

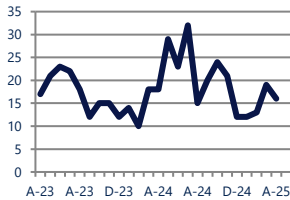
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GREENE COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

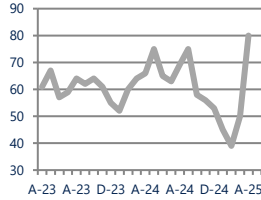
16



Down -11%
Vs. Year Ago

Active Inventory

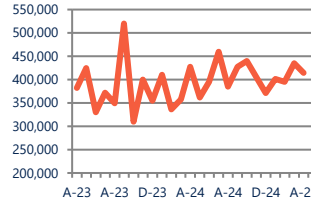
80



Up 21%
Vs. Year Ago

Median Sale Price

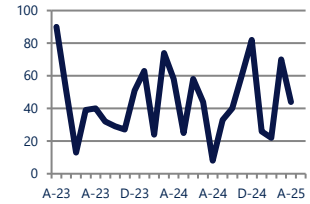
\$414,750



Down -3%
Vs. Year Ago

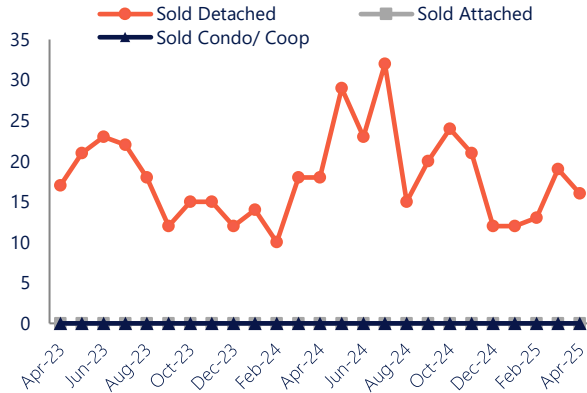
Days On Market

44



Down -24%
Vs. Year Ago

Units Sold*



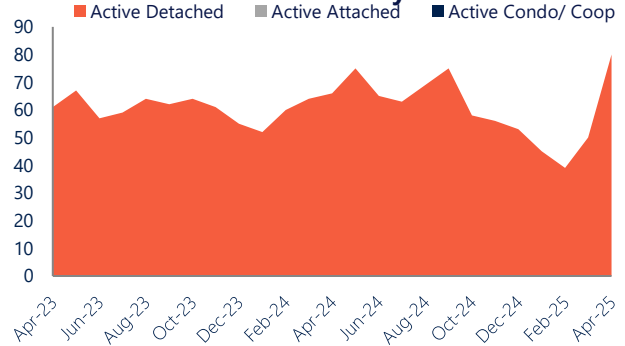
Units Sold

There was a decrease in total units sold in April, with 16 sold this month in Greene County versus 19 last month, a decrease of 16%. 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 14 units or 21%. The total number of active inventory this April was 80 compared to 66 in April 2024. This month's total of 80 is higher than the previous month's total supply of available inventory of 50, an increase of 60%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Greene County Homes was \$427,275. This April, the median sale price was \$414,750, a decrease of 3% or \$12,525 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.

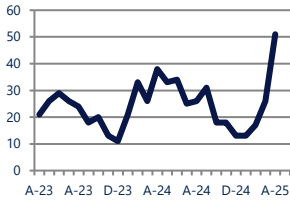
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GREENE COUNTY HOUSING MARKET**

APRIL 2025

New Listings

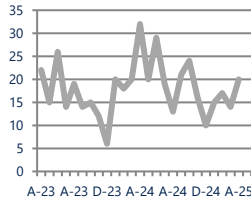
51



Up 34%
Vs. Year Ago

Current Contracts

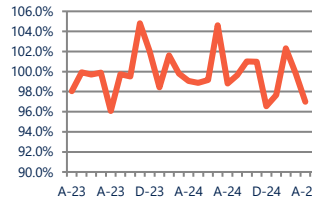
20



Down -38%
Vs. Year Ago

Sold Vs. List Price

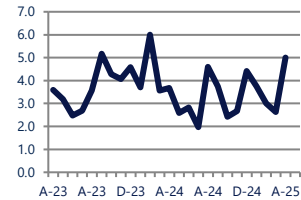
97.0%



Down -2.1%
Vs. Year Ago

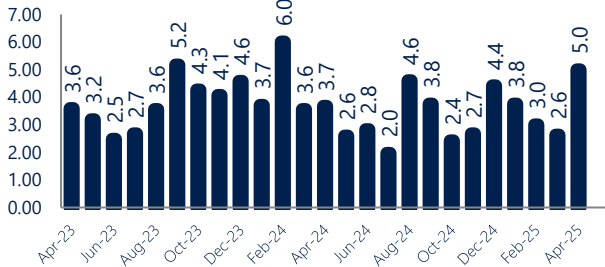
Months of Supply

5.0



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

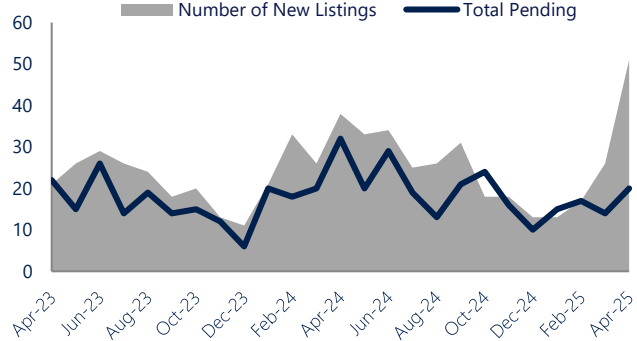
In April, there was 5.0 months of supply available in Greene County, compared to 3.7 in April 2024. That is an increase of 36% versus a year ago.

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.

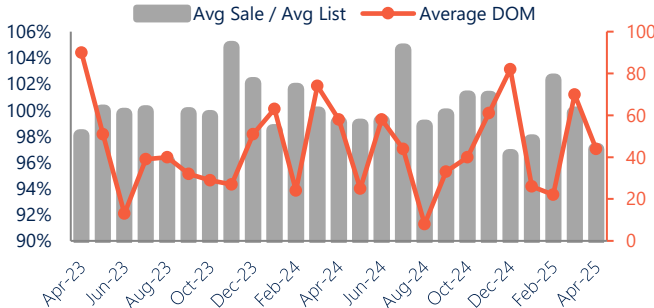
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Greene County compared to 38 in April 2024, an increase of 34%. There were 20 current contracts pending sale this April compared to 32 a year ago. The number of current contracts is 38% lower 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 Greene County was 97.0% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 58, a decrease of 24%.