

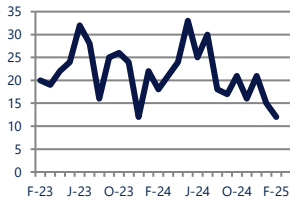
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GROVETON AND HYBIA VALLEY HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 22306

## Units Sold

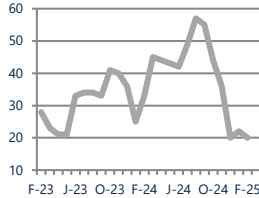
12



**Down -33%**  
Vs. Year Ago

## Active Inventory

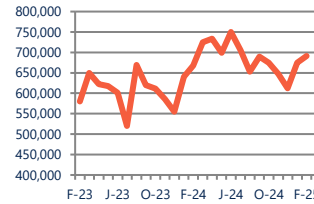
20



**Down -39%**  
Vs. Year Ago

## Median Sale Price

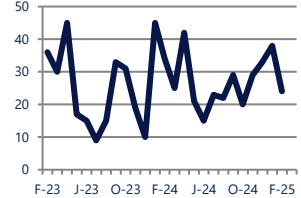
\$691,500



**Up 4%**  
Vs. Year Ago

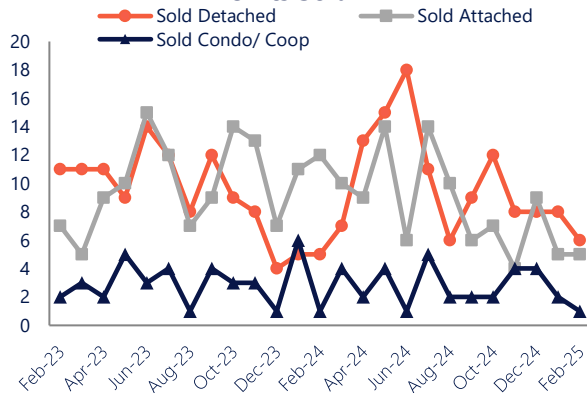
## Days On Market

24



**Down -29%**  
Vs. Year Ago

## Units Sold\*



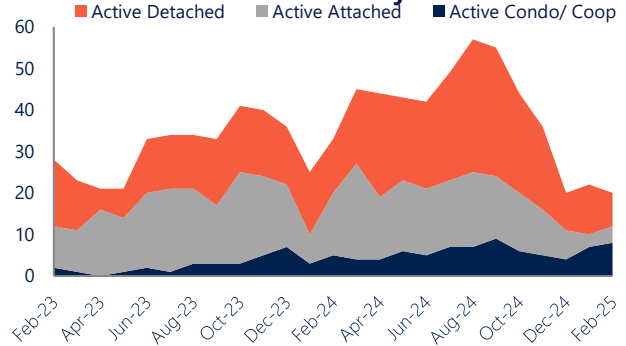
## Units Sold

There was a decrease in total units sold in February, with 12 sold this month in Groveton and Hybia Valley versus 15 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 33% versus February 2024.

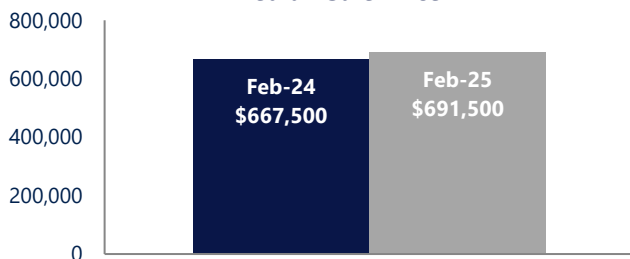
## Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 39%. The total number of active inventory this February was 20 compared to 33 in February 2024. This month's total of 20 is lower than the previous month's total supply of available inventory of 22, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Groveton and Hybia Valley Homes was \$667,500. This February, the median sale price was \$691,500, an increase of 4% or \$24,000 compared to last year. The current median sold price is 2% higher than in January.

