

THE LONG & FOSTER MARKET MINUTE™

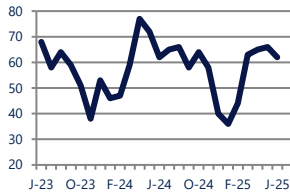
FOCUS ON: **HODGES MANOR, SIMONSDALE, AND LOXLEY PLACE HOUSING MARKET**

JUNE 2025

Zip Code(s): 23701 and 23702

Units Sold

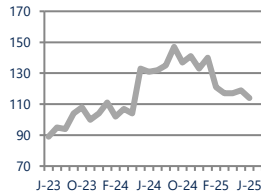
62



No Change
Vs. Year Ago

Active Inventory

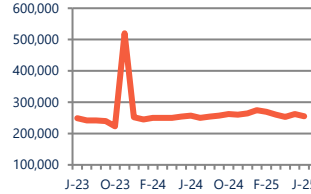
114



Down -13%
Vs. Year Ago

Median Sale Price

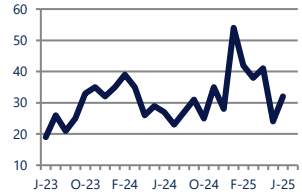
\$255,000



Down -1%
Vs. Year Ago

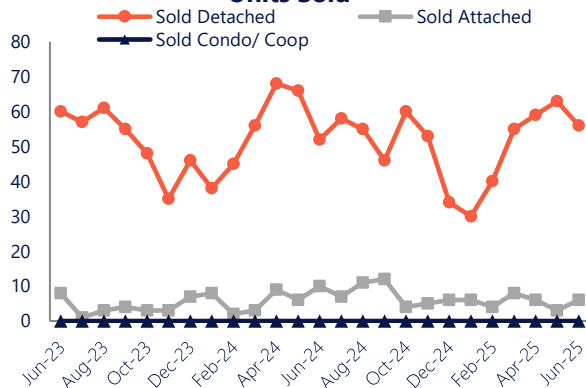
Days On Market

32



Up 19%
Vs. Year Ago

Units Sold*



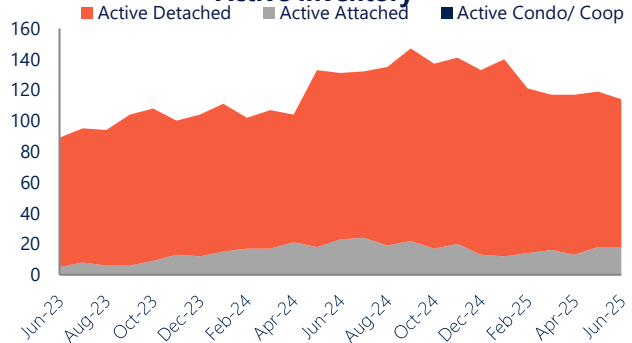
Units Sold

There was a decrease in total units sold in June, with 62 sold this month in Hodges Manor, Simonsdale, and Loxley Place, a decrease of 6%. This month's total units sold is similar compared to a year ago.

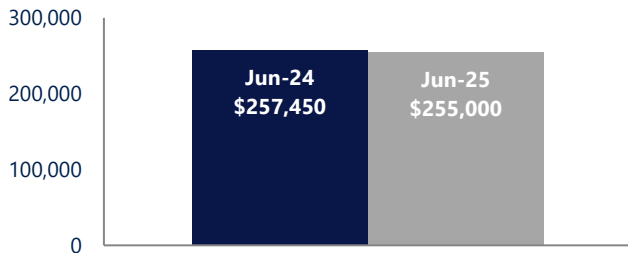
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 13%. The total number of active inventory this June was 114 compared to 131 in June 2024. This month's total of 114 is lower than the previous month's total supply of available inventory of 119, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hodges Manor, Simonsdale, and Loxley Place Homes was \$257,450. This June, the median sale price was \$255,000, a decrease of 1% or \$2,450 compared to last year. The current median sold price is 3% lower than in May.

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

Hodges Manor, Simonsdale, and Loxley Place are defined as properties listed in zip code/s 23701 and 23702.

*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

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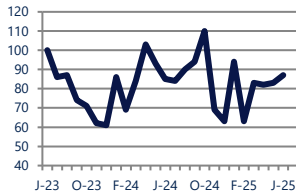
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JUNE 2025

Zip Code(s): 23701 and 23702

New Listings

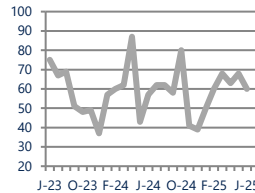
87



Up 2%
Vs. Year Ago

Current Contracts

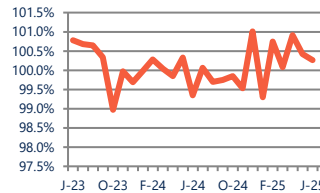
60



Up 5%
Vs. Year Ago

Sold Vs. List Price

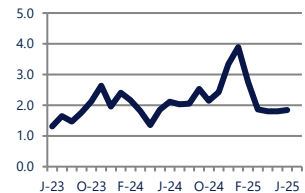
100.3%



Up 0.9%
Vs. Year Ago

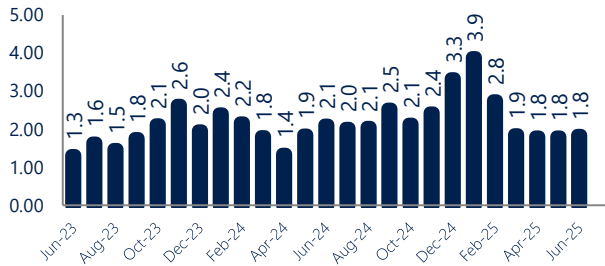
Months of Supply

1.8



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

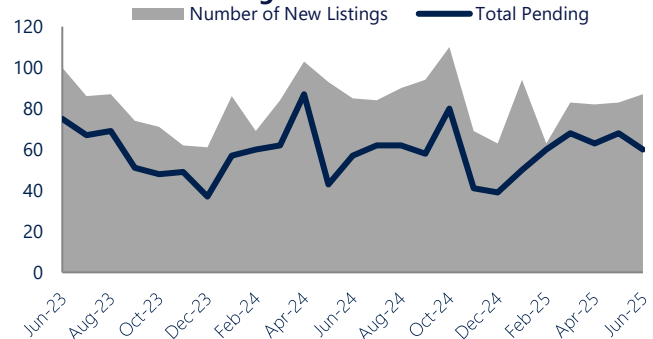
In June, there was 1.8 months of supply available in Hodges Manor, Simonsdale, and Loxley Place, compared to 2.1 in June 2024. That is a decrease of 13% versus a year ago.

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.

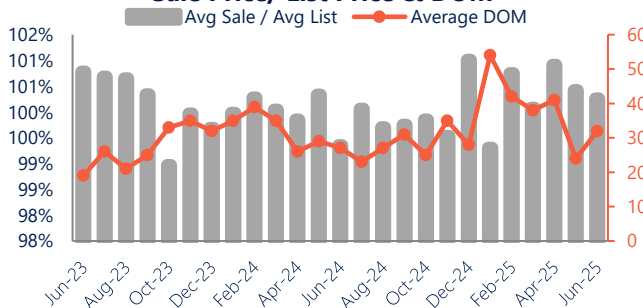
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Hodges Manor, Simonsdale, and Loxley Place compared to 85 in June 2024, an increase of 2%. There were 60 current contracts pending sale this June compared to 57 a year ago. The number of current contracts is 5% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hodges Manor, Simonsdale, and Loxley Place was 100.3% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 27, an increase of 19%.

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