

# THE LONG & FOSTER MARKET MINUTE™

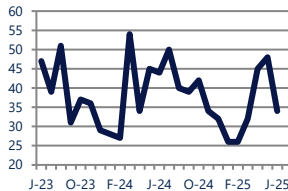
FOCUS ON: **EASTERN ROANOKE CITY HOUSING MARKET**

JUNE 2025

Zip Code(s): 24012, 24002, 24001 and 24013

## Units Sold

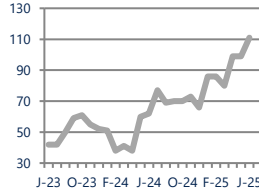
34



**Down -23%**  
Vs. Year Ago

## Active Inventory

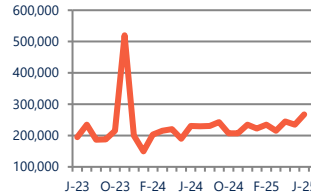
111



**Up 79%**  
Vs. Year Ago

## Median Sale Price

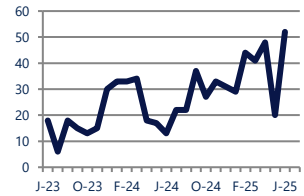
\$267,475



**Up 16%**  
Vs. Year Ago

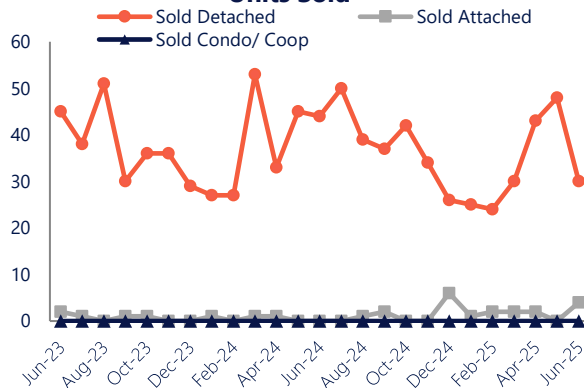
## Days On Market

52



**Up**  
Vs. Year Ago

### Units Sold\*



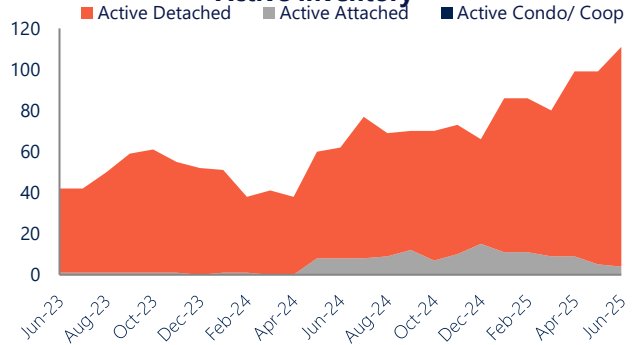
## Units Sold

There was a decrease in total units sold in June, with 34 sold this month in Eastern Roanoke City versus 48 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 23% versus June 2024.

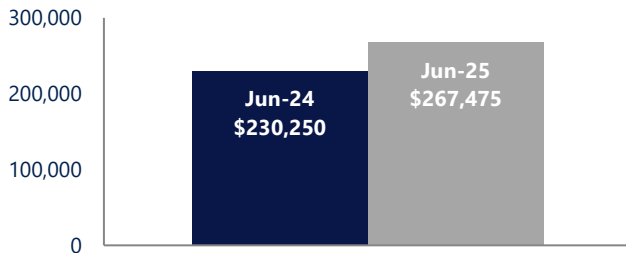
## Active Inventory

Versus last year, the total number of homes available this month is higher by 49 units or 79%. The total number of active inventory this June was 111 compared to 62 in June 2024. This month's total of 111 is higher than the previous month's total supply of available inventory of 99, an increase of 12%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Eastern Roanoke City Homes was \$230,250. This June, the median sale price was \$267,475, an increase of 16% or \$37,225 compared to last year. The current median sold price is 14% higher than in May.