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

Groveton and Hybia Valley are defined as properties listed in zip code/s 22306.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

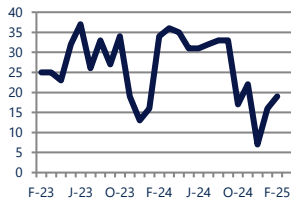
# THE LONG & FOSTER MARKET MINUTE™

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Zip Code(s): 22306

## New Listings

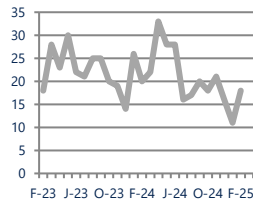
19



**Down -44%**  
Vs. Year Ago

## Current Contracts

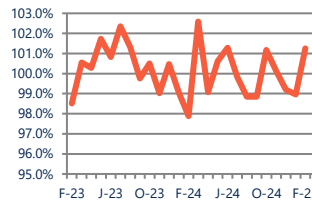
18



**Down -10%**  
Vs. Year Ago

## Sold Vs. List Price

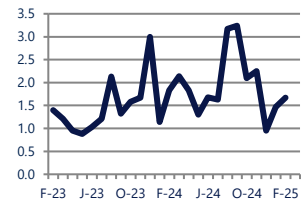
101.3%



**Up 3.5%**  
Vs. Year Ago

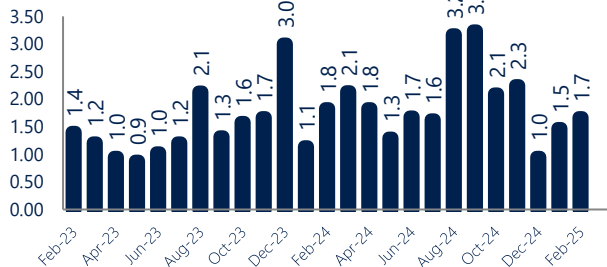
## Months of Supply

1.7



**Down -9%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

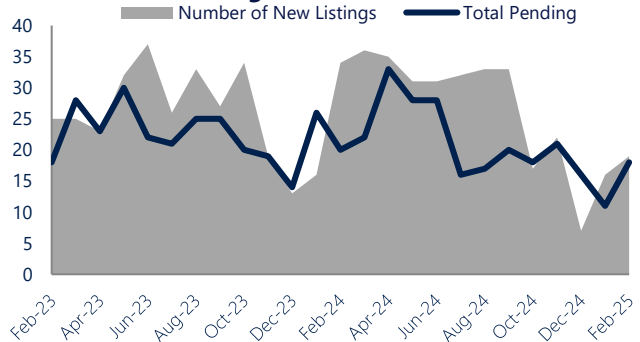
In February, there was 1.7 months of supply available in Groveton and Hybia Valley, compared to 1.8 in February 2024. That is a decrease of 9% versus a year ago.

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.

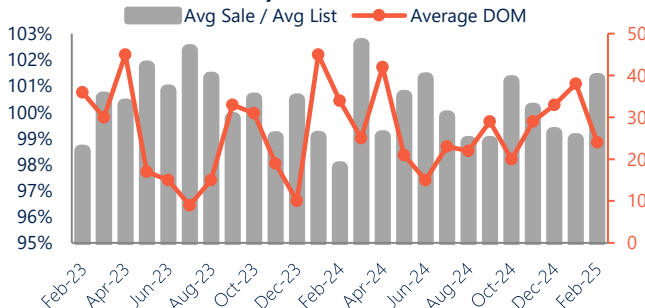
## New Listings & Current Contracts

This month there were 19 homes newly listed for sale in Groveton and Hybia Valley compared to 34 in February 2024, a decrease of 44%. There were 18 current contracts pending sale this February compared to 20 a year ago. The number of current contracts is 10% lower than last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Groveton and Hybia Valley was 101.3% of the average list price, which is 3.4% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 34, a decrease of 29%.

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