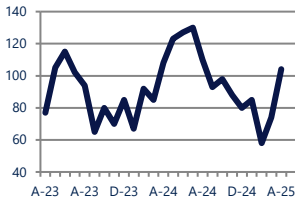


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LYNCHBURG CITY HOUSING MARKET**

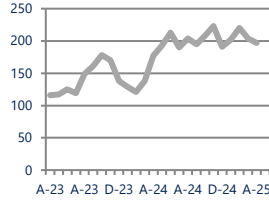
APRIL 2025

Units Sold 104



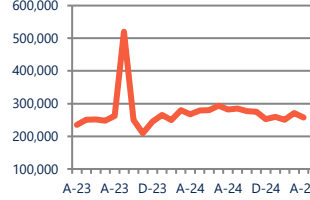
Down -4%
Vs. Year Ago

Active Inventory 197



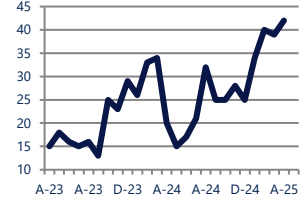
Up 11%
Vs. Year Ago

Median Sale Price \$257,700



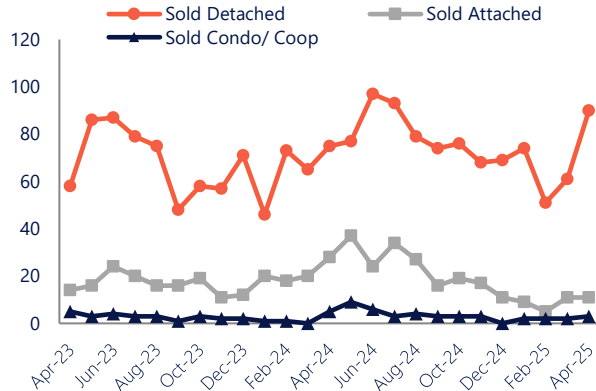
Down -4%
Vs. Year Ago

Days On Market 42



Up 110%
Vs. Year Ago

Units Sold*



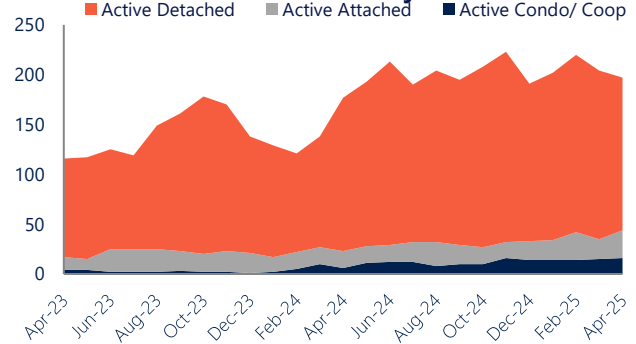
Units Sold

There was an increase in total units sold in April, with 104 sold this month in Lynchburg City. This month's total units sold was lower than at this time last year.

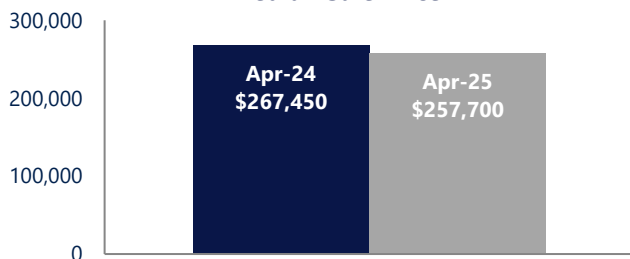
Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 11%. The total number of active inventory this April was 197 compared to 177 in April 2024. This month's total of 197 is lower than the previous month's total supply of available inventory of 204, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lynchburg City Homes was \$267,450. This April, the median sale price was \$257,700, a decrease of 4% or \$9,750 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.

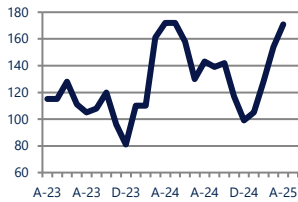
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LYNCHBURG CITY HOUSING MARKET**

APRIL 2025

New Listings

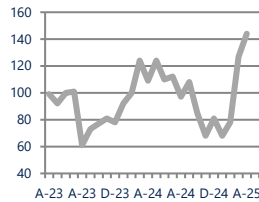
171



Down -1%
Vs. Year Ago

Current Contracts

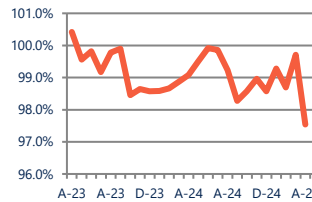
144



Up 32%
Vs. Year Ago

Sold Vs. List Price

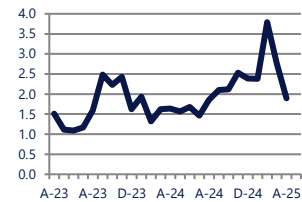
97.5%



Down -1.6%
Vs. Year Ago

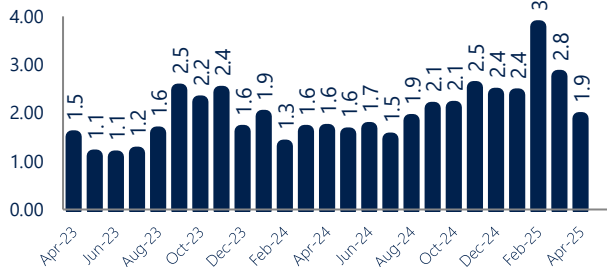
Months of Supply

1.9



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

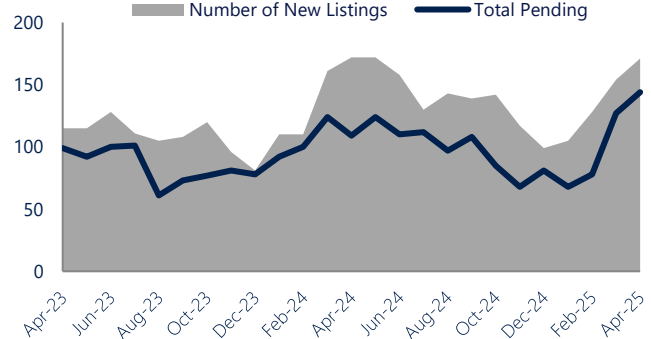
In April, there was 1.9 months of supply available in Lynchburg City, compared to 1.6 in April 2024. That is an increase of 16% versus a year ago.

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.

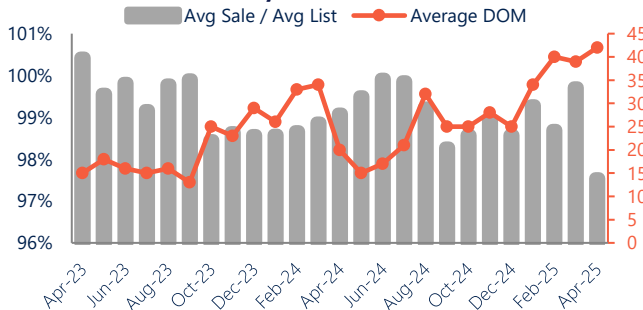
New Listings & Current Contracts

This month there were 171 homes newly listed for sale in Lynchburg City compared to 172 in April 2024, a decrease of 1%. There were 144 current contracts pending sale this April compared to 109 a year ago. The number of current contracts is 32% 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 Lynchburg City was 97.5% of the average list price, which is 1.5% 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 20, an increase of 110%.