

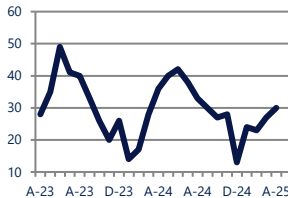
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FOREST HOUSING MARKET**

APRIL 2025

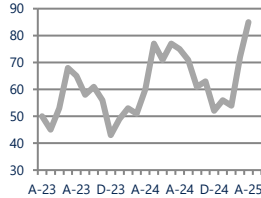
Zip Code(s): 24551

Units Sold
30



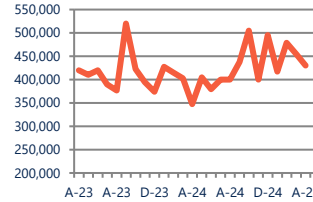
Down -17%
Vs. Year Ago

Active Inventory
85



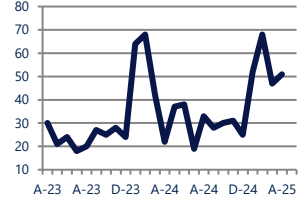
Up 42%
Vs. Year Ago

Median Sale Price
\$430,000



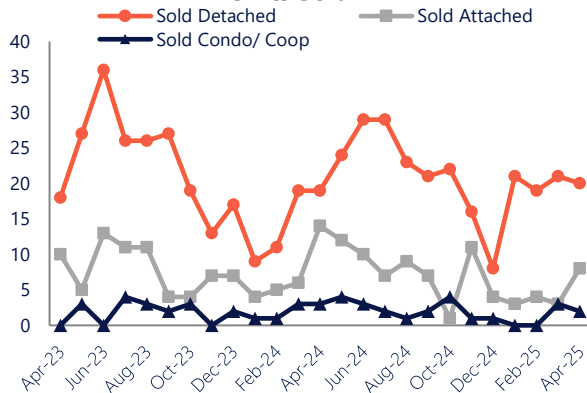
Up 24%
Vs. Year Ago

Days On Market
51



Up
Vs. Year Ago

Units Sold*



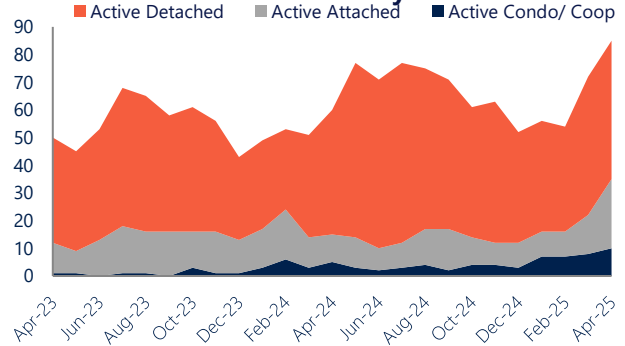
Units Sold

There was an increase in total units sold in April, with 30 sold this month in Forest versus 27 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2024.

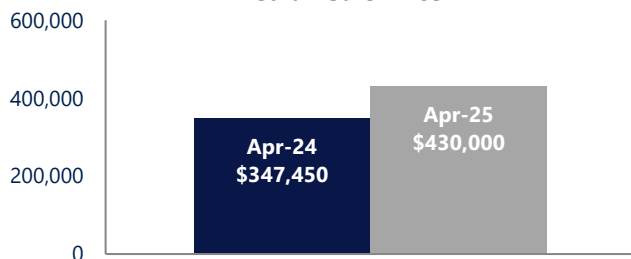
Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 42%. The total number of active inventory this April was 85 compared to 60 in April 2024. This month's total of 85 is higher than the previous month's total supply of available inventory of 72, an increase of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Forest Homes was \$347,450. This April, the median sale price was \$430,000, an increase of 24% or \$82,550 compared to last year. The current median sold price is 5% lower 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.

