

# THE LONG & FOSTER MARKET MINUTE™

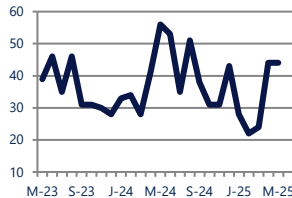
FOCUS ON: **VINTON AND SOUTHEAST ROANOKE COUNTY HOUSING MARKET**

MAY 2025

Zip Code(s): 24179 and 24014

## Units Sold

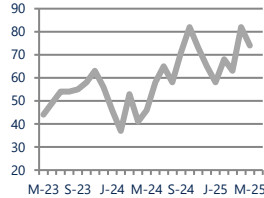
44



**Down -21%**  
Vs. Year Ago

## Active Inventory

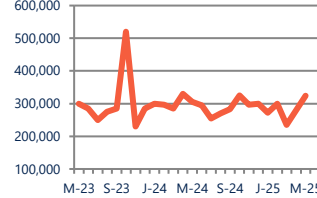
74



**Up 61%**  
Vs. Year Ago

## Median Sale Price

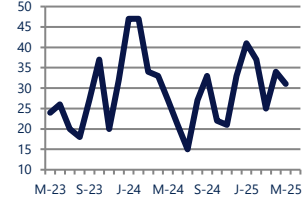
\$324,500



**Up 6%**  
Vs. Year Ago

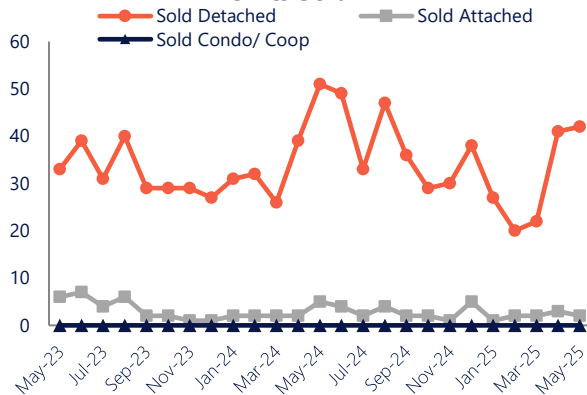
## Days On Market

31



**Up 15%**  
Vs. Year Ago

### Units Sold\*



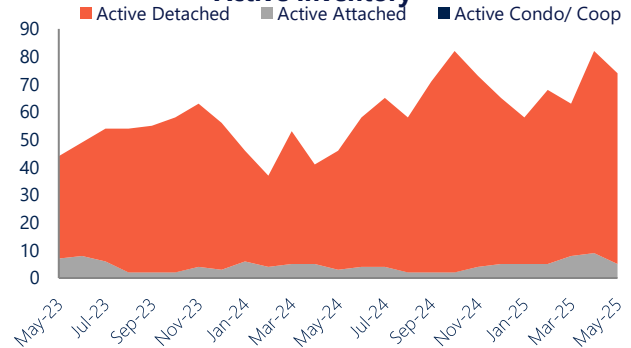
## Units Sold

The number of units sold remained stable in May, with 44 sold this month in Vinton and Southeast Roanoke County. This month's total units sold was lower than at this time last year, a decrease of 21% versus May 2024.

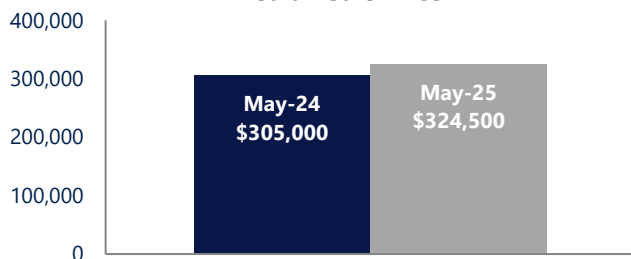
## Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 61%. The total number of active inventory this May was 74 compared to 46 in May 2024. This month's total of 74 is lower than the previous month's total supply of available inventory of 82, a decrease of 10%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Vinton and Southeast Roanoke County Homes was \$305,000. This May, the median sale price was \$324,500, an increase of 6% or \$19,500 compared to last year. The current median sold price is 16% higher than in April.

