

THE LONG & FOSTER MARKET MINUTE™

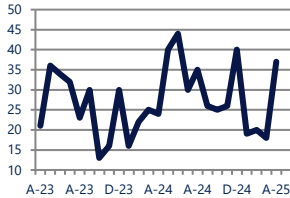
FOCUS ON: **ROXSHIRE AND REEDS LANDING HOUSING MARKET**

APRIL 2025

Zip Code(s): 23113

Units Sold

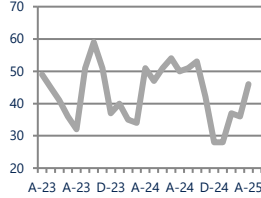
37



Up
Vs. Year Ago

Active Inventory

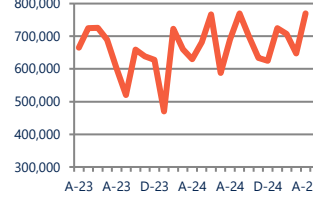
46



Down -10%
Vs. Year Ago

Median Sale Price

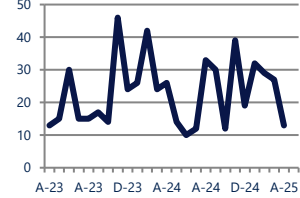
\$770,000



Up 22%
Vs. Year Ago

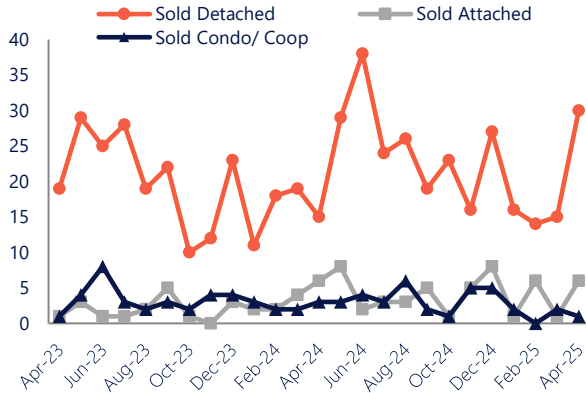
Days On Market

13



Down
Vs. Year Ago

Units Sold*



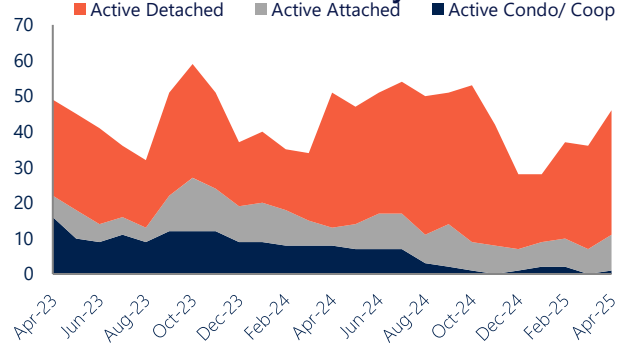
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 37 sold this month in Roxshire and Reeds Landing. This month's total units sold was higher than at this time last year, an increase from April 2024.

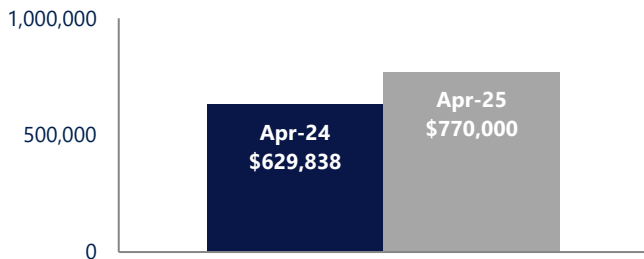
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 10%. The total number of active inventory this April was 46 compared to 51 in April 2024. This month's total of 46 is higher than the previous month's total supply of available inventory of 36, an increase of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Roxshire and Reeds Landing Homes was \$629,838. This April, the median sale price was \$770,000, an increase of 22% or \$140,162 compared to last year. The current median sold price is 19% higher than in March.

