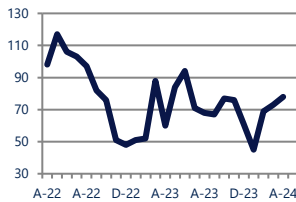


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAUQUIER COUNTY HOUSING MARKET**

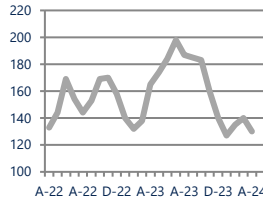
APRIL 2024

Units Sold 78



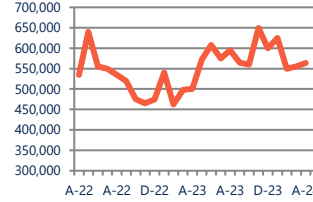
Up 30%
Vs. Year Ago

Active Inventory 130



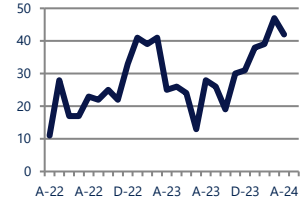
Down -21%
Vs. Year Ago

Median Sale Price \$563,948



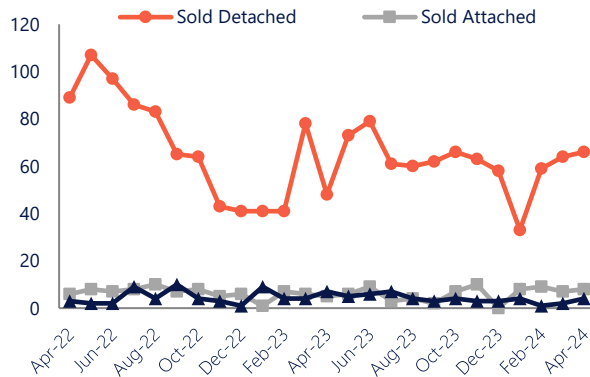
Up 13%
Vs. Year Ago

Days On Market 42



Up 68%
Vs. Year Ago

Units Sold*



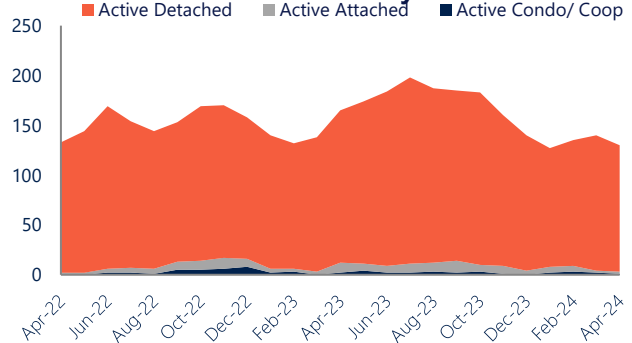
Units Sold

There was an increase in total units sold in April, with 78 sold this month in Fauquier County versus 73 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 30% versus April 2023.

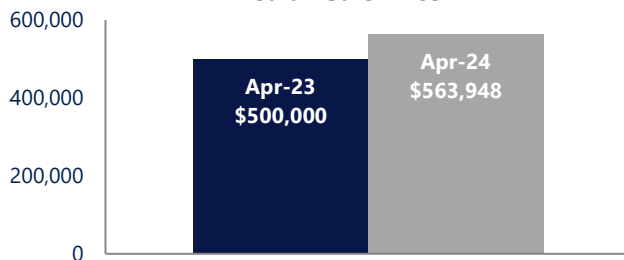
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 21%. The total number of active inventory this April was 130 compared to 165 in April 2023. This month's total of 130 is lower than the previous month's total supply of available inventory of 140, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Fauquier County Homes was \$500,000. This April, the median sale price was \$563,948, an increase of 13% or \$63,948 compared to last year. The current median sold price is 2% 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.

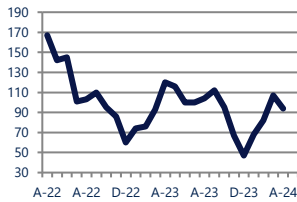
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAUQUIER COUNTY HOUSING MARKET**

APRIL 2024

New Listings

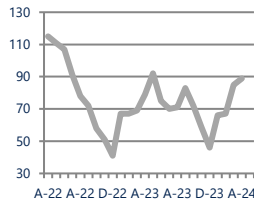
94



Down -22%
Vs. Year Ago

Current Contracts

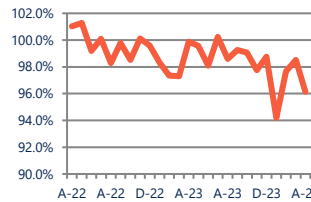
89



Up 13%
Vs. Year Ago

Sold Vs. List Price

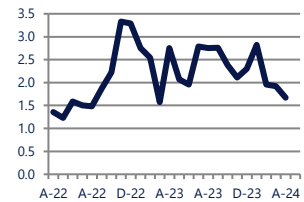
96.1%



Down -3.8%
Vs. Year Ago

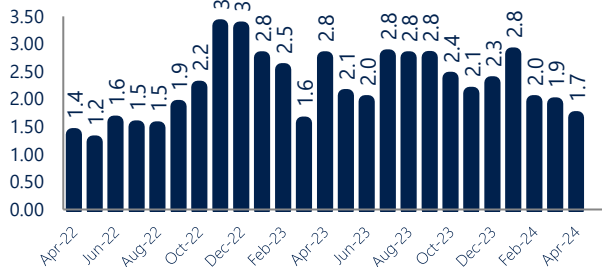
Months of Supply

1.7



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

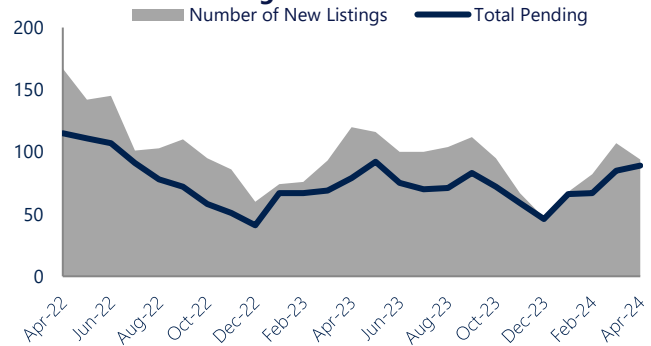
In April, there was 1.7 months of supply available in Fauquier County, compared to 2.8 in April 2023. That is a decrease of 39% versus a year ago.

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.

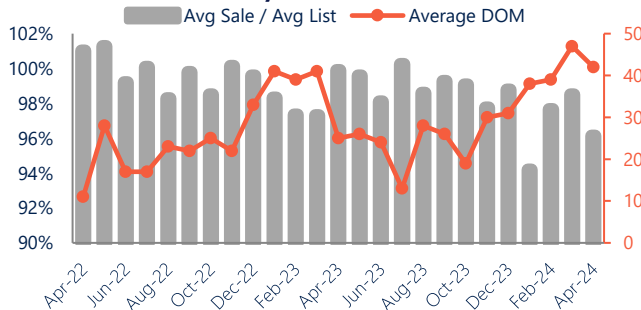
New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Fauquier County compared to 120 in April 2023, a decrease of 22%. There were 89 current contracts pending sale this April compared to 79 a year ago. The number of current contracts is 13% higher 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 Fauquier County was 96.1% of the average list price, which is 3.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 25, an increase of 68%.