

# THE LONG & FOSTER MARKET MINUTE™

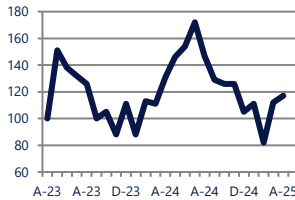
FOCUS ON: **GREATER LYNCHBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 24502, 24501, 24503 and 24504

## Units Sold

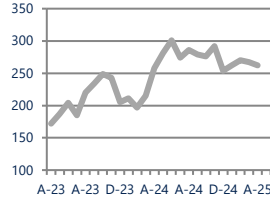
117



**Down -11%**  
Vs. Year Ago

## Active Inventory

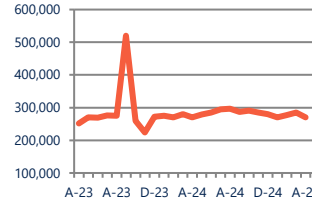
262



**Up 2%**  
Vs. Year Ago

## Median Sale Price

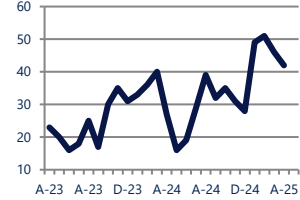
\$270,000



**No Change**  
Vs. Year Ago

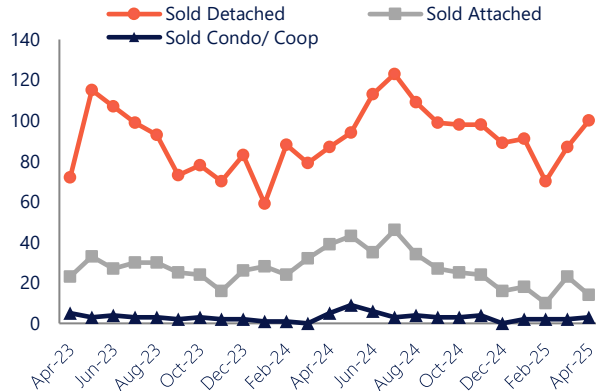
## Days On Market

42



**Up 56%**  
Vs. Year Ago

### Units Sold\*



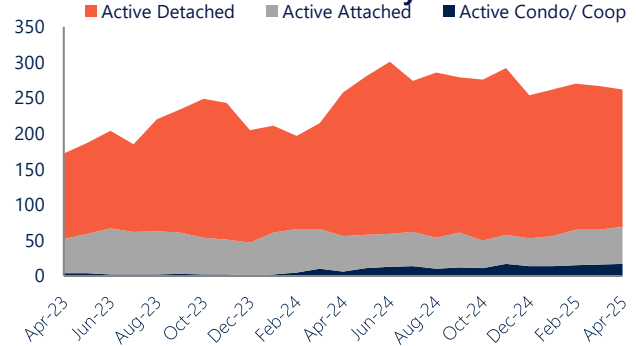
### Units Sold

There was an increase in total units sold in April, with 117 sold this month in Greater Lynchburg versus 112 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

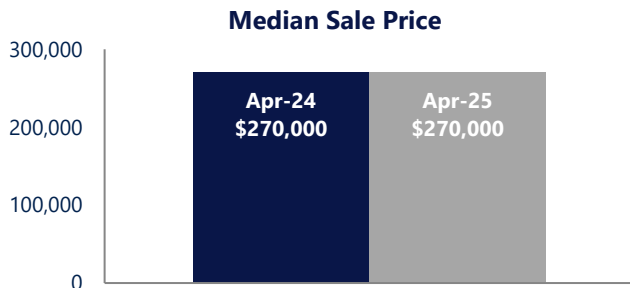
### Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 2%. The total number of active inventory this April was 262 compared to 258 in April 2024. This month's total of 262 is lower than the previous month's total supply of available inventory of 267, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



Last April, the median sale price for Greater Lynchburg Homes was \$270,000. This April, the median sale price was \$270,000, which is similar compared to a year ago. The current median sold price is 5% 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.

