

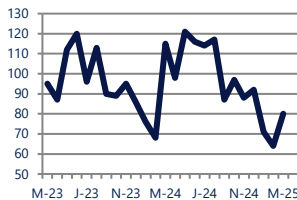
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROANOKE CITY HOUSING MARKET**

MARCH 2025

## Units Sold

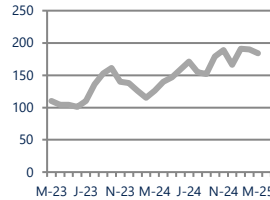
80



**Down -30%**  
Vs. Year Ago

## Active Inventory

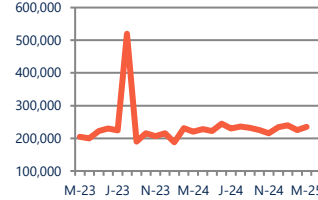
184



**Up 46%**  
Vs. Year Ago

## Median Sale Price

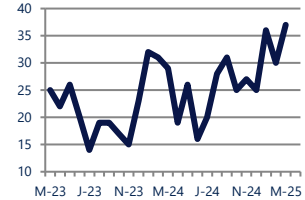
\$235,000



**Up 7%**  
Vs. Year Ago

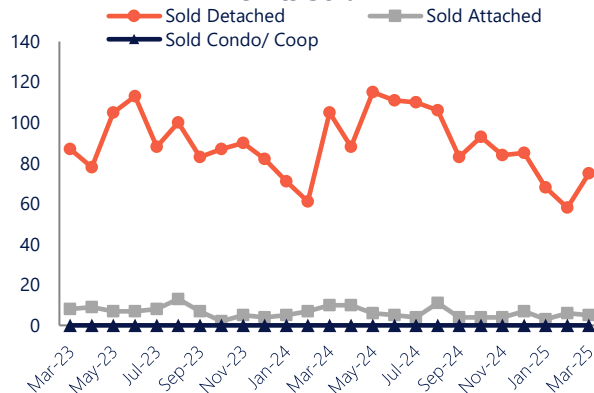
## Days On Market

37



**Up 28%**  
Vs. Year Ago

## Units Sold\*



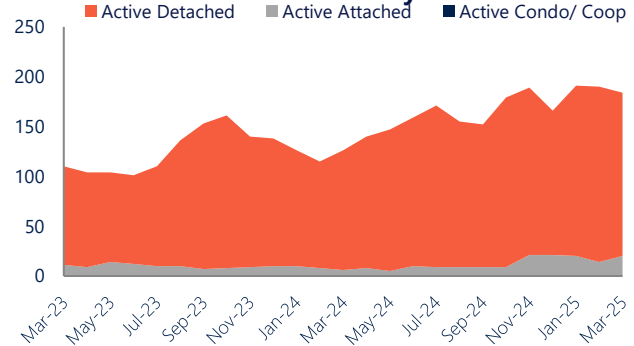
## Units Sold

There was an increase in total units sold in March, with 80 sold this month in Roanoke City versus 64 last month, an increase of 25%. This month's total units sold was lower than at this time last year, a decrease of 30% versus March 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 58 units or 46%. The total number of active inventory this March was 184 compared to 126 in March 2024. This month's total of 184 is lower than the previous month's total supply of available inventory of 190, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Roanoke City Homes was \$220,000. This March, the median sale price was \$235,000, an increase of 7% or \$15,000 compared to last year. The current median sold price is 4% higher than in February.

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

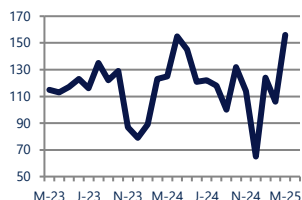
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROANOKE CITY HOUSING MARKET**

MARCH 2025

## New Listings

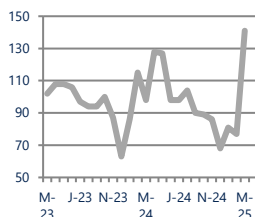
156



**Up 25%**  
Vs. Year Ago

## Current Contracts

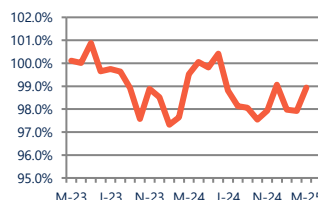
141



**Up 44%**  
Vs. Year Ago

## Sold Vs. List Price

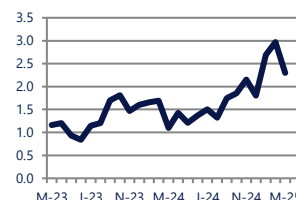
98.9%



**Down -0.6%**  
Vs. Year Ago

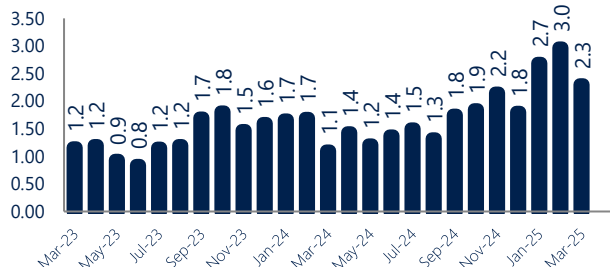
## Months of Supply

2.3



**Up 109%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

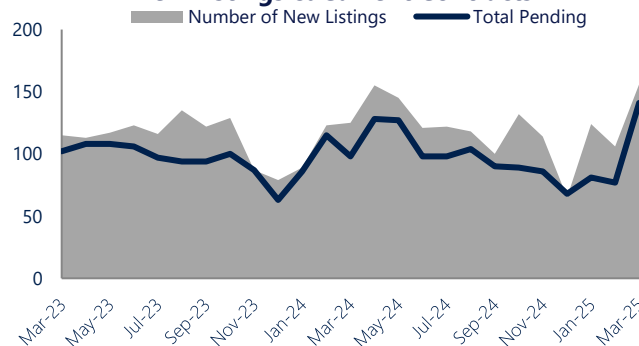
In March, there was 2.3 months of supply available in Roanoke City, compared to 1.1 in March 2024. That is an increase of 110% versus a year ago.

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.

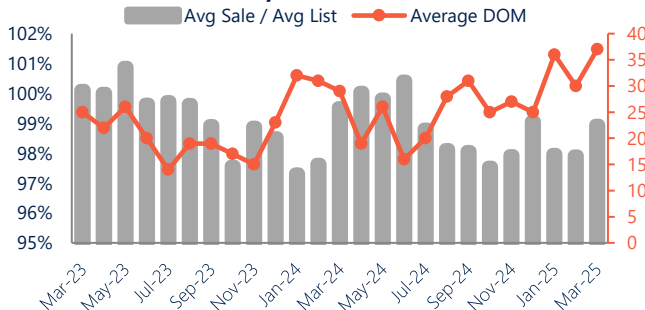
## New Listings & Current Contracts

This month there were 156 homes newly listed for sale in Roanoke City compared to 125 in March 2024, an increase of 25%. There were 141 current contracts pending sale this March compared to 98 a year ago. The number of current contracts is 44% higher than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in Roanoke City was 98.9% of the average list price, which is 0.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 29, an increase of 28%.