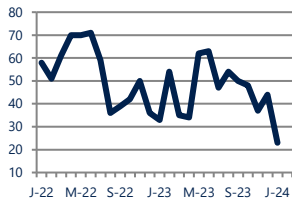


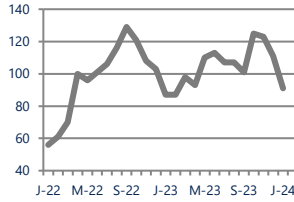


### Units Sold 23



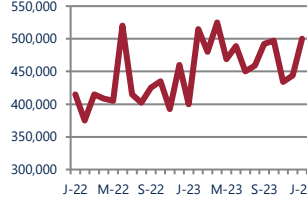
**Down**  
Vs. Year Ago

### Active Inventory 91



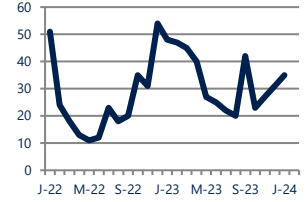
**Up 5%**  
Vs. Year Ago

### Median Sale Price \$500,000



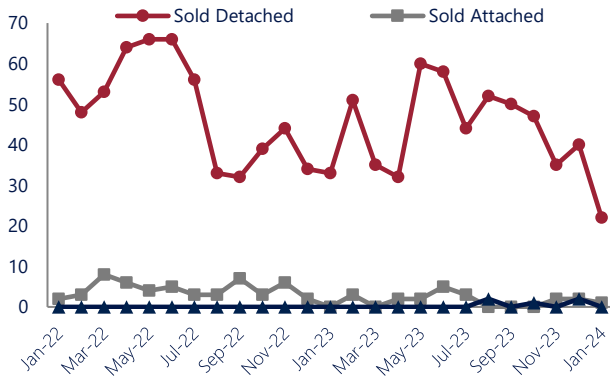
**Up**  
Vs. Year Ago

### Days On Market 35



**Down -27%**  
Vs. Year Ago

### Units Sold\*



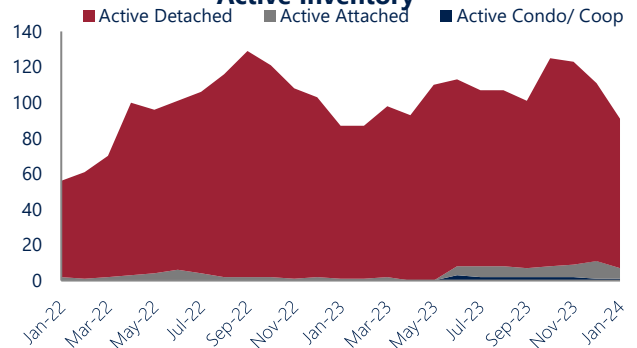
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 23 sold this month in Culpeper County. This month's total units sold was lower than at this time last year, a decrease from January 2023.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 5%. The total number of active inventory this January was 91 compared to 87 in January 2023. This month's total of 91 is lower than the previous month's total supply of available inventory of 111, a decrease of 18%.

### Active Inventory\*



### Median Sale Price



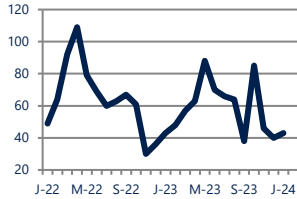
### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Culpeper County Homes was \$400,000. This January, the median sale price was \$500,000, an increase of \$100,000 compared to last year. The current median sold price is higher than in December. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



### New Listings

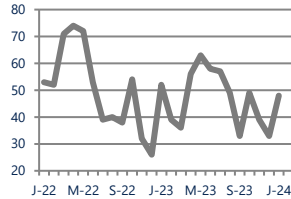
43



No Change  
Vs. Year Ago

### Current Contracts

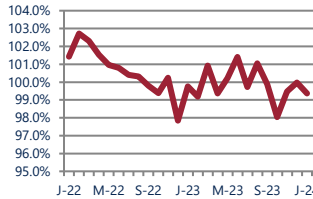
48



Down -8%  
Vs. Year Ago

### Sold Vs. List Price

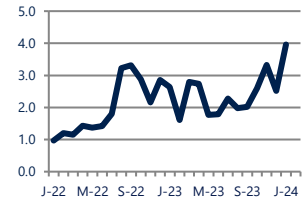
99.4%



No Change  
Vs. Year Ago

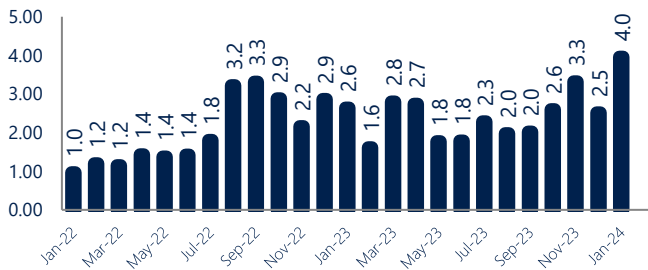
### Months of Supply

4.0



Up 50%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

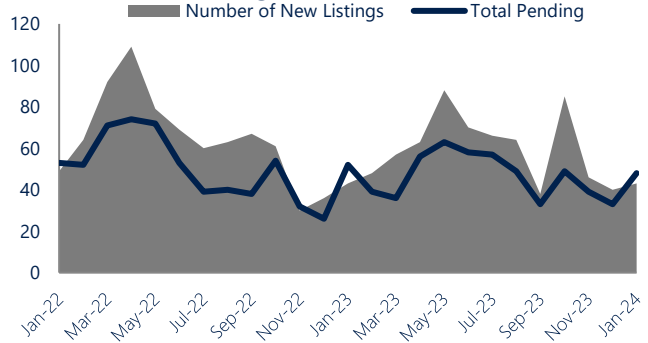
In January, there was 4.0 months of supply available in Culpeper County, compared to 2.6 in January 2023. That is an increase of 50% versus a year ago.

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.

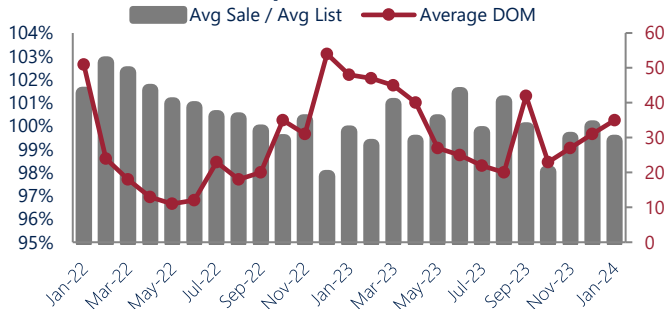
### New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Culpeper County, which is similar to the amount in January 2023. There were 48 current contracts pending sale this January compared to 52 a year ago. The number of current contracts is 8% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Culpeper County was 99.4% 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 35, lower than the average last year, which was 48, a decrease of 27%.