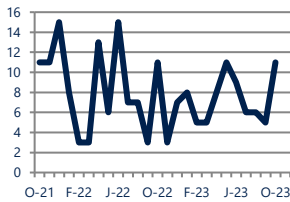




Units Sold

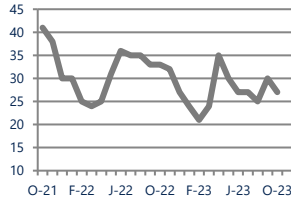
11



No Change
Vs. Year Ago

Active Inventory

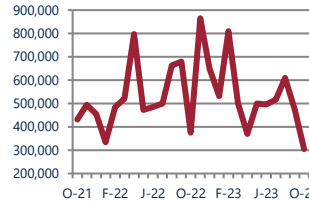
27



Down -18%
Vs. Year Ago

Median Sale Price

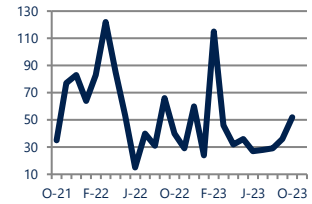
\$305,000



Down
Vs. Year Ago

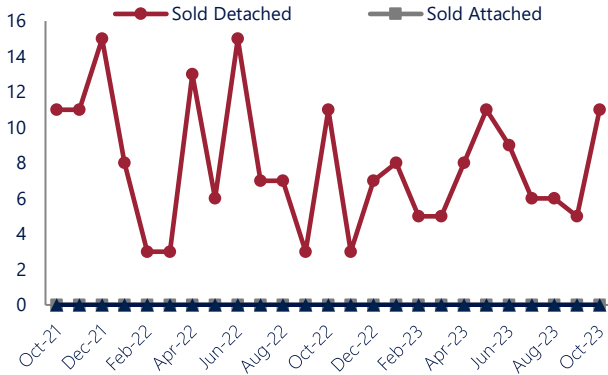
Days On Market

52



Up 30%
Vs. Year Ago

Units Sold*



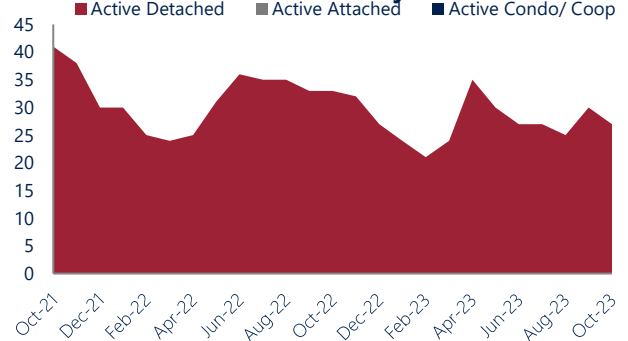
Units Sold

There was an increase in total units sold in October, with 11 sold this month in Rappahannock County, an increase of 120%. This month's total units sold is similar compared to a year ago.

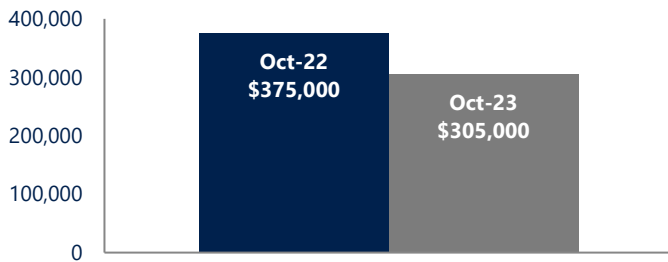
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 18%. The total number of active inventory this October was 27 compared to 33 in October 2022. This month's total of 27 is lower than the previous month's total supply of available inventory of 30, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last October, the median sale price for Rappahannock County Homes was \$375,000. This October, the median sale price was \$305,000, a decrease of \$70,000 compared to last year. The current median sold price is 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.



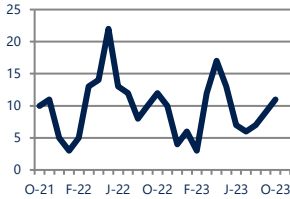
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

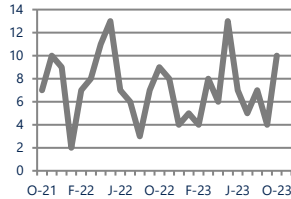
11



Down -8%
Vs. Year Ago

Current Contracts

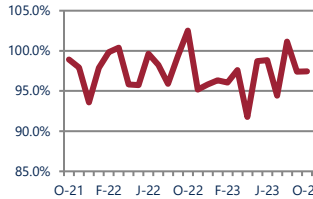
10



Up 11%
Vs. Year Ago

Sold Vs. List Price

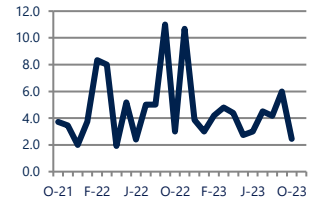
97.5%



Down -4.9%
Vs. Year Ago

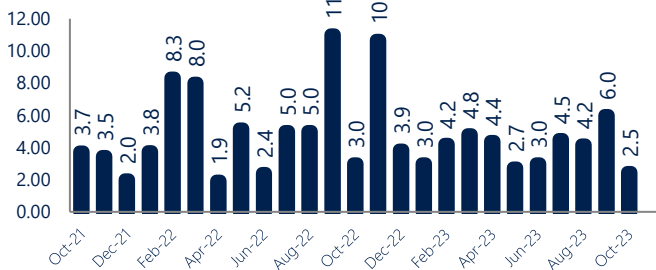
Months of Supply

2.5



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

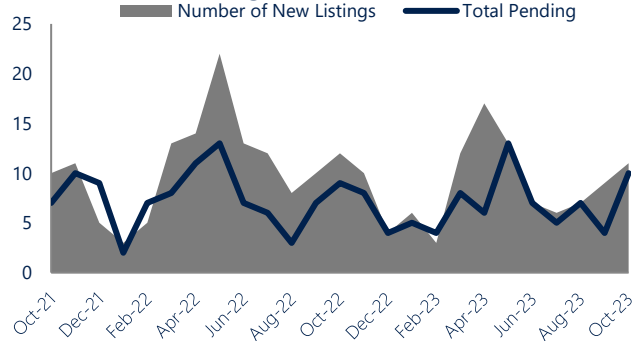
In October, there was 2.5 months of supply available in Rappahannock County, compared to 3.0 in October 2022. That is a decrease of 18% versus a year ago.

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.

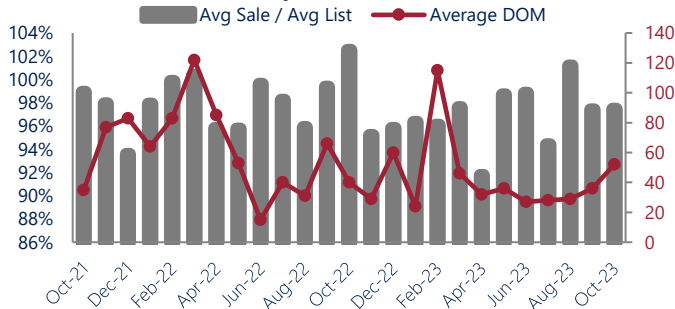
New Listings & Current Contracts

This month there were 11 homes newly listed for sale in Rappahannock County compared to 12 in October 2022, a decrease of 8%. There were 10 current contracts pending sale this October compared to 9 a year ago. The number of current contracts is 11% 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 Rappahannock County was 97.5% of the average list price, which is 5.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 40, an increase of 30%.



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