

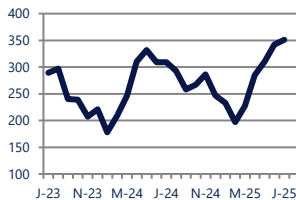
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LYNCHBURG AREA HOUSING MARKET**

JULY 2025

Units Sold

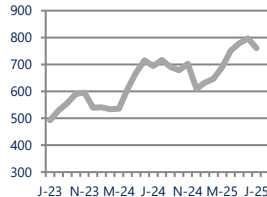
351



Up 14%
Vs. Year Ago

Active Inventory

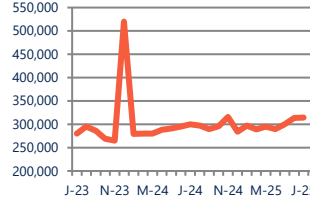
761



Up 10%
Vs. Year Ago

Median Sale Price

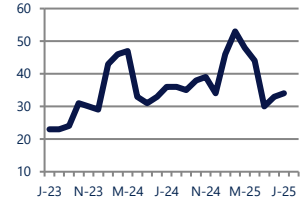
\$314,650



Up 5%
Vs. Year Ago

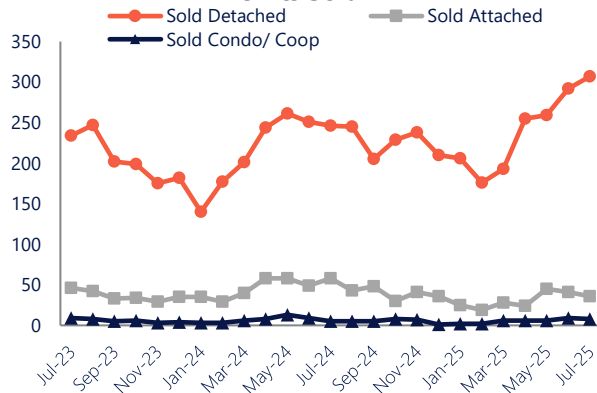
Days On Market

34



Down -6%
Vs. Year Ago

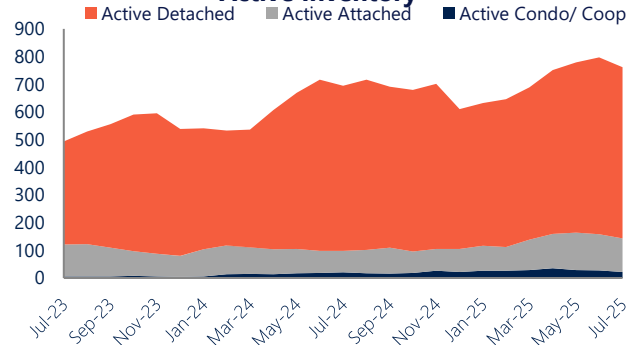
Units Sold*



Units Sold

There was an increase in total units sold in July, with 351 sold this month in Lynchburg Area versus 342 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 14% versus July 2024.

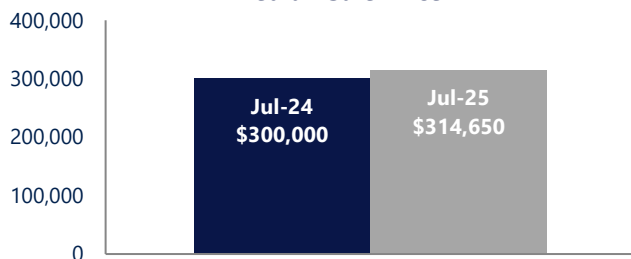
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 67 units or 10%. The total number of active inventory this July was 761 compared to 694 in July 2024. This month's total of 761 is lower than the previous month's total supply of available inventory of 797, a decrease of 5%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Lynchburg Area Homes was \$300,000. This July, the median sale price was \$314,650, an increase of 5% or \$14,650 compared to last year. The current median sold price is approximately the same as the median price in June.