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

Roxshire and Reeds Landing are defined as properties listed in zip code/s 23113.

*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.

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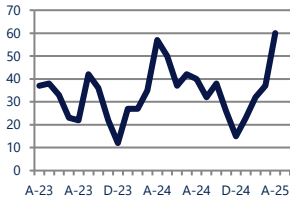
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APRIL 2025

Zip Code(s): 23113

New Listings

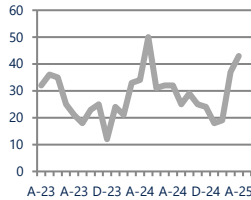
60



Up 5%
Vs. Year Ago

Current Contracts

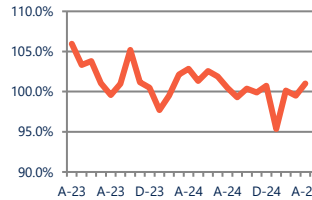
43



Up 26%
Vs. Year Ago

Sold Vs. List Price

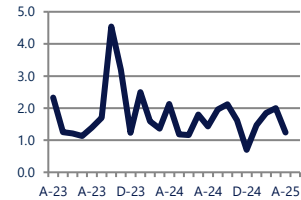
101.0%



Down -1.8%
Vs. Year Ago

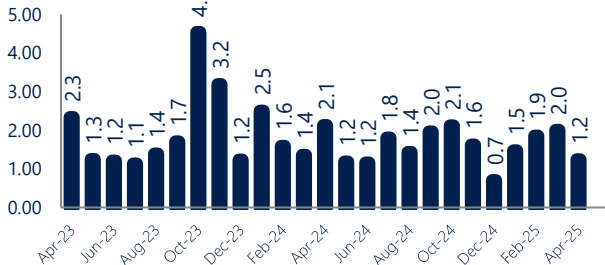
Months of Supply

1.2



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

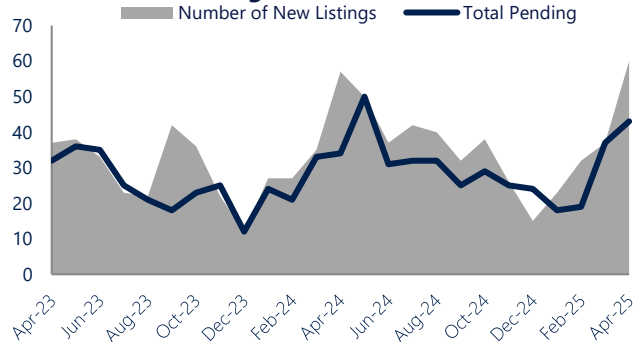
In April, there was 1.2 months of supply available in Roxshire and Reeds Landing, compared to 2.1 in April 2024. That is a decrease of 41% versus a year ago.

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.

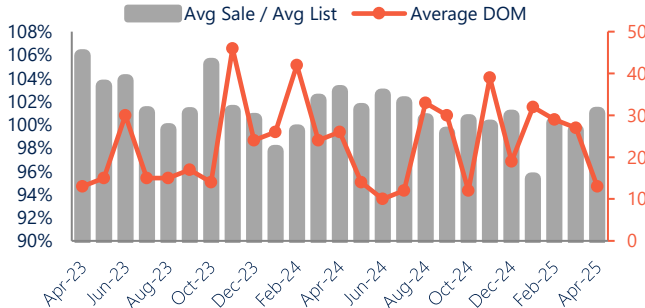
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Roxshire and Reeds Landing compared to 57 in April 2024, an increase of 5%. There were 43 current contracts pending sale this April compared to 34 a year ago. The number of current contracts is 26% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Roxshire and Reeds Landing was 101.0% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 26. This decrease was impacted by the limited number of sales.

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