

# THE LONG & FOSTER MARKET MINUTE™

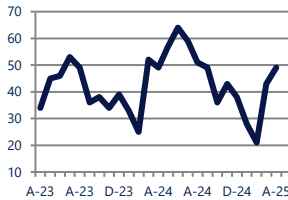
FOCUS ON: **SNELL, SPOTSYLVANIA, AND PARTLOW HOUSING MARKET**

APRIL 2025

Zip Code(s): 22553, 22551 and 22534

## Units Sold

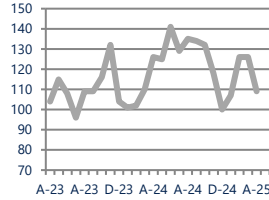
49



**No Change**  
Vs. Year Ago

## Active Inventory

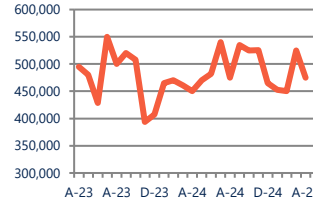
109



**Down -13%**  
Vs. Year Ago

## Median Sale Price

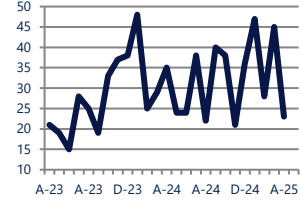
\$475,000



**Up 6%**  
Vs. Year Ago

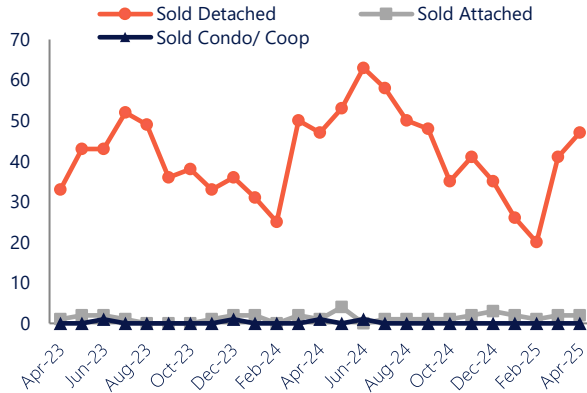
## Days On Market

23



**Down -34%**  
Vs. Year Ago

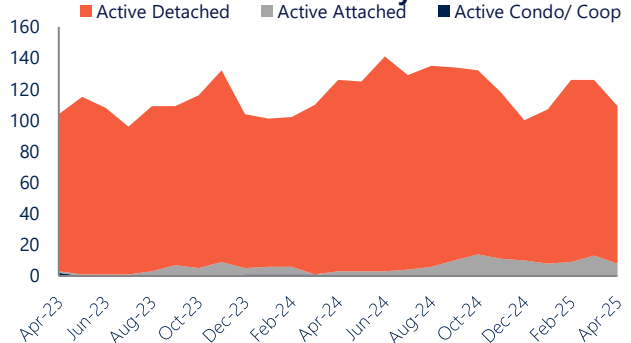
## Units Sold\*



## Units Sold

There was an increase in total units sold in April, with 49 sold this month in Snell, Spotsylvania, and Partlow, an increase of 14%. This month's total units sold is similar compared to a year ago.

## Active Inventory\*

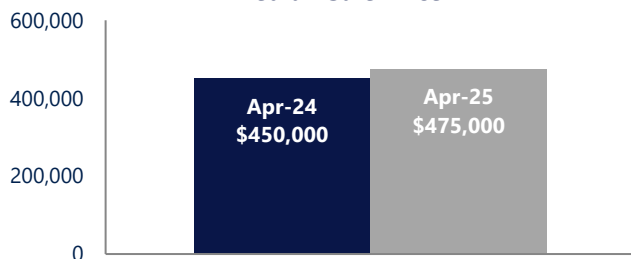


## Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 13%. The total number of active inventory this April was 109 compared to 126 in April 2024.