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

*Defined as the counties of Amherst, Appomattox, Bedford County, Campbell, and the cities of Bedford and Lynchburg in VA

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

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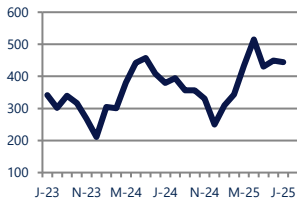
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FOCUS ON: **LYNCHBURG AREA HOUSING MARKET**

JULY 2025

New Listings

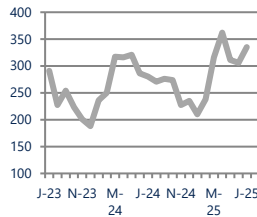
444



Up 17%
Vs. Year Ago

Current Contracts

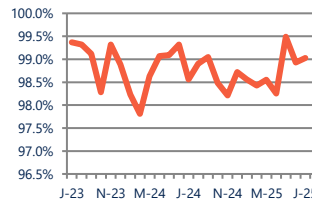
335



Up 20%
Vs. Year Ago

Sold Vs. List Price

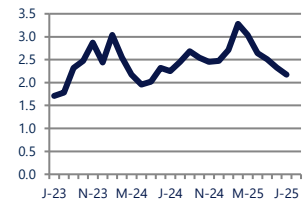
99.0%



No Change
Vs. Year Ago

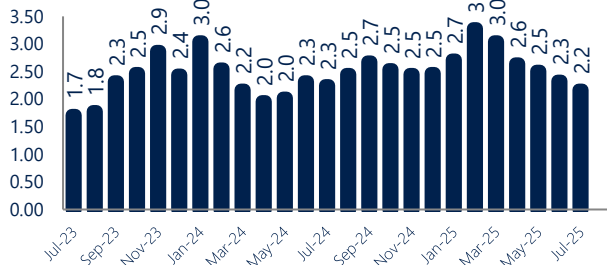
Months of Supply

2.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

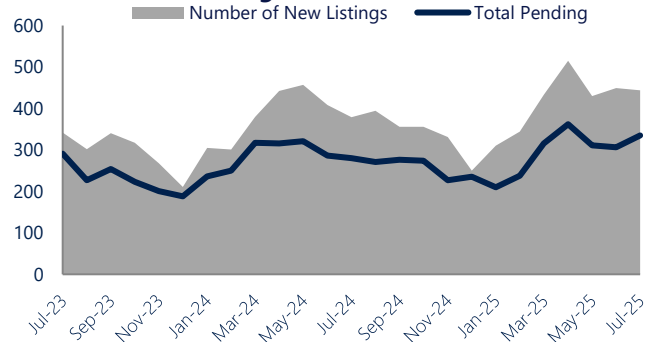
In July, there was 2.2 months of supply available in Lynchburg Area. The amount of supply is similar compared to a year ago.

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.

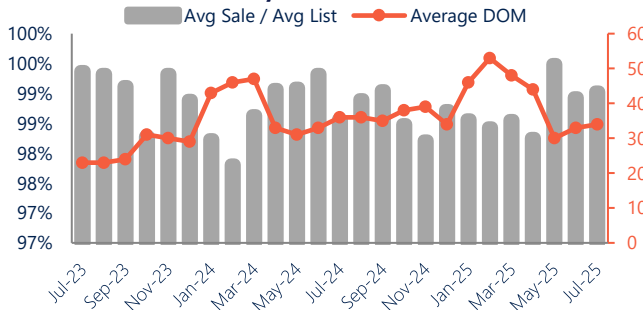
New Listings & Current Contracts

This month there were 444 homes newly listed for sale in Lynchburg Area compared to 379 in July 2024, an increase of 17%. There were 335 current contracts pending sale this July compared to 280 a year ago. The number of current contracts is 20% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Lynchburg Area was 99.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 36, a decrease of 6%.

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