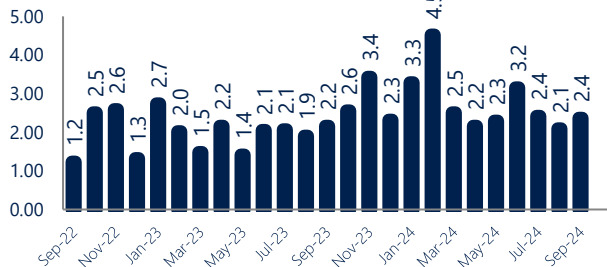
Months of Supply

2.4



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

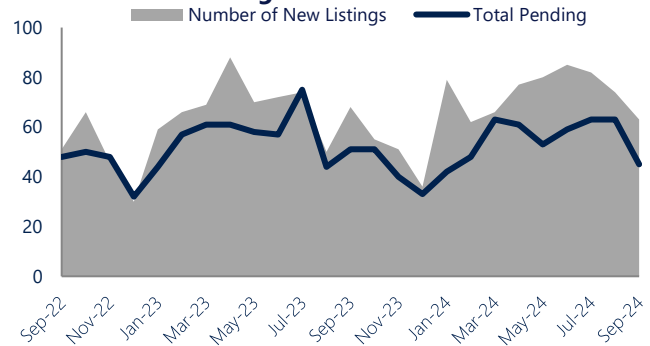
In September, there was 2.4 months of supply available in Campbell County, compared to 2.2 in September 2023. That is an increase of 10% versus a year ago.

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.

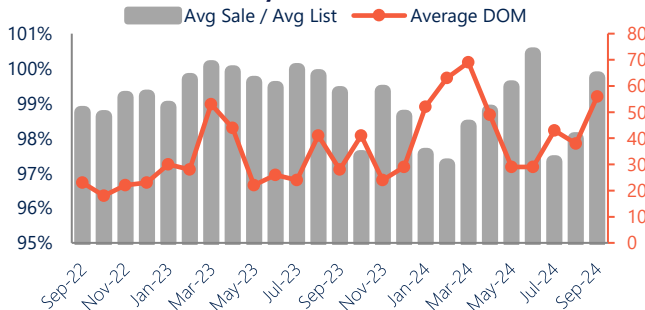
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Campbell County compared to 68 in September 2023, a decrease of 7%. There were 45 current contracts pending sale this September compared to 51 a year ago. The number of current contracts is 12% lower 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 Campbell County was 99.7% 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 56, higher than the average last year, which was 28, an increase of 100%.