

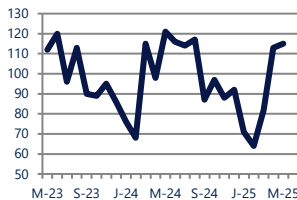
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROANOKE CITY HOUSING MARKET**

MAY 2025

Units Sold

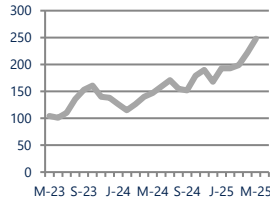
115



Down -5%
Vs. Year Ago

Active Inventory

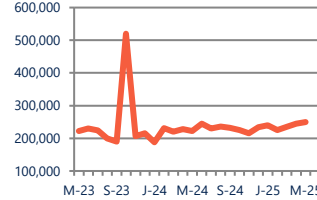
248



Up 69%
Vs. Year Ago

Median Sale Price

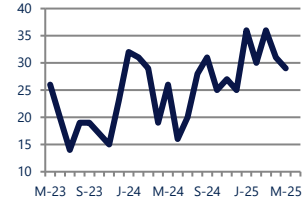
\$250,000



Up 12%
Vs. Year Ago

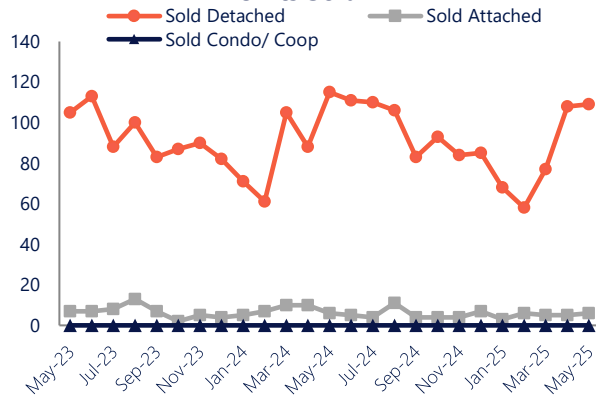
Days On Market

29



Up 12%
Vs. Year Ago

Units Sold*



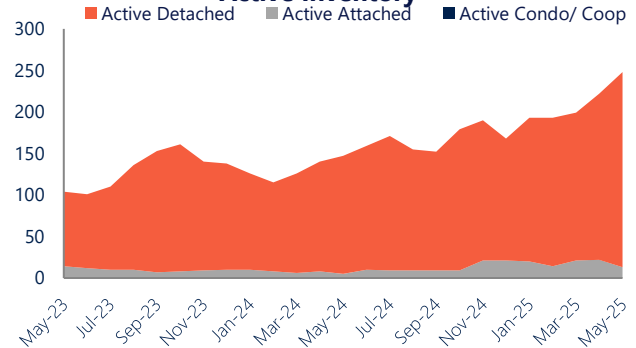
Units Sold

There was an increase in total units sold in May, with 115 sold this month in Roanoke City versus 113 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 5% versus May 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 101 units or 69%. The total number of active inventory this May was 248 compared to 147 in May 2024. This month's total of 248 is higher than the previous month's total supply of available inventory of 222, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Roanoke City Homes was \$222,400. This May, the median sale price was \$250,000, an increase of 12% or \$27,600 compared to last year. The current median sold price is 2% higher than in April.

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

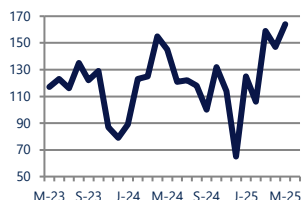
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FOCUS ON: **ROANOKE CITY HOUSING MARKET**

MAY 2025

New Listings

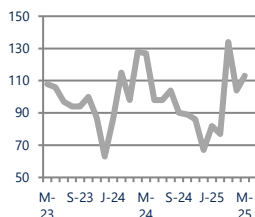
164



Up 13%
Vs. Year Ago

Current Contracts

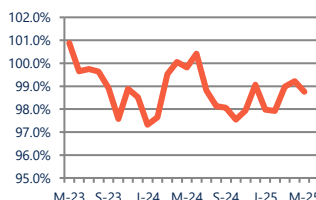
113



Down -11%
Vs. Year Ago

Sold Vs. List Price

98.8%



Down -1.1%
Vs. Year Ago

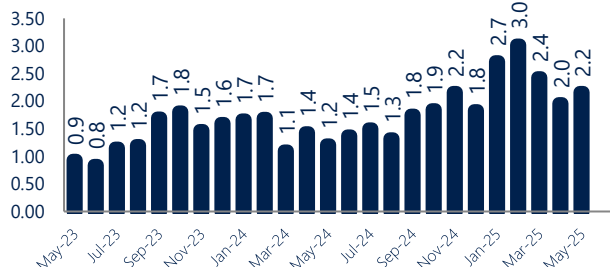
Months of Supply

2.2



Up 79%
Vs. Year Ago

Months Of Supply



Months of Supply

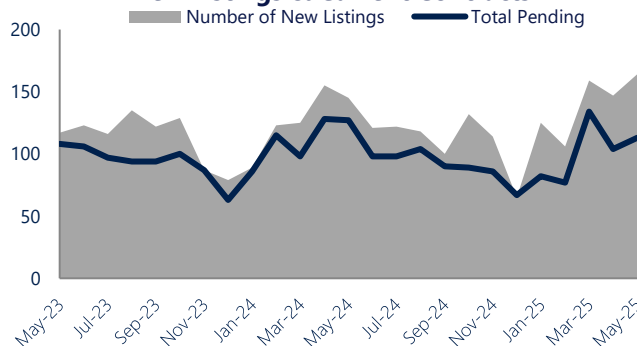
In May, there was 2.2 months of supply available in Roanoke City, compared to 1.2 in May 2024. That is an increase of 78% versus a year ago.

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.

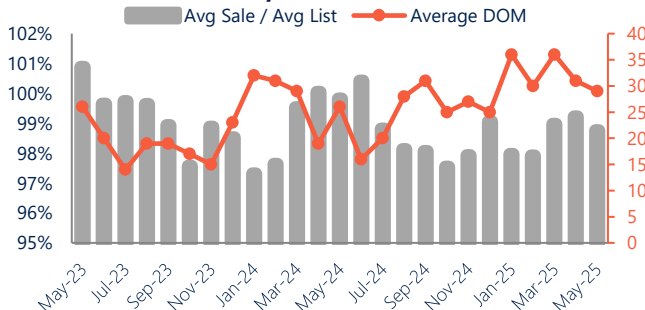
New Listings & Current Contracts

This month there were 164 homes newly listed for sale in Roanoke City compared to 145 in May 2024, an increase of 13%. There were 113 current contracts pending sale this May compared to 127 a year ago. The number of current contracts is 11% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Roanoke City was 98.8% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 26, an increase of 12%.