

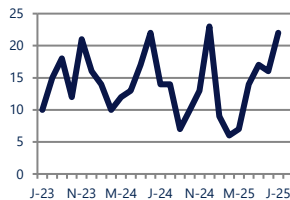
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CLARKE COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

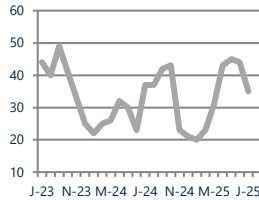
22



**Up**  
Vs. Year Ago

## Active Inventory

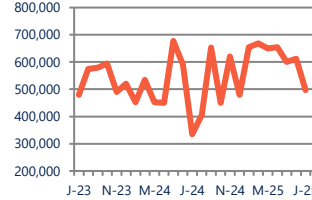
35



**Down -5%**  
Vs. Year Ago

## Median Sale Price

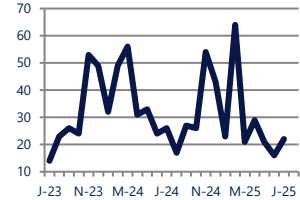
\$497,500



**Up**  
Vs. Year Ago

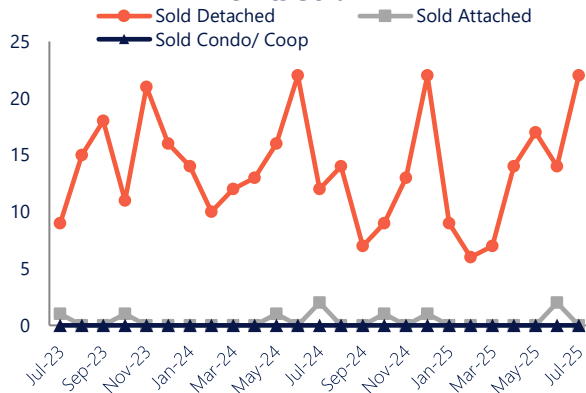
## Days On Market

22



**Down -15%**  
Vs. Year Ago

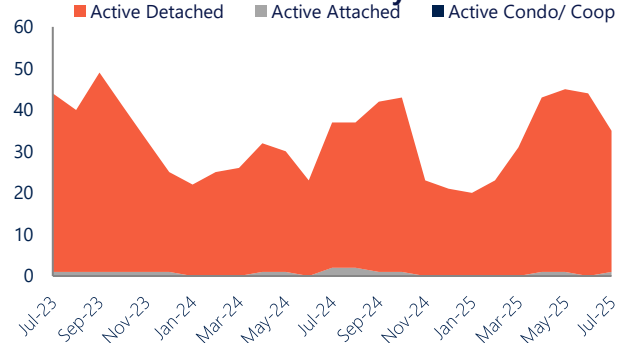
## Units Sold\*



## Units Sold

With relatively few transactions, there was an increase in total units sold in July, with 22 sold this month in Clarke County. This month's total units sold was higher than at this time last year, an increase from July 2024.

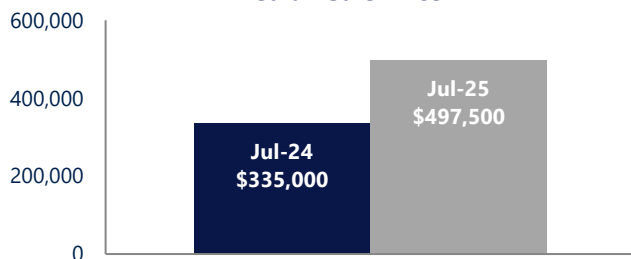
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 5%. The total number of active inventory this July was 35 compared to 37 in July 2024. This month's total of 35 is lower than the previous month's total supply of available inventory of 44, a decrease of 20%.

## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Clarke County Homes was \$335,000. This July, the median sale price was \$497,500, an increase of \$162,500 compared to last year. The current median sold price is lower than in June.

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

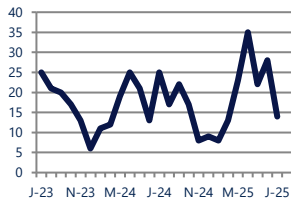
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CLARKE COUNTY HOUSING MARKET**

JULY 2025

## New Listings

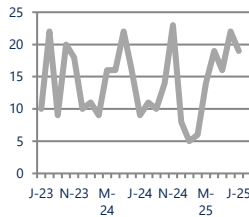
14



**Down -44%**  
Vs. Year Ago

## Current Contracts

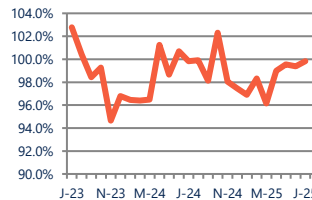
19



**Up 111%**  
Vs. Year Ago

## Sold Vs. List Price

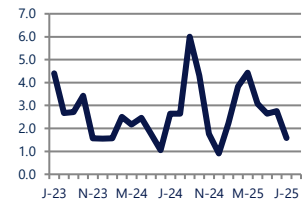
99.8%



**No Change**  
Vs. Year Ago

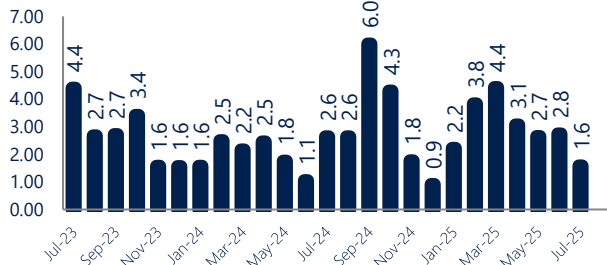
## Months of Supply

1.6



**Down -40%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

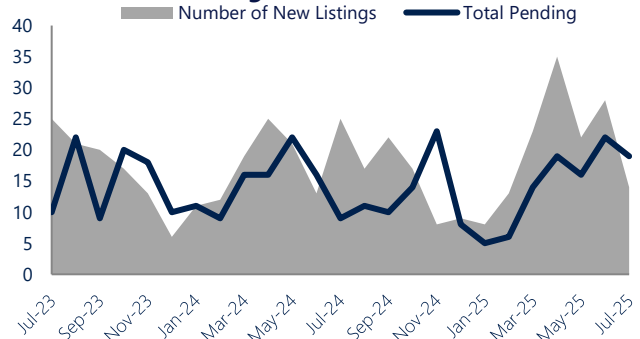
In July, there was 1.6 months of supply available in Clarke County, compared to 2.6 in July 2024. That is a decrease of 40% versus a year ago.

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.

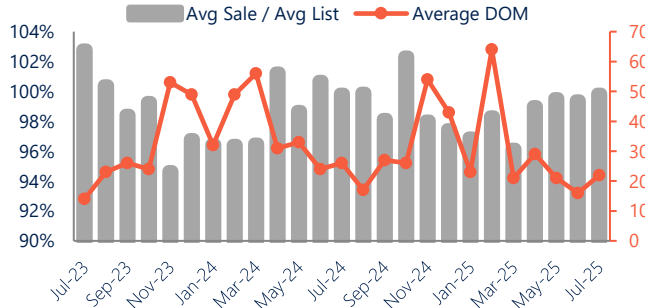
## New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Clarke County compared to 25 in July 2024, a decrease of 44%. There were 19 current contracts pending sale this July compared to 9 a year ago. The number of current contracts is 111% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Clarke County was 99.8% 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 22, lower than the average last year, which was 26, a decrease of 15%.