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

Eastern Roanoke City are defined as properties listed in zip code/s 24012, 24002, 24001 and 24013.

\*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 the Roanoke Valley Association of REALTORS (RVAR) and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace as some brokerages choose not to provide transaction information. This may result in an understatement of completed sales and available listings. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of RVAR or Long & Foster Real Estate, Inc.

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## MARKET MINUTE™

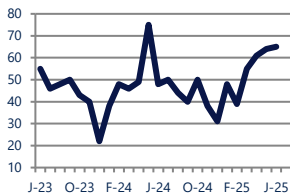
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JUNE 2025

Zip Code(s): 24012, 24002, 24001 and 24013

### New Listings

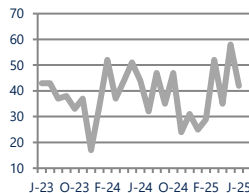
65



**Up 35%**  
Vs. Year Ago

### Current Contracts

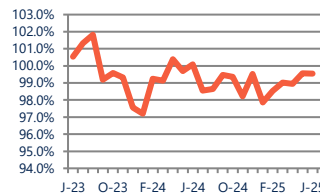
42



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

### Sold Vs. List Price

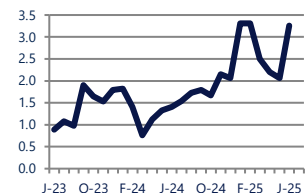
99.5%



**Down -0.5%**  
Vs. Year Ago

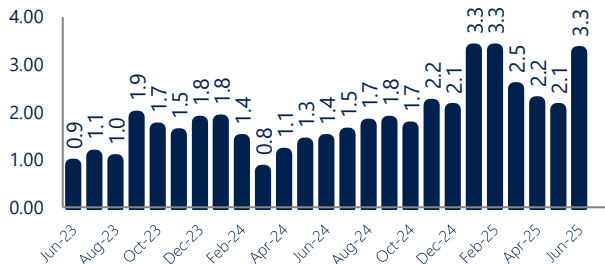
### Months of Supply

3.3



**Up 131%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

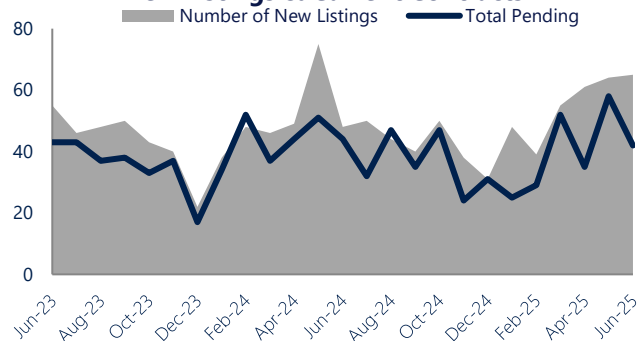
In June, there was 3.3 months of supply available in Eastern Roanoke City, compared to 1.4 in June 2024. That is an increase of 132% versus a year ago.

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.

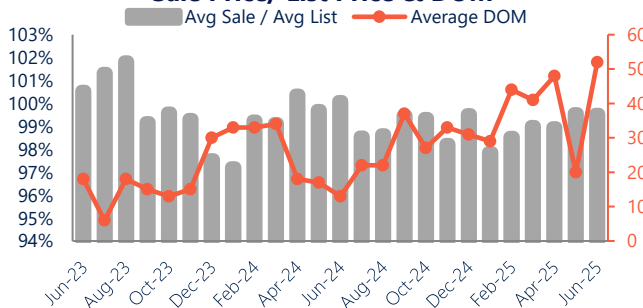
### New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Eastern Roanoke City compared to 48 in June 2024, an increase of 35%. There were 42 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 5% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Eastern Roanoke City was 99.5% of the average list price, which is 0.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 13. This increase was impacted by the limited number of sales.

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