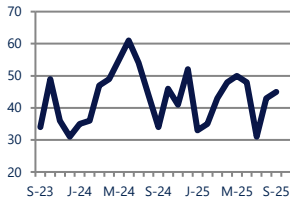


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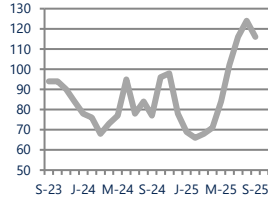
FOCUS ON: **CITY OF STAUNTON HOUSING MARKET** SEPTEMBER 2025

Units Sold 45



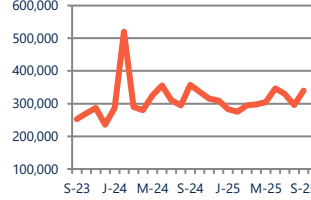
Up 32%
Vs. Year Ago

Active Inventory 116



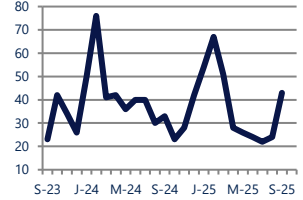
Up 51%
Vs. Year Ago

Median Sale Price \$340,000



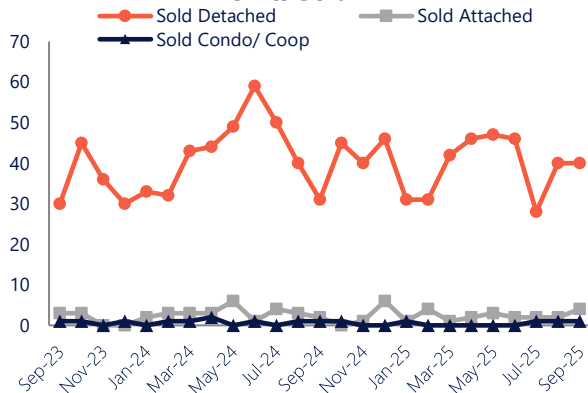
Down -5%
Vs. Year Ago

Days On Market 43



Up 30%
Vs. Year Ago

Units Sold*



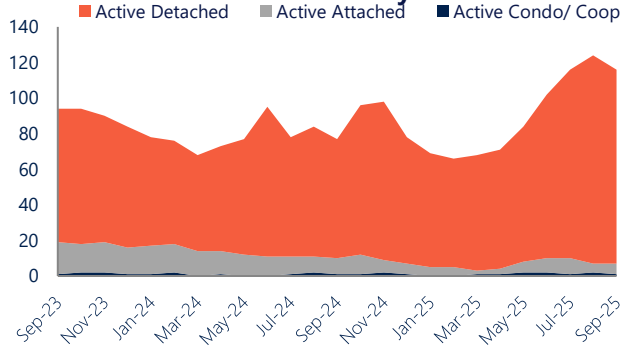
Units Sold

There was an increase in total units sold in September, with 45 sold this month in City of Staunton versus 43 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 32% versus September 2024.

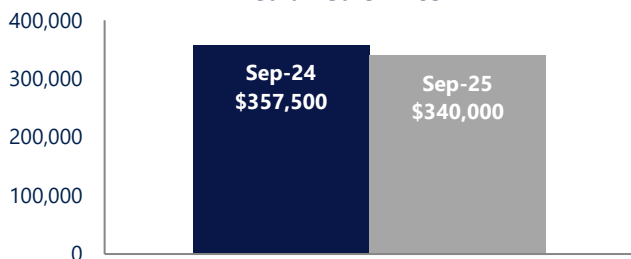
Active Inventory

Versus last year, the total number of homes available this month is higher by 39 units or 51%. The total number of active inventory this September was 116 compared to 77 in September 2024. This month's total of 116 is lower than the previous month's total supply of available inventory of 124, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for City of Staunton Homes was \$357,500. This September, the median sale price was \$340,000, a decrease of 5% or \$17,500 compared to last year. The current median sold price is 15% higher than in August.

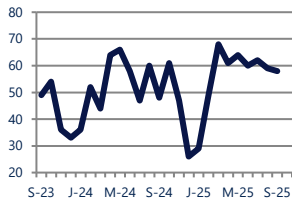
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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FOCUS ON: **CITY OF STAUNTON HOUSING MARKET** SEPTEMBER 2025

New Listings

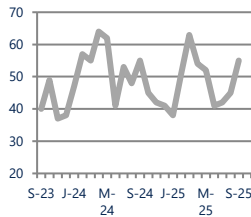
58



Up 21%
Vs. Year Ago

Current Contracts

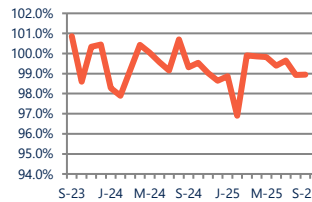
55



No Change
Vs. Year Ago

Sold Vs. List Price

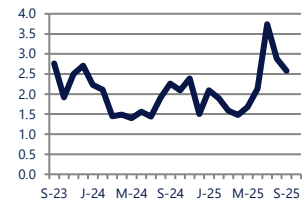
98.9%



No Change
Vs. Year Ago

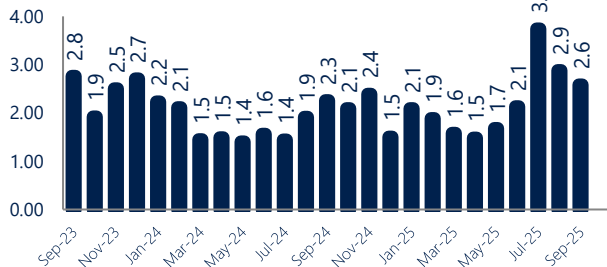
Months of Supply

2.6



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

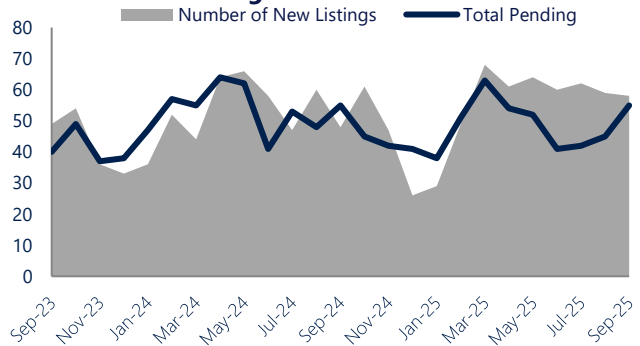
In September, there was 2.6 months of supply available in City of Staunton, compared to 2.3 in September 2024. That is an increase of 14% versus a year ago.

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.

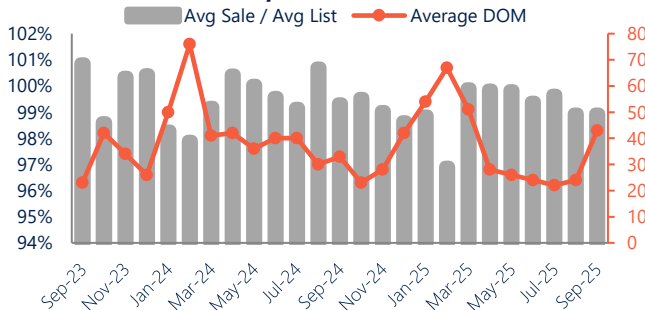
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in City of Staunton compared to 48 in September 2024, an increase of 21%. There were 55 current contracts pending sale this September, consistent with the volume a year ago. The number of current contracts is 22% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in City of Staunton was 98.9% 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 43, higher than the average last year, which was 33, an increase of 30%.