

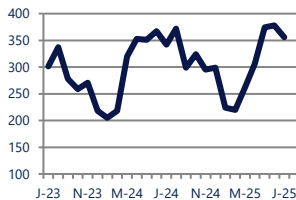
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SHENANDOAH VALLEY/WINCHESTER HOUSING MARKET**

JULY 2025

Units Sold

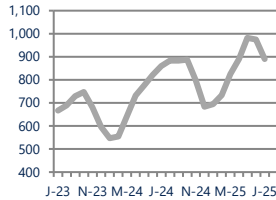
356



Up 4%
Vs. Year Ago

Active Inventory

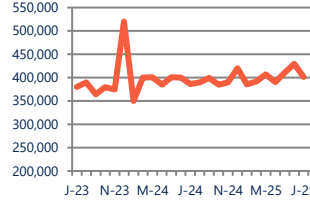
890



Up 3%
Vs. Year Ago

Median Sale Price

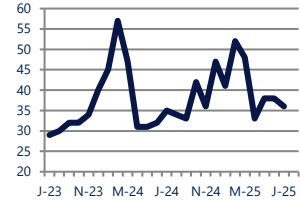
\$401,250



Up 4%
Vs. Year Ago

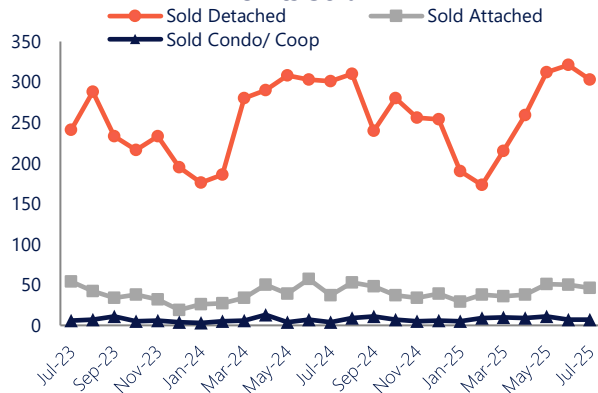
Days On Market

36



Up 3%
Vs. Year Ago

Units Sold*



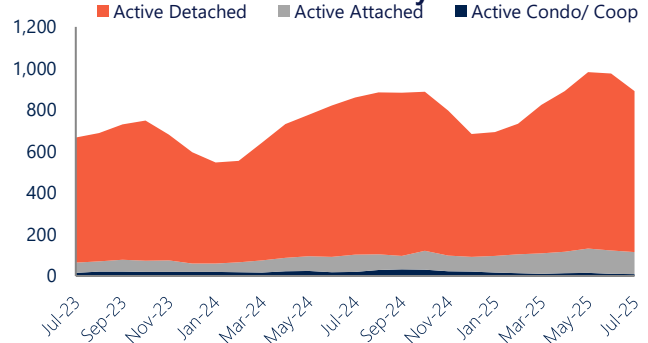
Units Sold

There was a decrease in total units sold in July, with 356 sold this month in Shenandoah Valley/Winchester versus 378 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 4% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 3%. The total number of active inventory this July was 890 compared to 860 in July 2024. This month's total of 890 is lower than the previous month's total supply of available inventory of 975, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Shenandoah Valley/Winchester Homes was \$386,250. This July, the median sale price was \$401,250, an increase of 4% or \$15,000 compared to last year. The current median sold price is 7% 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.

*Defined as the counties of Clarke, Frederick, Madison, Page, Rappahannock, Shenandoah, Warren and the city of Winchester

*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.

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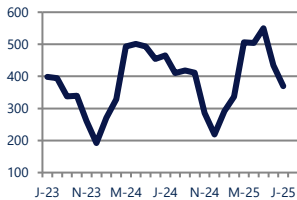
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SHENANDOAH VALLEY/WINCHESTER HOUSING MARKET**

JULY 2025

New Listings

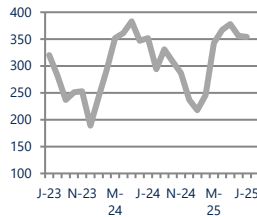
369



Down -21%
Vs. Year Ago

Current Contracts

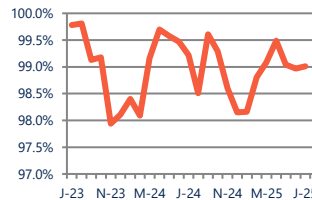
354



Up 1%
Vs. Year Ago

Sold Vs. List Price

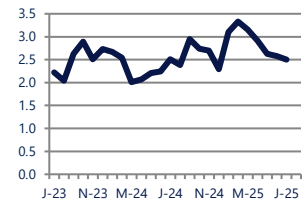
99.0%



No Change
Vs. Year Ago

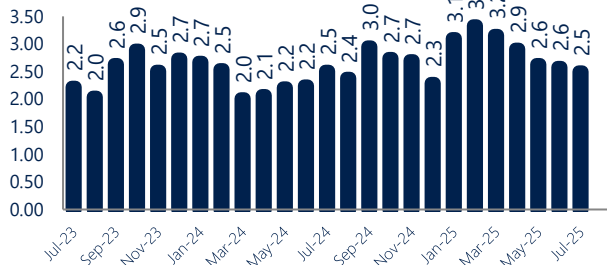
Months of Supply

2.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

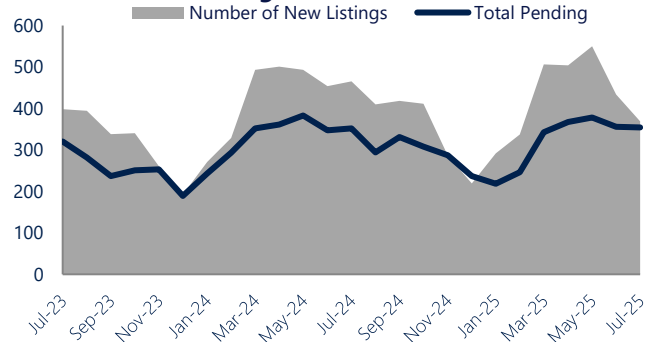
In July, there was 2.5 months of supply available in Shenandoah Valley/Winchester. The amount of supply is similar compared to a year ago.

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.

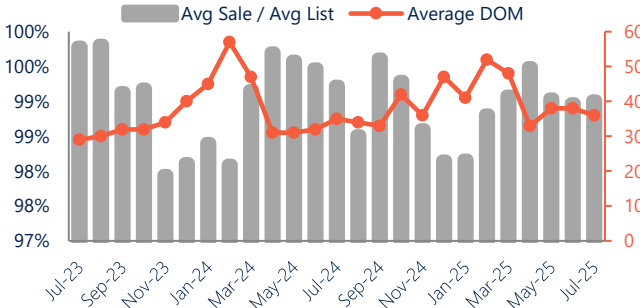
New Listings & Current Contracts

This month there were 369 homes newly listed for sale in Shenandoah Valley/Winchester compared to 465 in July 2024, a decrease of 21%. There were 354 current contracts pending sale this July compared to 352 a year ago. The number of current contracts is 1% 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 Shenandoah Valley/Winchester was 99.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 35, an increase of 3%.

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