

# THE LONG & FOSTER MARKET MINUTE™

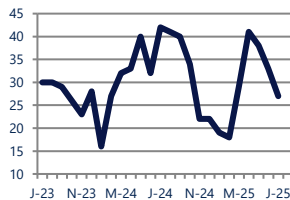
FOCUS ON: **TOWN OF CULPEPER HOUSING MARKET**

JULY 2025

Zip Code(s): 22701

## Units Sold

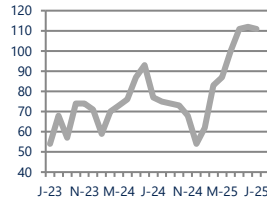
27



**Down**  
Vs. Year Ago

## Active Inventory

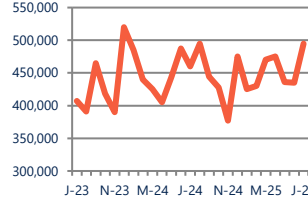
111



**Up 44%**  
Vs. Year Ago

## Median Sale Price

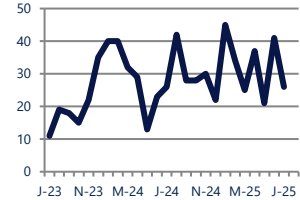
\$495,000



**Up 8%**  
Vs. Year Ago

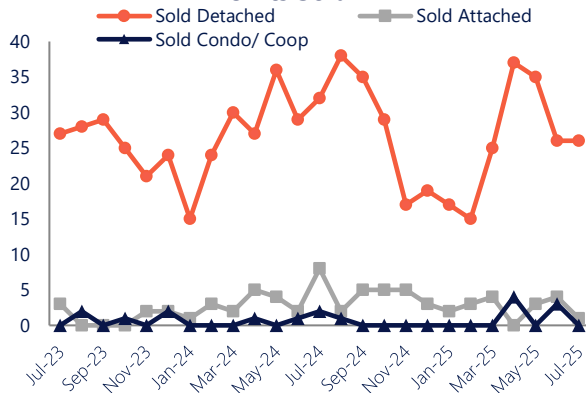
## Days On Market

26



**No Change**  
Vs. Year Ago

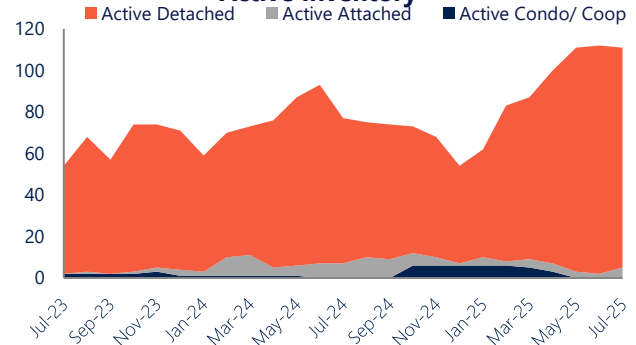
### Units Sold\*



## Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 27 sold this month in Town of Culpeper. This month's total units sold was lower than at this time last year, a decrease from July 2024.

### Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 34 units or 44%. The total number of active inventory this July was 111 compared to 77 in July 2024. This month's total of 111 is lower than the previous month's total supply of available inventory of 112, a decrease of 1%.

### Median Sale Price



## Median Sale Price

Last July, the median sale price for Town of Culpeper Homes was \$459,950. This July, the median sale price was \$495,000, an increase of 8% or \$35,050 compared to last year. The current median sold price is 14% higher 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.

Town of Culpeper are defined as properties listed in zip code/s 22701.

\*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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER MARKET MINUTE™

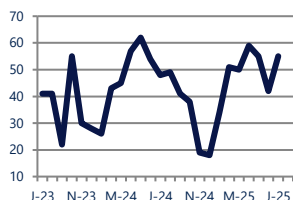
FOCUS ON: **TOWN OF CULPEPER HOUSING MARKET**

JULY 2025

Zip Code(s): 22701

## New Listings

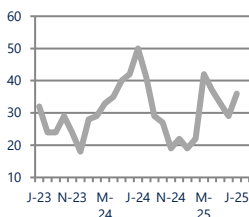
55



**Up 15%**  
Vs. Year Ago

## Current Contracts

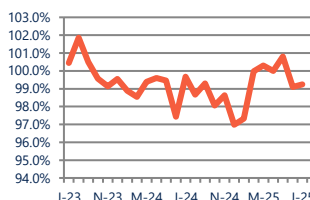
36



**Down -28%**  
Vs. Year Ago

## Sold Vs. List Price

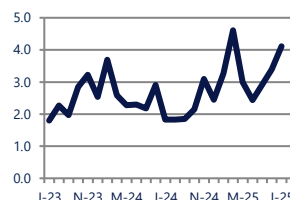
99.2%



**No Change**  
Vs. Year Ago

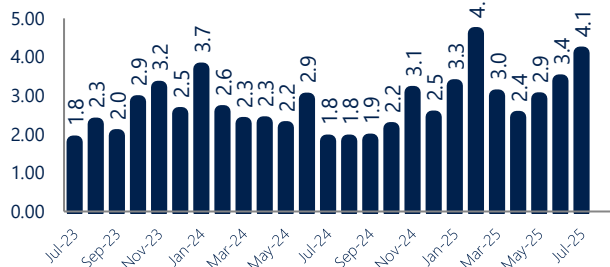
## Months of Supply

4.1



**Up 125%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

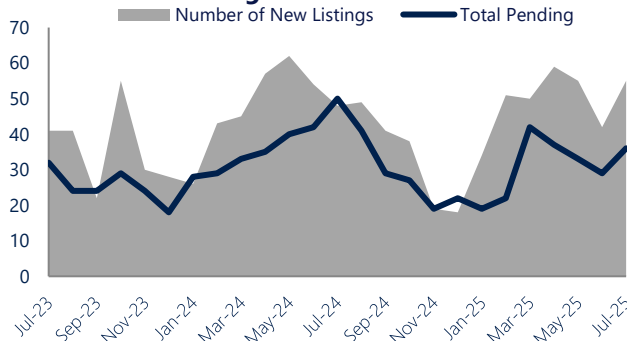
In July, there was 4.1 months of supply available in Town of Culpeper, compared to 1.8 in July 2024. That is an increase of 124% versus a year ago.

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.

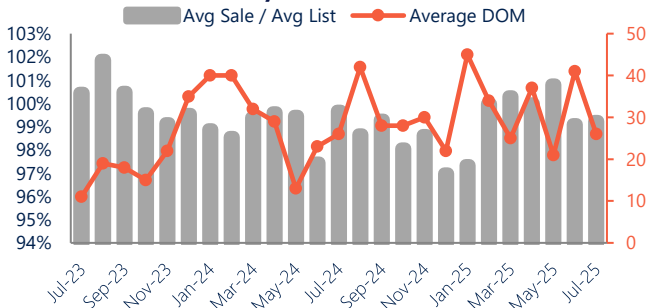
## New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Town of Culpeper compared to 48 in July 2024, an increase of 15%. There were 36 current contracts pending sale this July compared to 50 a year ago. The number of current contracts is 28% lower 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 Town of Culpeper was 99.2% 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 26, which is similar compared to a year ago.

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