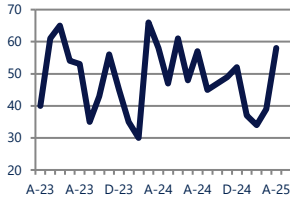


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SHENANDOAH COUNTY HOUSING MARKET**

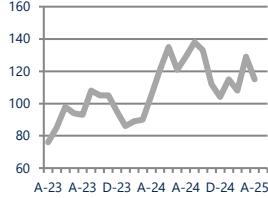
APRIL 2025

## Units Sold 58



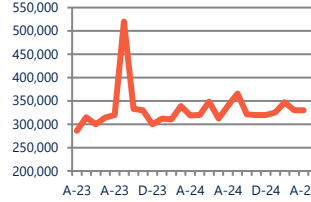
**No Change**  
Vs. Year Ago

## Active Inventory 115



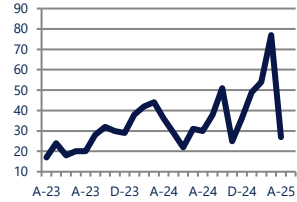
**Up 10%**  
Vs. Year Ago

## Median Sale Price \$330,000



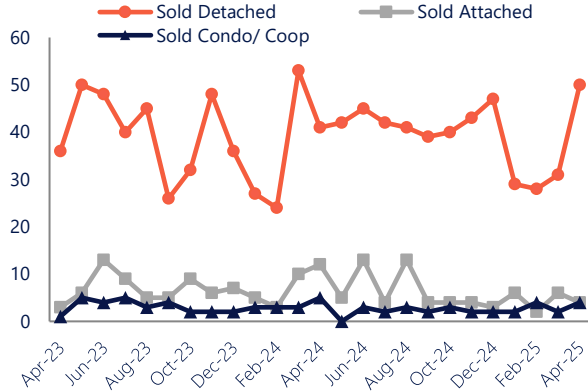
**Up 3%**  
Vs. Year Ago

## Days On Market 27



**Down -25%**  
Vs. Year Ago

### Units Sold\*



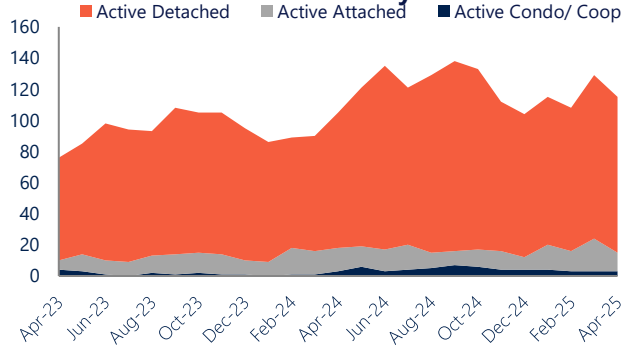
## Units Sold

There was an increase in total units sold in April, with 58 sold this month in Shenandoah County, an increase of 49%. This month's total units sold is similar compared to a year ago.

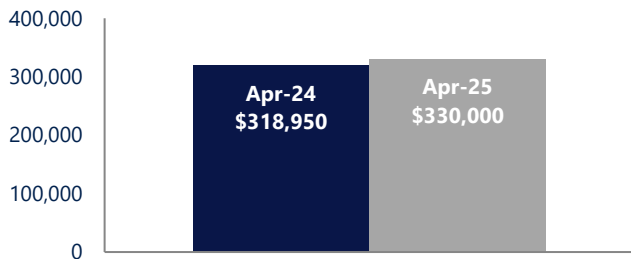
## Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 10%. The total number of active inventory this April was 115 compared to 105 in April 2024. This month's total of 115 is lower than the previous month's total supply of available inventory of 129, a decrease of 11%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Shenandoah County Homes was \$318,950. This April, the median sale price was \$330,000, an increase of 3% or \$11,050 compared to last year. The current median sold price is approximately the same as the median price in March.

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

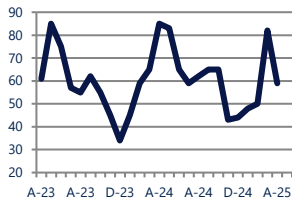
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SHENANDOAH COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

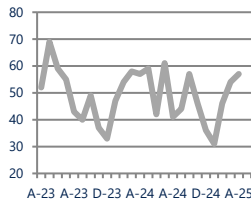
59



**Down -31%**  
Vs. Year Ago

## Current Contracts

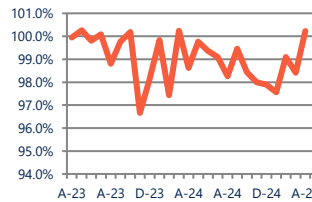
57



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

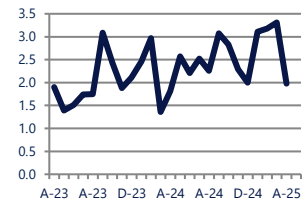
100.2%



**Up 1.6%**  
Vs. Year Ago

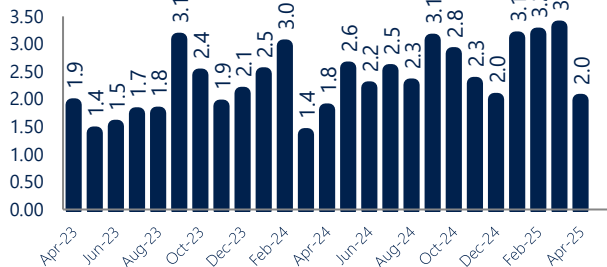
## Months of Supply

2.0



**Up 9%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

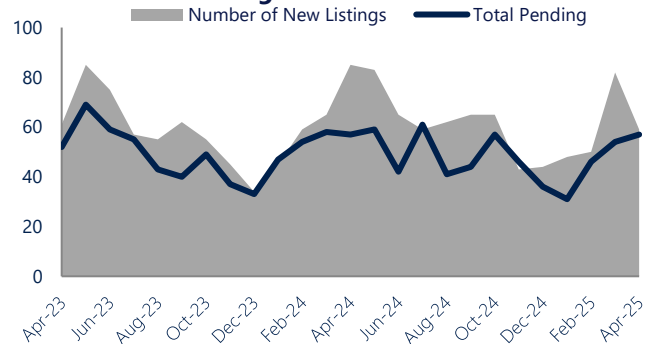
In April, there was 2.0 months of supply available in Shenandoah County, compared to 1.8 in April 2024. That is an increase of 10% versus a year ago.

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.

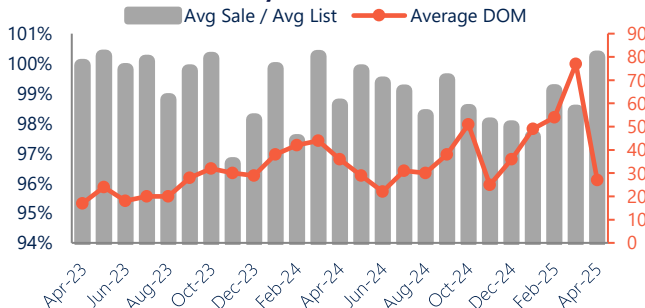
## New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Shenandoah County compared to 85 in April 2024, a decrease of 31%. There were 57 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 6% higher than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Shenandoah County was 100.2% of the average list price, which is 1.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 36, a decrease of 25%.