

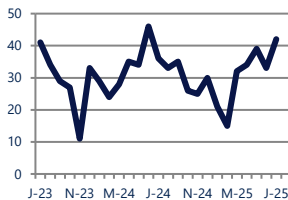
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POWHATAN COUNTY HOUSING MARKET**

JULY 2025

Units Sold

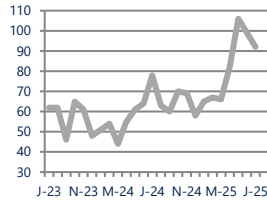
42



Up 17%
Vs. Year Ago

Active Inventory

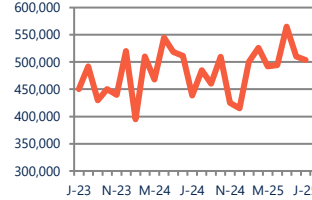
92



Up 18%
Vs. Year Ago

Median Sale Price

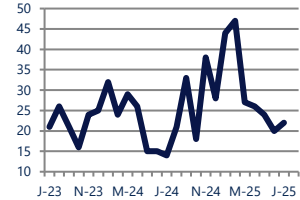
\$503,625



Up 15%
Vs. Year Ago

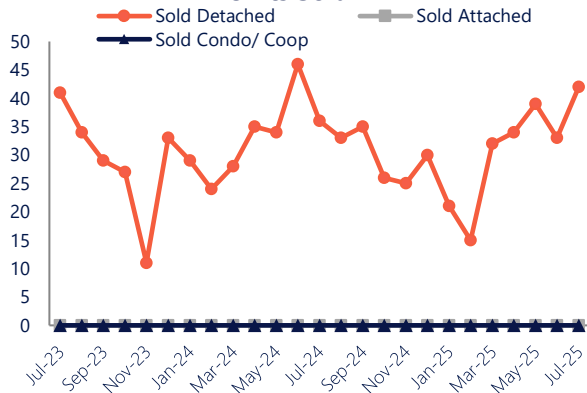
Days On Market

22



Up 57%
Vs. Year Ago

Units Sold*



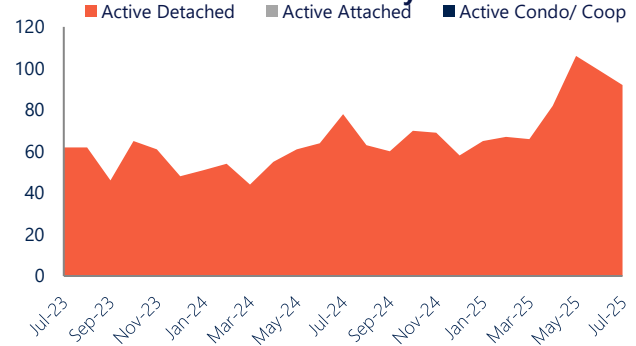
Units Sold

There was an increase in total units sold in July, with 42 sold this month in Powhatan County versus 33 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 17% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 18%. The total number of active inventory this July was 92 compared to 78 in July 2024. This month's total of 92 is lower than the previous month's total supply of available inventory of 99, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Powhatan County Homes was \$438,500. This July, the median sale price was \$503,625, an increase of 15% or \$65,125 compared to last year. The current median sold price is 1% lower 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.

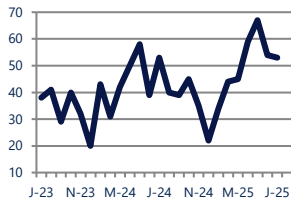
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POWHATAN COUNTY HOUSING MARKET**

JULY 2025

New Listings

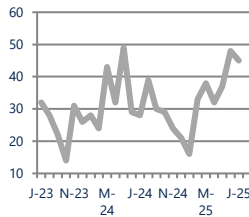
53



No Change
Vs. Year Ago

Current Contracts

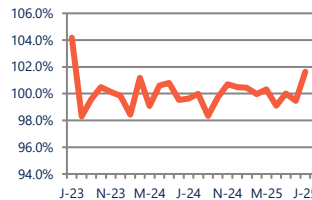
45



Up 61%
Vs. Year Ago

Sold Vs. List Price

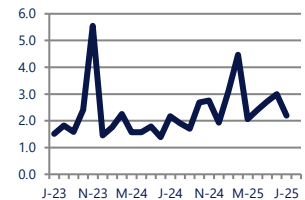
101.6%



Up 2%
Vs. Year Ago

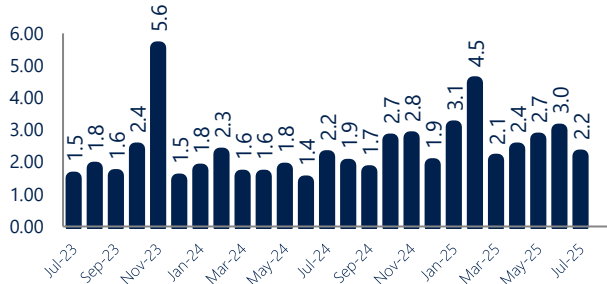
Months of Supply

2.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

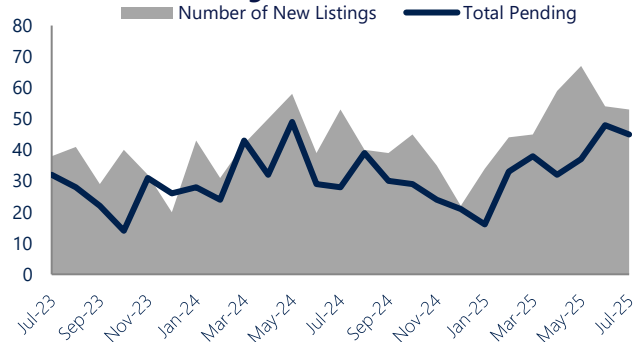
In July, there was 2.2 months of supply available in Powhatan County. The amount of supply is similar compared to a year ago.

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.

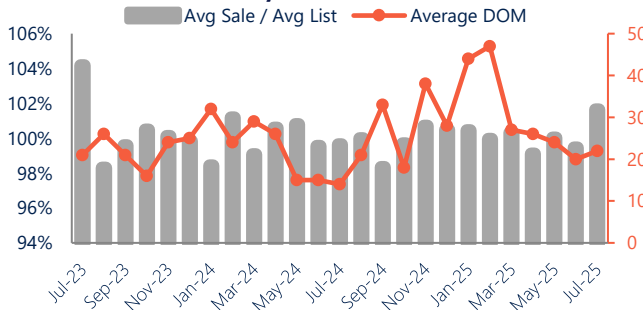
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Powhatan County, which is similar to the amount in July 2024. There were 45 current contracts pending sale this July compared to 28 a year ago. The number of current contracts is 61% 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 Powhatan County was 101.6% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 14, an increase of 57%.