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

Vinton and Southeast Roanoke County are defined as properties listed in zip code/s 24179 and 24014.

\*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 the Roanoke Valley Association of REALTORS (RVAR) and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace as some brokerages choose not to provide transaction information. This may result in an understatement of completed sales and available listings. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of RVAR or Long & Foster Real Estate, Inc.

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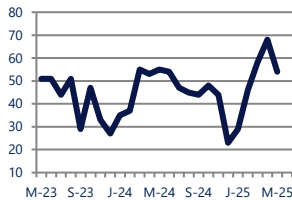
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MAY 2025

Zip Code(s): 24179 and 24014

## New Listings

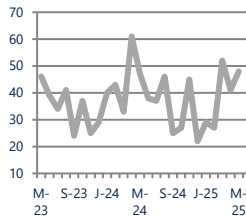
54



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

## Current Contracts

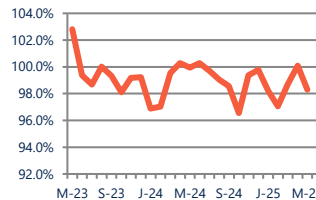
48



**Up 2%**  
Vs. Year Ago

## Sold Vs. List Price

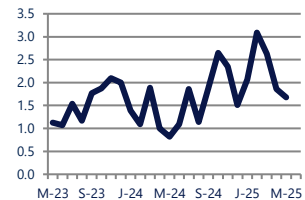
98.3%



**Down -1.7%**  
Vs. Year Ago

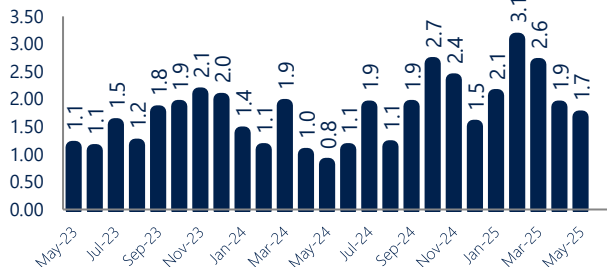
## Months of Supply

1.7



**Up 105%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

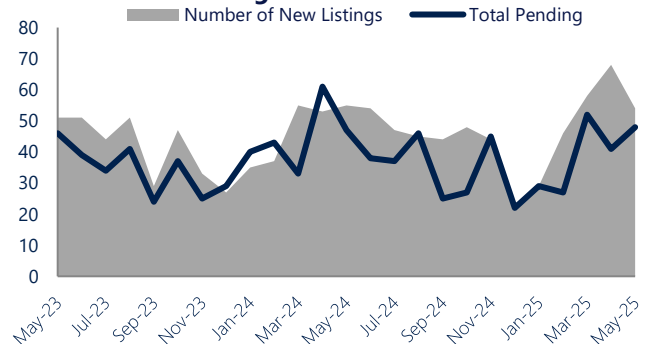
In May, there was 1.7 months of supply available in Vinton and Southeast Roanoke County, compared to 0.8 in May 2024. That is an increase of 105% versus a year ago.

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.

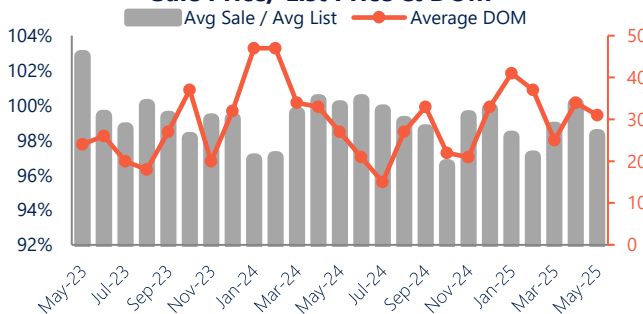
## New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Vinton and Southeast Roanoke County compared to 55 in May 2024, a decrease of 2%. There were 48 current contracts pending sale this May compared to 47 a year ago. The number of current contracts is 2% higher than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in Vinton and Southeast Roanoke County was 98.3% of the average list price, which is 1.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 27, an increase of 15%.

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