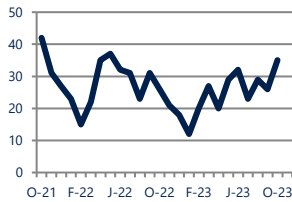




Units Sold

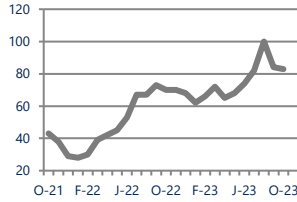
35



Up 35%
Vs. Year Ago

Active Inventory

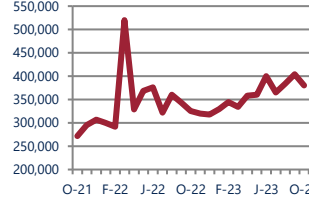
83



Up 19%
Vs. Year Ago

Median Sale Price

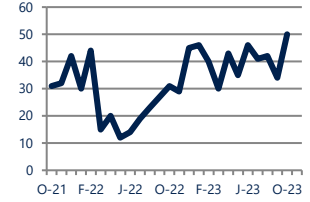
\$379,900



Up 17%
Vs. Year Ago

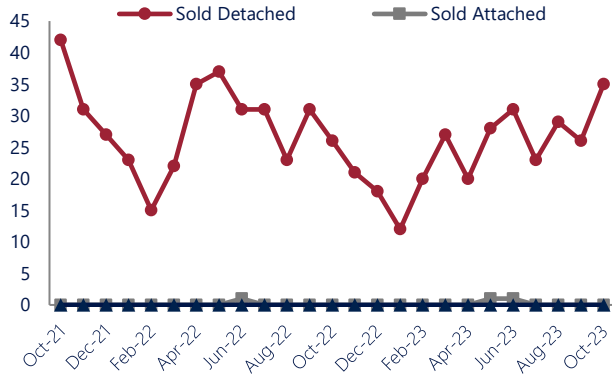
Days On Market

50



Up
Vs. Year Ago

Units Sold*



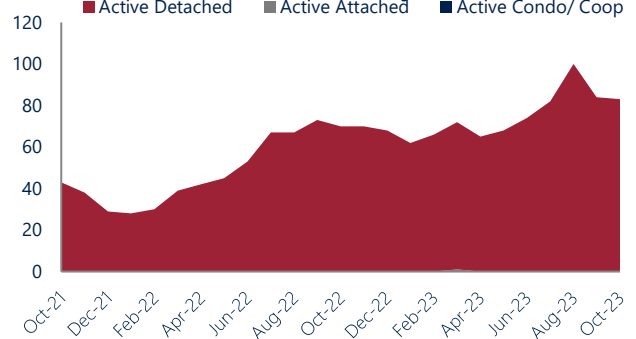
Units Sold

There was an increase in total units sold in October, with 35 sold this month in Louisa County versus 26 last month, an increase of 35%. This month's total units sold was higher than at this time last year, an increase of 35% versus October 2022.

Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 19%. The total number of active inventory this October was 83 compared to 70 in October 2022. This month's total of 83 is lower than the previous month's total supply of available inventory of 84, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Louisa County Homes was \$325,000. This October, the median sale price was \$379,900, an increase of 17% or \$54,900 compared to last year. The current median sold price is 6% lower than in September.

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



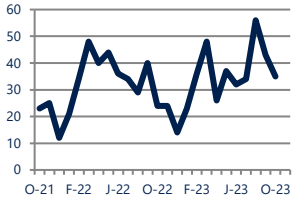
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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 CVRMLS or Long & Foster Real Estate, Inc.





New Listings

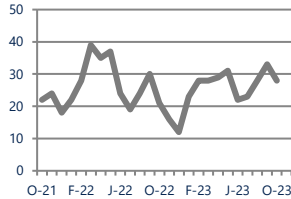
35



Up 46%
Vs. Year Ago

Current Contracts

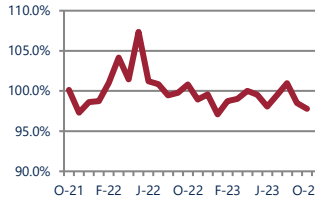
28



Up 33%
Vs. Year Ago

Sold Vs. List Price

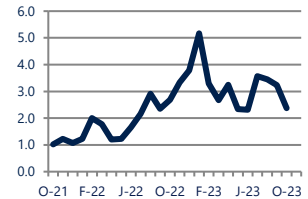
97.8%



Down -3%
Vs. Year Ago

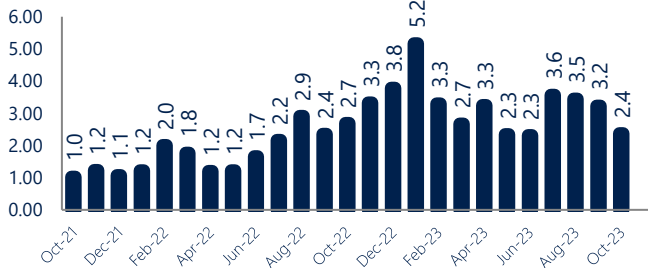
Months of Supply

2.4



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

In October, there was 2.4 months of supply available in Louisa County, compared to 2.7 in October 2022. That is a decrease of 12% versus a year ago.

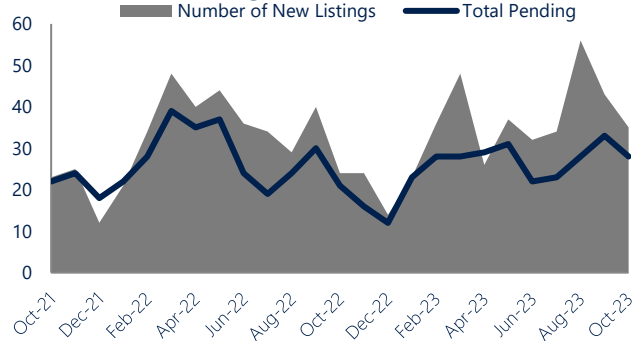
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

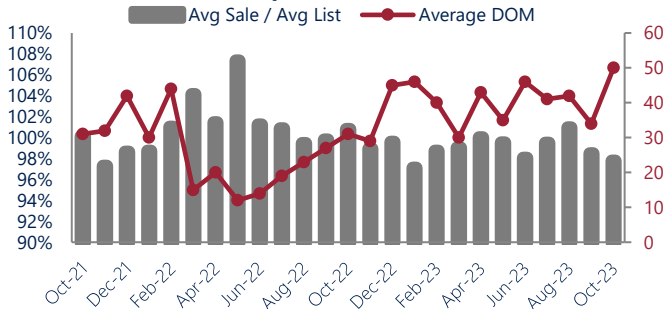
This month there were 35 homes newly listed for sale in Louisa County compared to 24 in October 2022, an increase of 46%.

There were 28 current contracts pending sale this October compared to 21 a year ago. The number of current contracts is 33% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Louisa County was 97.8% of the average list price, which is 3.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 31. This increase was impacted by the limited number of sales.



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