Forest are defined as properties listed in zip code/s 24551.

*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 LAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of LAR or Long & Foster Real Estate, Inc.

THE LONG & FOSTER MARKET MINUTE™

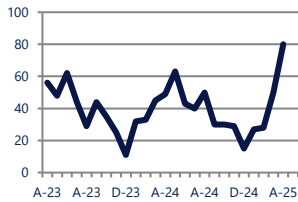
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APRIL 2025

Zip Code(s): 24551

New Listings

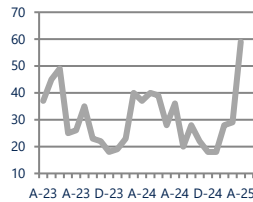
80



Up 63%
Vs. Year Ago

Current Contracts

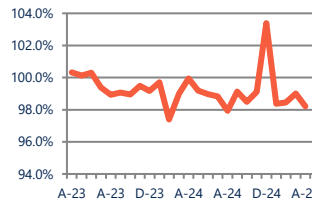
59



Up 59%
Vs. Year Ago

Sold Vs. List Price

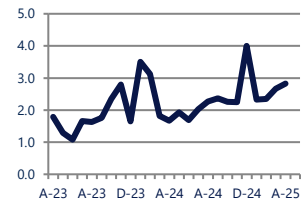
98.2%



Down -1.7%
Vs. Year Ago

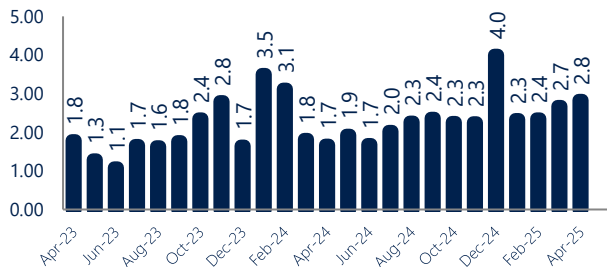
Months of Supply

2.8



Up 69%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 2.8 months of supply available in Forest, compared to 1.7 in April 2024. That is an increase of 70% versus a year ago.

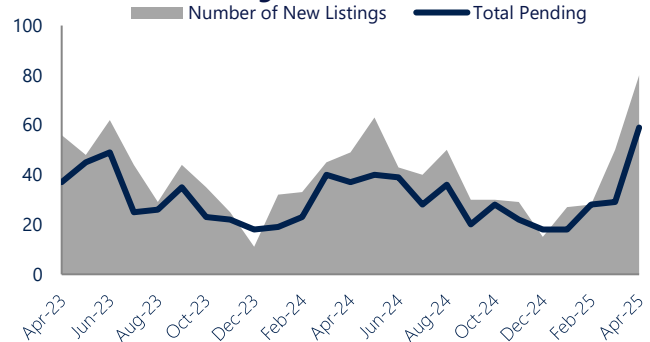
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

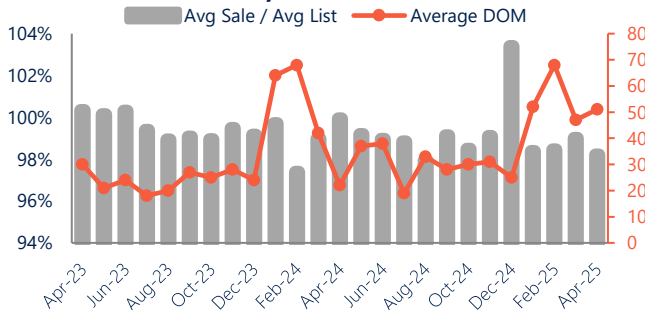
This month there were 80 homes newly listed for sale in Forest compared to 49 in April 2024, an increase of 63%.

There were 59 current contracts pending sale this April compared to 37 a year ago. The number of current contracts is 59% 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 Forest was 98.2% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 22. This increase was impacted by the limited number of sales.

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