

THE LONG & FOSTER MARKET MINUTE™

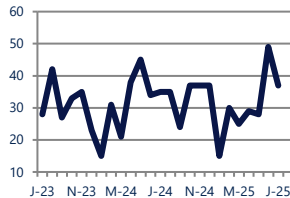
FOCUS ON: **PATTERSON AND PEMBERTON HOUSING MARKET**

JULY 2025

Zip Code(s): 23238

Units Sold

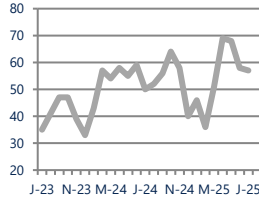
37



Up 6%
Vs. Year Ago

Active Inventory

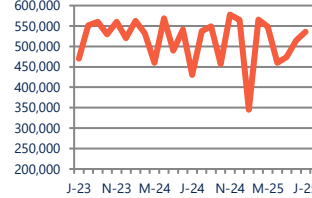
57



Up 14%
Vs. Year Ago

Median Sale Price

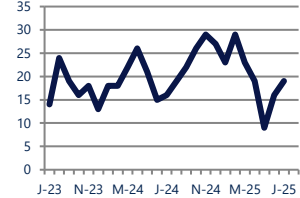
\$536,000



Up 25%
Vs. Year Ago

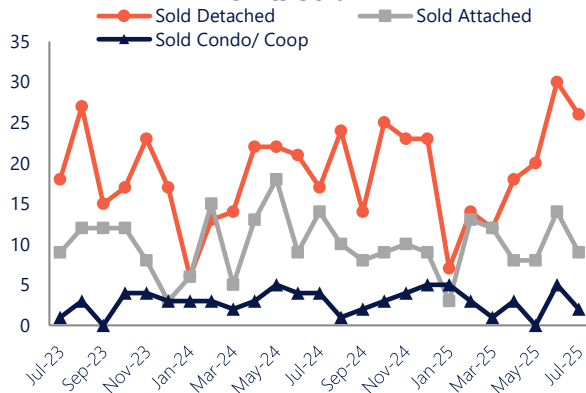
Days On Market

19



Up 19%
Vs. Year Ago

Units Sold*



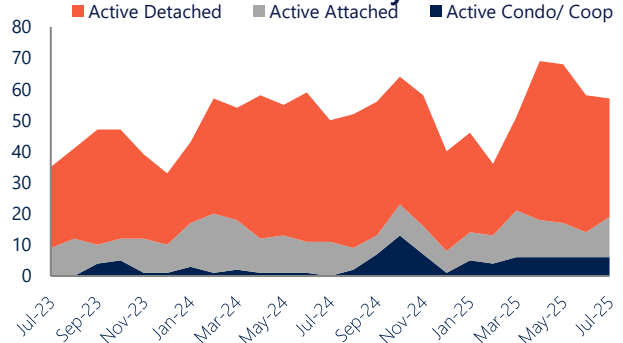
Units Sold

There was a decrease in total units sold in July, with 37 sold this month in Patterson and Pemberton versus 49 last month, a decrease of 24%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 14%. The total number of active inventory this July was 57 compared to 50 in July 2024. This month's total of 57 is lower than the previous month's total supply of available inventory of 58, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Patterson and Pemberton Homes was \$430,000. This July, the median sale price was \$536,000, an increase of 25% or \$106,000 compared to last year. The current median sold price is 4% higher than in June.

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

Patterson and Pemberton are defined as properties listed in zip code/s 23238.

*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.

LONG & FOSTER
REAL ESTATE



THE LONG & FOSTER

MARKET MINUTE™

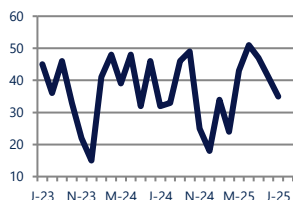
FOCUS ON: **PATTERSON AND PEMBERTON HOUSING MARKET**

JULY 2025

Zip Code(s): 23238

New Listings

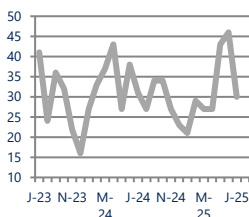
35



Up 9%
Vs. Year Ago

Current Contracts

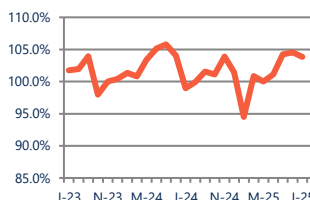
30



Down -3%
Vs. Year Ago

Sold Vs. List Price

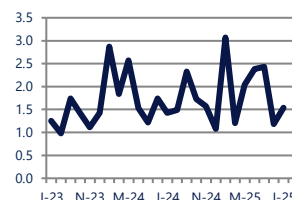
103.9%



Up 4.9%
Vs. Year Ago

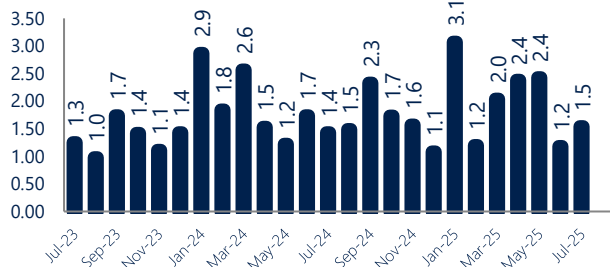
Months of Supply

1.5



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

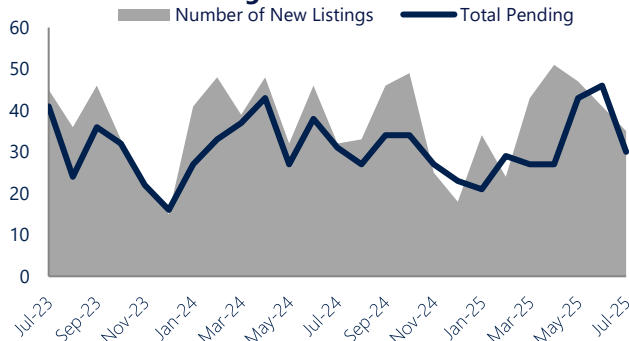
In July, there was 1.5 months of supply available in Patterson and Pemberton, compared to 1.4 in July 2024. That is an increase of 8% versus a year ago.

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.

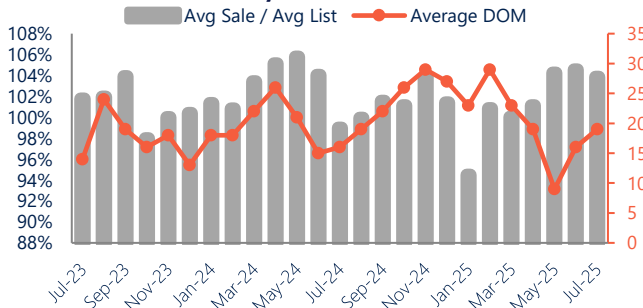
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Patterson and Pemberton compared to 32 in July 2024, an increase of 9%. There were 30 current contracts pending sale this July compared to 31 a year ago. The number of current contracts is 3% lower 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 Patterson and Pemberton was 103.9% of the average list price, which is 4.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 16, an increase of 19%.

Patterson and Pemberton are defined as properties listed in zip code/s 23238.

*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.