Greater Lynchburg are defined as properties listed in zip code/s 24502, 24501, 24503 and 24504.

\*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.

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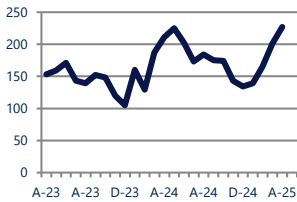
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APRIL 2025

Zip Code(s): 24502, 24501, 24503 and 24504

### New Listings

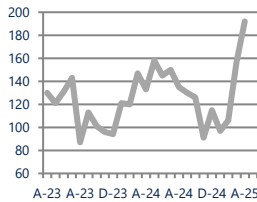
227



**Up 8%**  
Vs. Year Ago

### Current Contracts

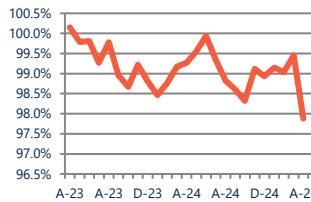
192



**Up 44%**  
Vs. Year Ago

### Sold Vs. List Price

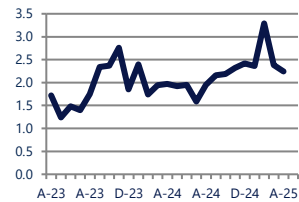
97.9%



**Down -1.4%**  
Vs. Year Ago

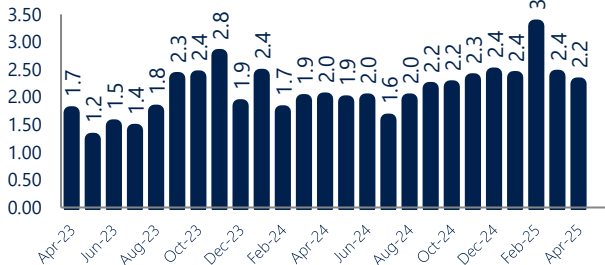
### Months of Supply

2.2



**Up 14%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

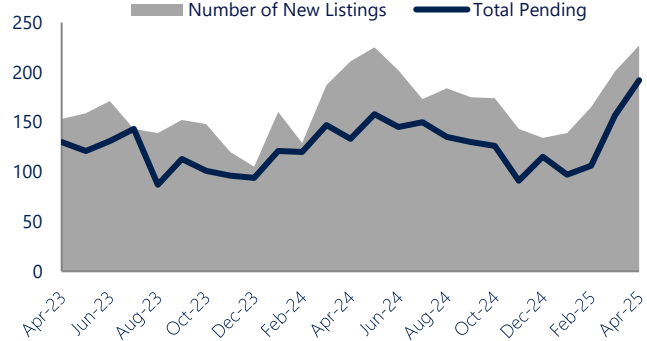
In April, there was 2.2 months of supply available in Greater Lynchburg, compared to 2.0 in April 2024. That is an increase of 14% versus a year ago.

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.

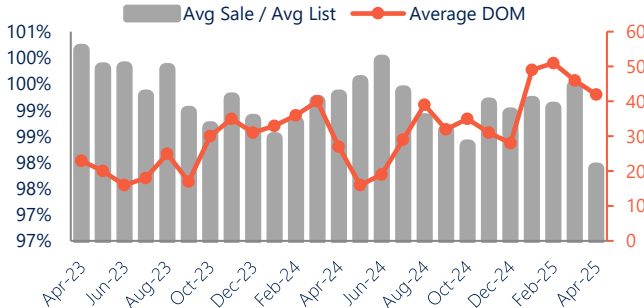
### New Listings & Current Contracts

This month there were 227 homes newly listed for sale in Greater Lynchburg compared to 211 in April 2024, an increase of 8%. There were 192 current contracts pending sale this April compared to 133 a year ago. The number of current contracts is 44% 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 Greater Lynchburg was 97.9% of the average list price, which is 1.4% 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 27, an increase of 56%.

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