

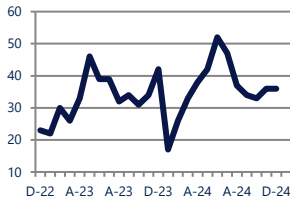
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WESTOVER HILLS HOUSING MARKET** DECEMBER 2024

Zip Code(s): 23225

## Units Sold

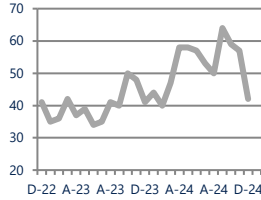
36



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

## Active Inventory

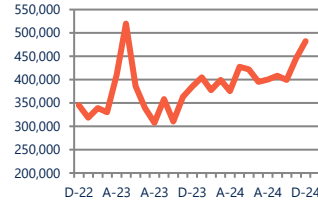
42



**Up 2%**  
Vs. Year Ago

## Median Sale Price

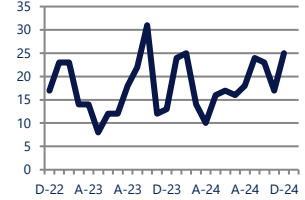
\$482,500



**Up**  
Vs. Year Ago

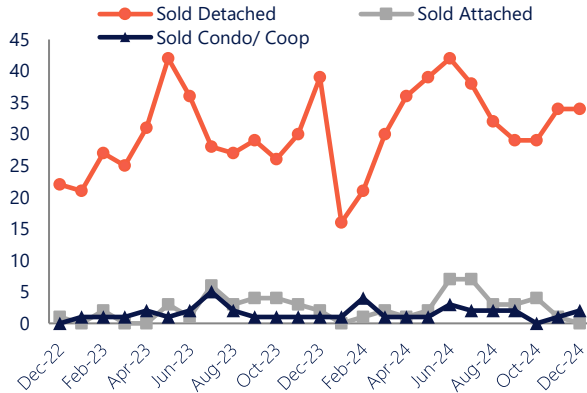
## Days On Market

25



**Up**  
Vs. Year Ago

## Units Sold\*



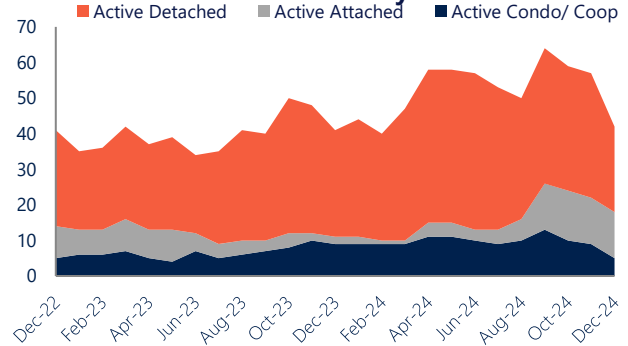
## Units Sold

The number of units sold remained stable in December, with 36 sold this month in Westover Hills. This month's total units sold was lower than at this time last year, a decrease of 14% versus December 2023.

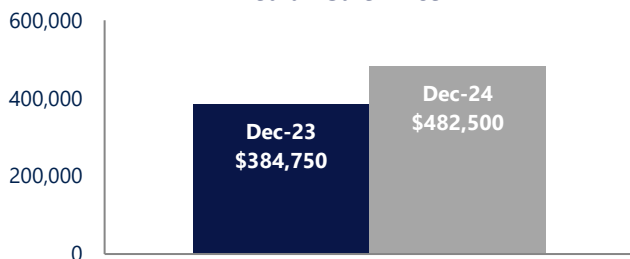
## Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this December was 42 compared to 41 in December 2023. This month's total of 42 is lower than the previous month's total supply of available inventory of 57, a decrease of 26%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Westover Hills Homes was \$384,750. This December, the median sale price was \$482,500, an increase of \$97,750 compared to last year. The current median sold price is higher than in November.

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

Westover Hills are defined as properties listed in zip code/s 23225.

\*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.

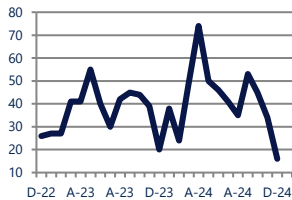
# THE LONG & FOSTER MARKET MINUTE™

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Zip Code(s): 23225

### New Listings

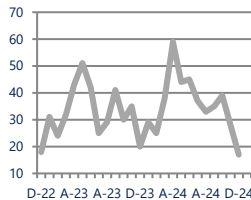
16



**Down -20%**  
Vs. Year Ago

### Current Contracts

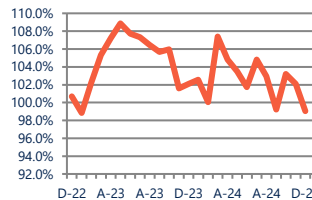
17



**Down -15%**  
Vs. Year Ago

### Sold Vs. List Price

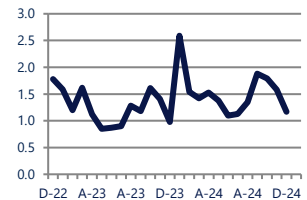
99.0%



**Down -3%**  
Vs. Year Ago

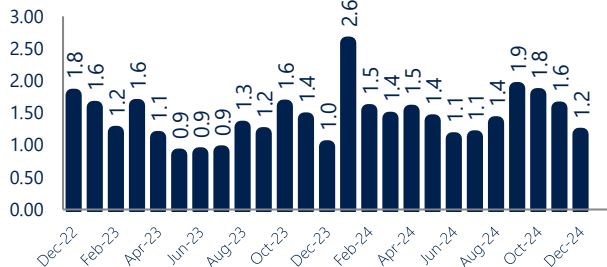
### Months of Supply

1.2



**Up 19%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

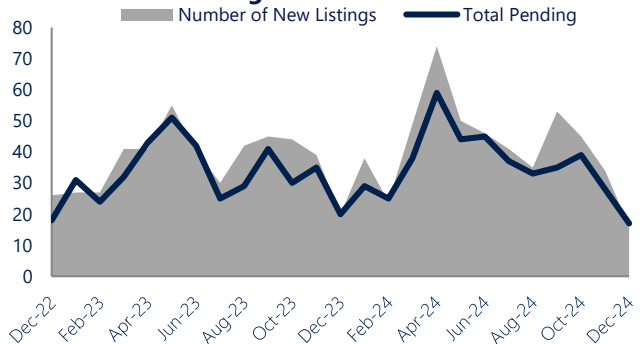
In December, there was 1.2 months of supply available in Westover Hills, compared to 1.0 in December 2023. That is an increase of 20% versus a year ago.

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.

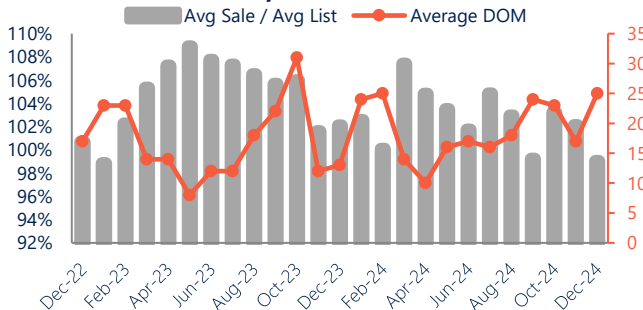
### New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Westover Hills compared to 20 in December 2023, a decrease of 20%. There were 17 current contracts pending sale this December compared to 20 a year ago. The number of current contracts is 15% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Westover Hills was 99.0% of the average list price, which is 3.1% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 13. This increase was impacted by the limited number of sales.

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