

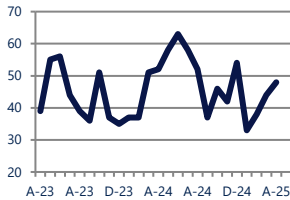
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CITY OF STAUNTON HOUSING MARKET**

APRIL 2025

Units Sold

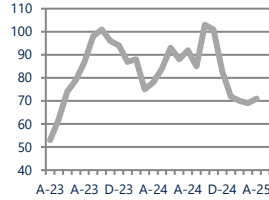
48



Down -8%
Vs. Year Ago

Active Inventory

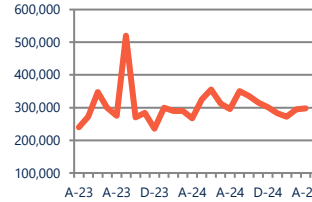
71



Down -9%
Vs. Year Ago

Median Sale Price

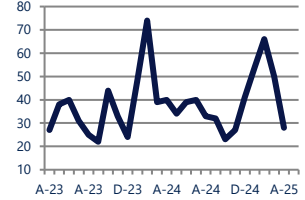
\$297,500



Up 11%
Vs. Year Ago

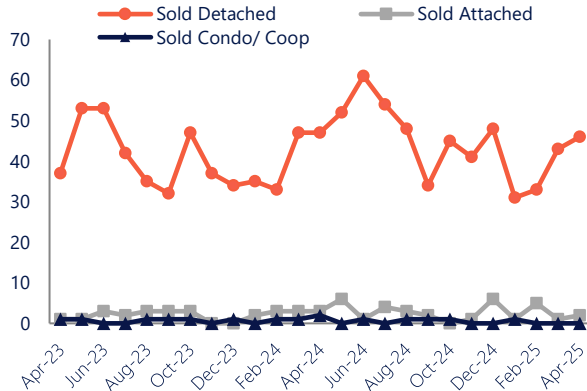
Days On Market

28



Down -30%
Vs. Year Ago

Units Sold*



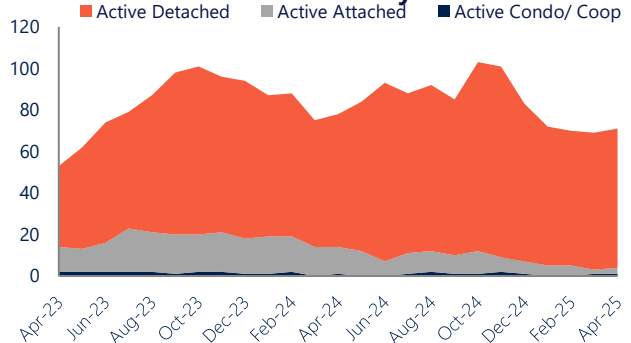
Units Sold

There was an increase in total units sold in April, with 48 sold this month in City of Staunton versus 44 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

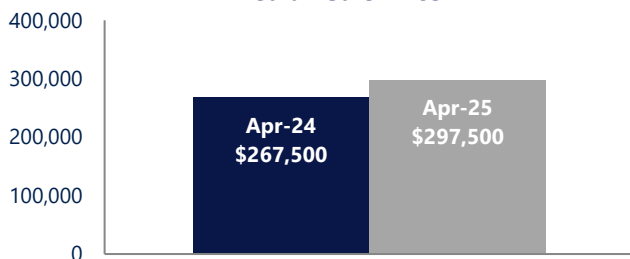
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 9%. The total number of active inventory this April was 71 compared to 78 in April 2024. This month's total of 71 is higher than the previous month's total supply of available inventory of 69, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for City of Staunton Homes was \$267,500. This April, the median sale price was \$297,500, an increase of 11% or \$30,000 compared to last year. The current median sold price is 1% 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.

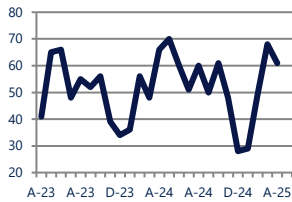
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CITY OF STAUNTON HOUSING MARKET**

APRIL 2025

New Listings

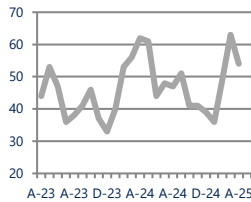
61



Down -8%
Vs. Year Ago

Current Contracts

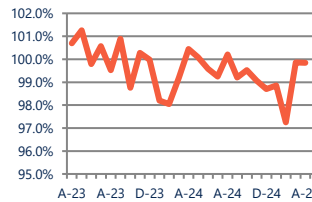
54



Down -13%
Vs. Year Ago

Sold Vs. List Price

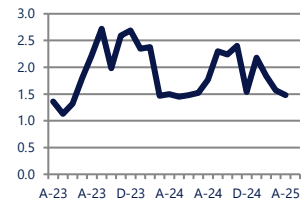
99.9%



Down -0.6%
Vs. Year Ago

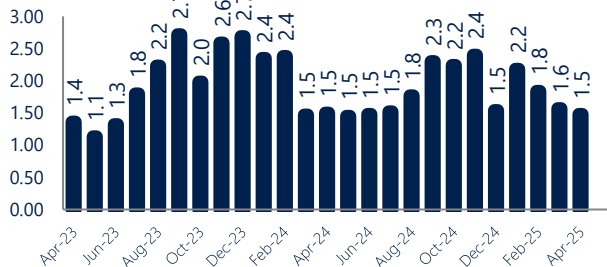
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 1.5 months of supply available in City of Staunton. The amount of supply is similar compared to a year ago.

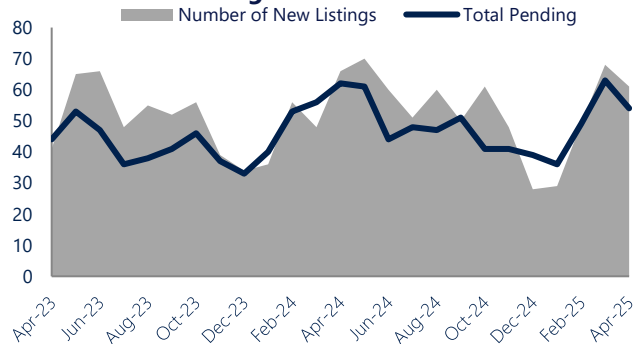
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

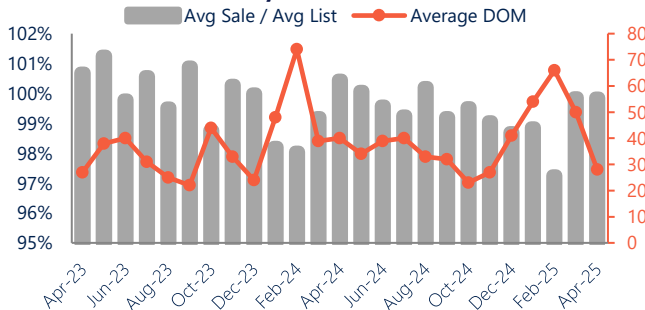
This month there were 61 homes newly listed for sale in City of Staunton compared to 66 in April 2024, a decrease of 8%.

There were 54 current contracts pending sale this April compared to 62 a year ago. The number of current contracts is 13% 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 City of Staunton was 99.9% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 40, a decrease of 30%.