

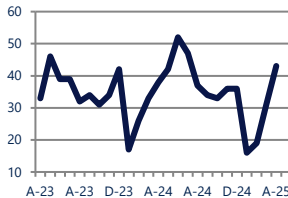
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WESTOVER HILLS HOUSING MARKET**

APRIL 2025

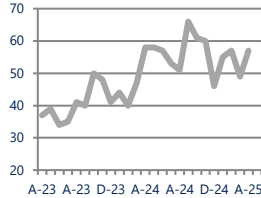
Zip Code(s): 23225

Units Sold
43



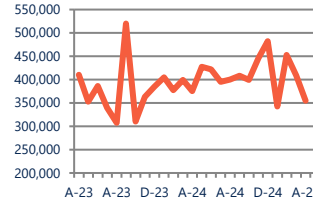
Up 13%
Vs. Year Ago

Active Inventory
57



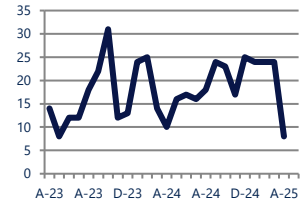
Down -2%
Vs. Year Ago

Median Sale Price
\$355,000



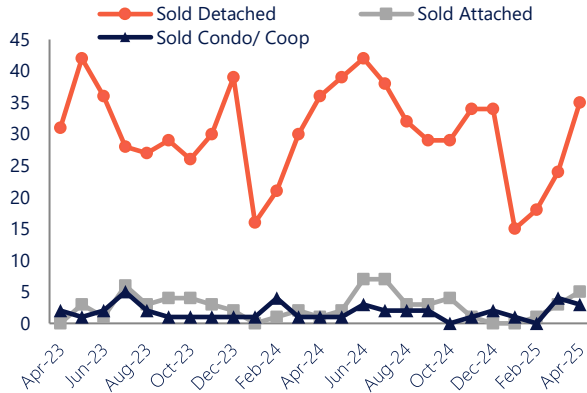
Down -5%
Vs. Year Ago

Days On Market
8



Down -20%
Vs. Year Ago

Units Sold*



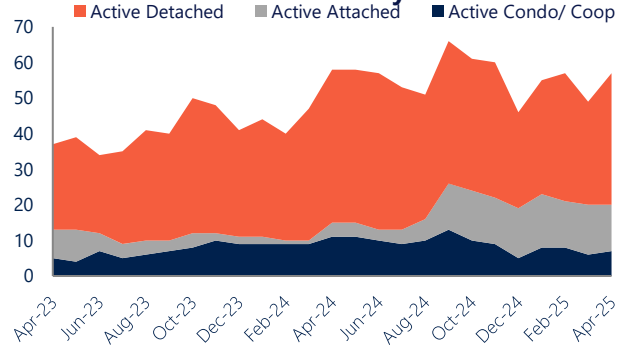
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Westover Hills. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 2%. The total number of active inventory this April was 57 compared to 58 in April 2024. This month's total of 57 is higher than the previous month's total supply of available inventory of 49, an increase of 16%.

Active Inventory*

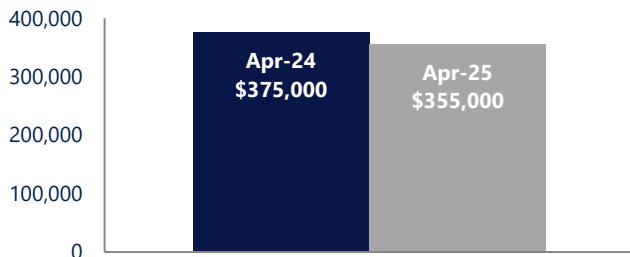


Median Sale Price

Last April, the median sale price for Westover Hills Homes was \$375,000. This April, the median sale price was \$355,000, a decrease of 5% or \$20,000 compared to last year. The current median sold price is 13% 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.

Median Sale Price



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.

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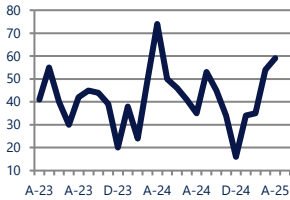
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APRIL 2025

Zip Code(s): 23225

New Listings

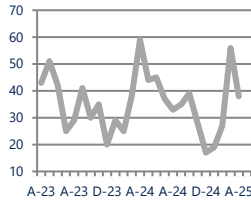
59



Down -20%
Vs. Year Ago

Current Contracts

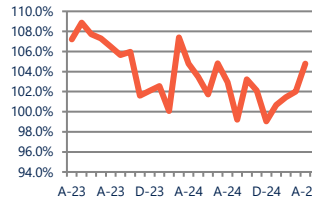
38



Down -36%
Vs. Year Ago

Sold Vs. List Price

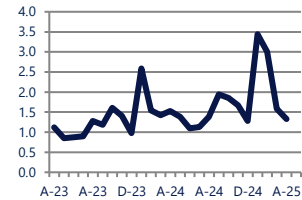
104.8%



No Change
Vs. Year Ago

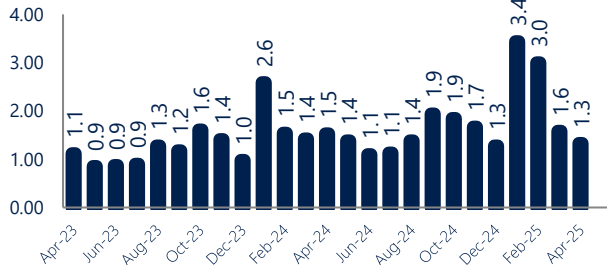
Months of Supply

1.3



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

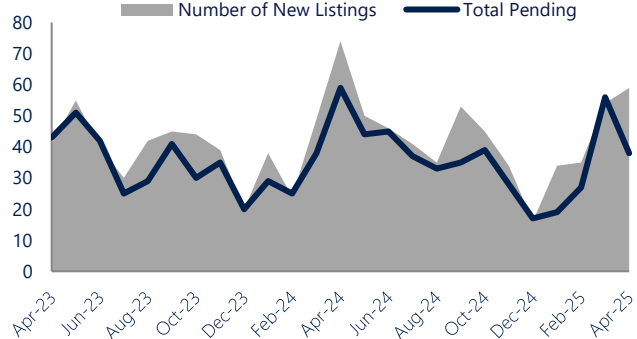
In April, there was 1.3 months of supply available in Westover Hills, compared to 1.5 in April 2024. That is a decrease of 13% versus a year ago.

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.

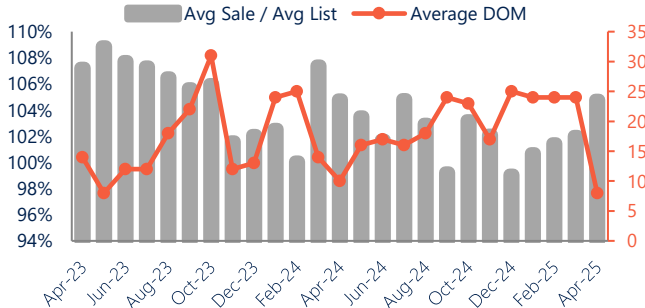
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Westover Hills compared to 74 in April 2024, a decrease of 20%. There were 38 current contracts pending sale this April compared to 59 a year ago. The number of current contracts is 36% 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 Westover Hills was 104.8% 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 8, lower than the average last year, which was 10, a decrease of 20%.

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