

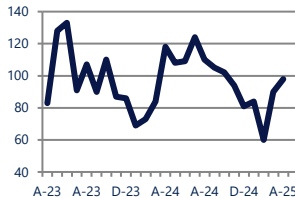
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHANCELLOR AND SOUTHERN FREDERICKSBURG HOUSING MARKET**

APRIL 2025

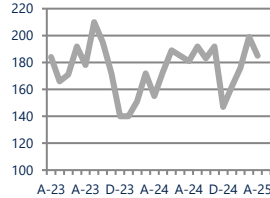
Zip Code(s): 22407 and 22408

Units Sold
98



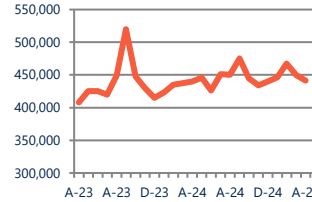
Down -17%
Vs. Year Ago

Active Inventory
185



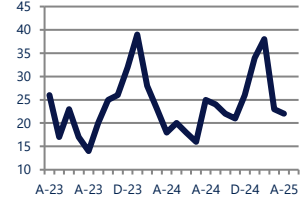
Up 19%
Vs. Year Ago

Median Sale Price
\$441,500



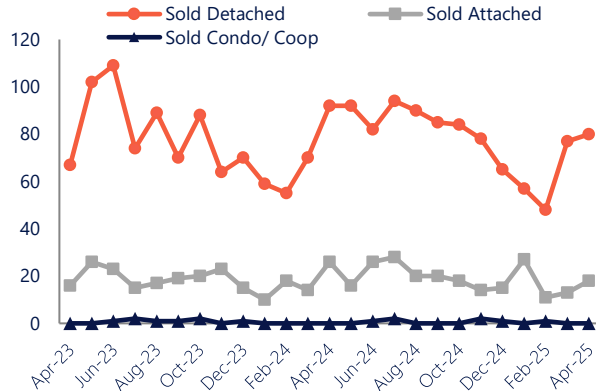
No Change
Vs. Year Ago

Days On Market
22



Up 22%
Vs. Year Ago

Units Sold*



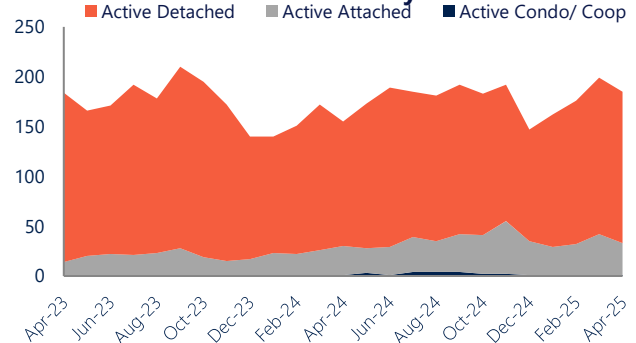
Units Sold

There was an increase in total units sold in April, with 98 sold this month in Chancellor and Southern Fredericksburg versus 90 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 19%. The total number of active inventory this April was 185 compared to 155 in April 2024. This month's total of 185 is lower than the previous month's total supply of available inventory of 199, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chancellor and Southern Fredericksburg Homes was \$440,000. This April, the median sale price was \$441,500, which is similar compared to a year ago. The current median sold price is 2% higher 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.

Chancellor and Southern Fredericksburg are defined as properties listed in zip code/s 22407 and 22408.

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

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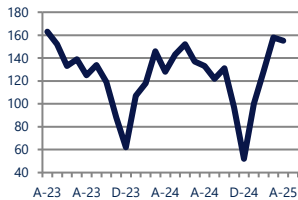
FOCUS ON: **CHANCELLOR AND SOUTHERN FREDERICKSBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 22407 and 22408

New Listings

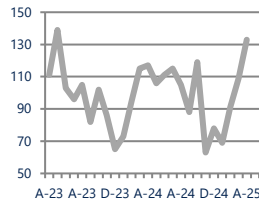
155



Up 21%
Vs. Year Ago

Current Contracts

133



Up 14%
Vs. Year Ago

Sold Vs. List Price

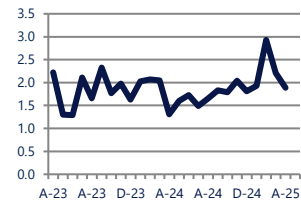
99.7%



Down -1.1%
Vs. Year Ago

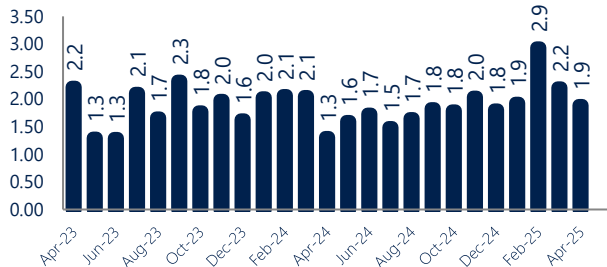
Months of Supply

1.9



Up 44%
Vs. Year Ago

Months Of Supply



Months of Supply

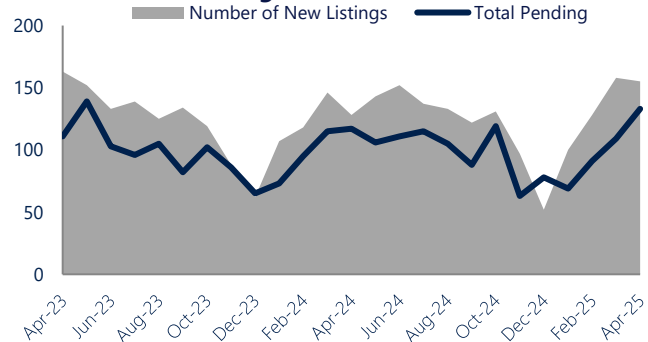
In April, there was 1.9 months of supply available in Chancellor and Southern Fredericksburg, compared to 1.3 in April 2024. That is an increase of 44% versus a year ago.

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.

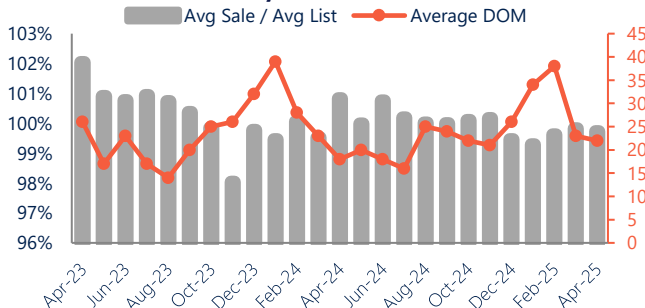
New Listings & Current Contracts

This month there were 155 homes newly listed for sale in Chancellor and Southern Fredericksburg compared to 128 in April 2024, an increase of 21%. There were 133 current contracts pending sale this April compared to 117 a year ago. The number of current contracts is 14% 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 Chancellor and Southern Fredericksburg was 99.7% 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 22, higher than the average last year, which was 18, an increase of 22%.

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