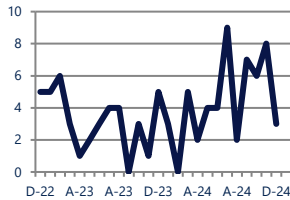


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SURRY COUNTY HOUSING MARKET** DECEMBER 2024

## Units Sold

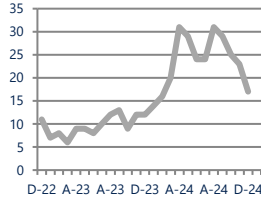
3



**Down**  
Vs. Year Ago

## Active Inventory

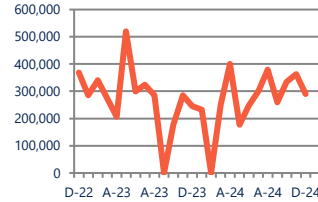
17



**Up 42%**  
Vs. Year Ago

## Median Sale Price

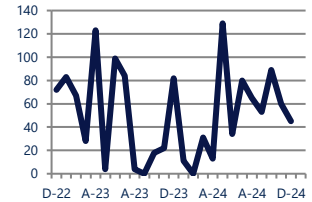
\$290,000



**Up 18%**  
Vs. Year Ago

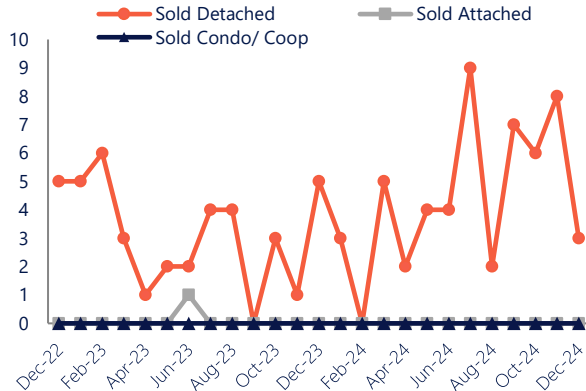
## Days On Market

45



**Down -45%**  
Vs. Year Ago

## Units Sold\*



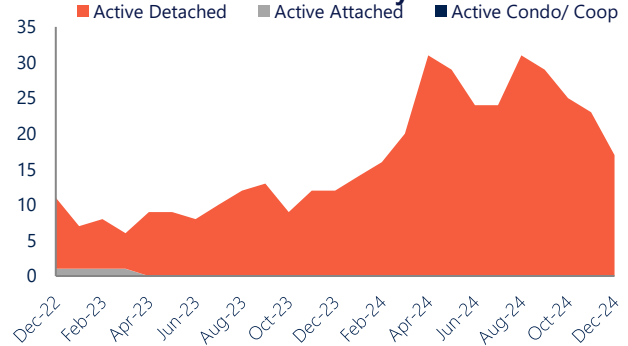
## Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 3 sold this month in Surry County. This month's total units sold was lower than at this time last year, a decrease from December 2023.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 42%. The total number of active inventory this December was 17 compared to 12 in December 2023. This month's total of 17 is lower than the previous month's total supply of available inventory of 23, a decrease of 26%.

## Active Inventory\*



## Median Sale Price

Last December, the median sale price for Surry County Homes was \$245,000. This December, the median sale price was \$290,000, an increase of 18% or \$45,000 compared to last year. The current median sold price is 20% lower than in November.

## Median Sale Price



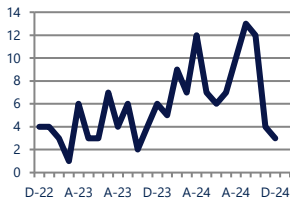
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SURRY COUNTY HOUSING MARKET** DECEMBER 2024

## New Listings

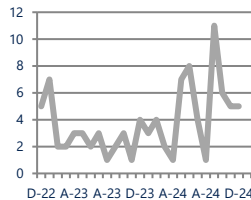
3



**Down -50%**  
Vs. Year Ago

## Current Contracts

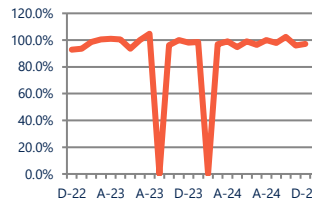
5



**Up 25%**  
Vs. Year Ago

## Sold Vs. List Price

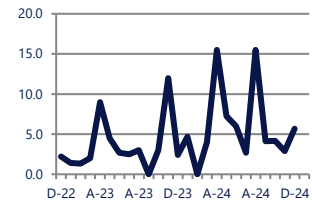
97.3%



**Down -0.8%**  
Vs. Year Ago

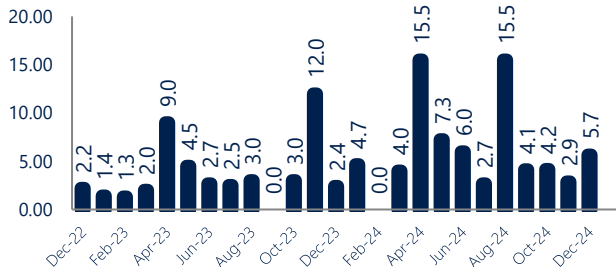
## Months of Supply

5.7



**Up 136%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

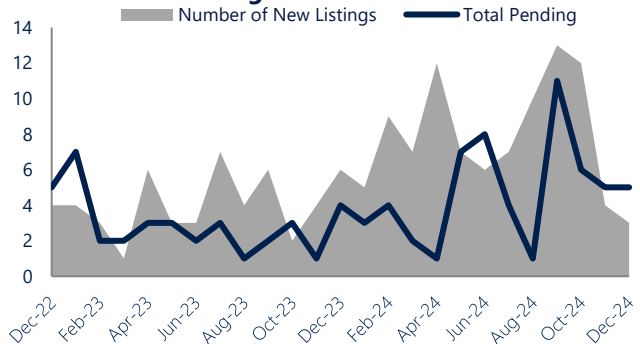
In December, there was 5.7 months of supply available in Surry County, compared to 2.4 in December 2023. That is an increase of 136% versus a year ago.

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.

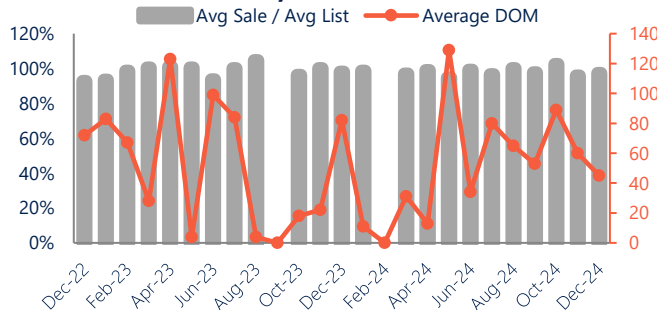
## New Listings & Current Contracts

This month there were 3 homes newly listed for sale in Surry County compared to 6 in December 2023, a decrease of 50%. There were 5 current contracts pending sale this December compared to 4 a year ago. The number of current contracts remained stable as compared to last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Surry County was 97.3% of the average list price, which is 0.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 82, a decrease of 45%.