This month's total of 109 is lower than the previous month's total supply of available inventory of 126, a decrease of 13%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Snell, Spotsylvania, and Partlow Homes was \$450,000. This April, the median sale price was \$475,000, an increase of 6% or \$25,000 compared to last year. The current median sold price is 10% lower 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.

Snell, Spotsylvania, and Partlow are defined as properties listed in zip code/s 22553, 22551 and 22534.

\*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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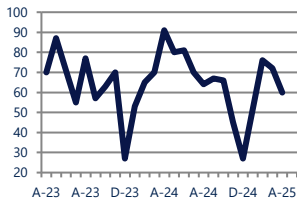
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APRIL 2025

Zip Code(s): 22553, 22551 and 22534

## New Listings

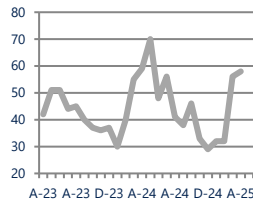
60



**Down -34%**  
Vs. Year Ago

## Current Contracts

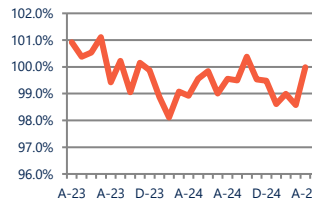
58



**Down -2%**  
Vs. Year Ago

## Sold Vs. List Price

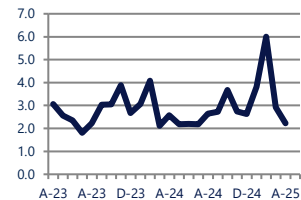
100.0%



**Up 1.1%**  
Vs. Year Ago

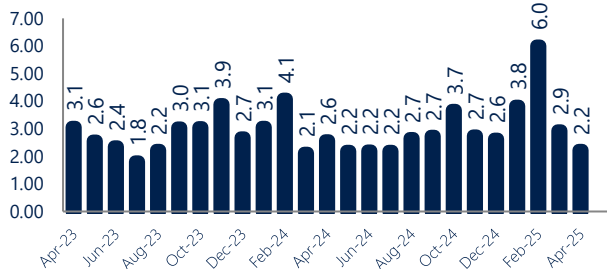
## Months of Supply

2.2



**Down -14%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

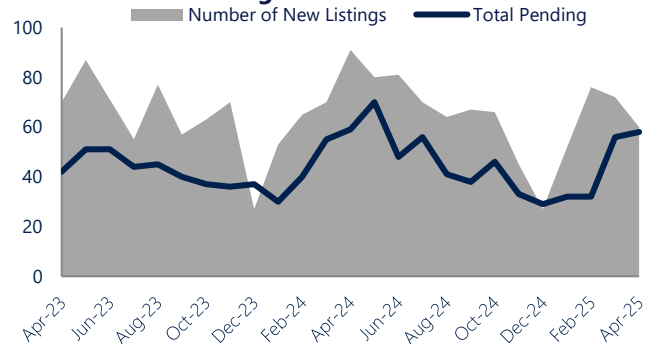
In April, there was 2.2 months of supply available in Snell, Spotsylvania, and Partlow, compared to 2.6 in April 2024. That is a decrease of 13% versus a year ago.

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.

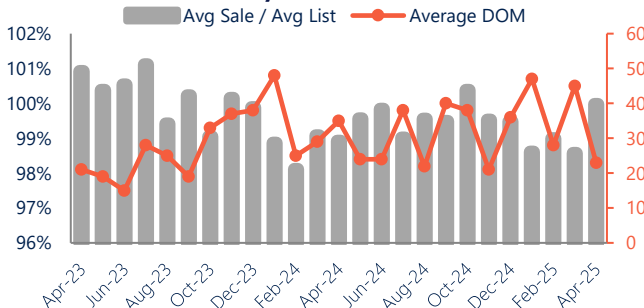
## New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Snell, Spotsylvania, and Partlow compared to 91 in April 2024, a decrease of 34%. There were 58 current contracts pending sale this April compared to 59 a year ago. The number of current contracts is 2% lower 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 Snell, Spotsylvania, and Partlow was 100.0% of the average list price, which is 1.1% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 35, a decrease of 34%.

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