

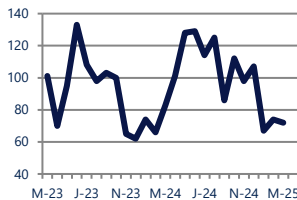
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROANOKE COUNTY HOUSING MARKET**

MARCH 2025

## Units Sold

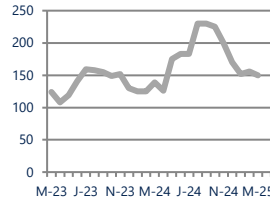
72



**Down -13%**  
Vs. Year Ago

## Active Inventory

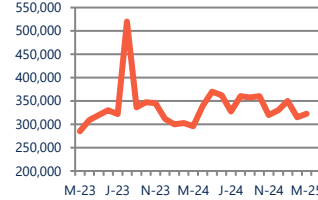
150



**Up 8%**  
Vs. Year Ago

## Median Sale Price

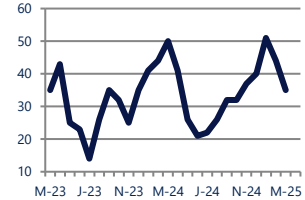
\$322,750



**Up 9%**  
Vs. Year Ago

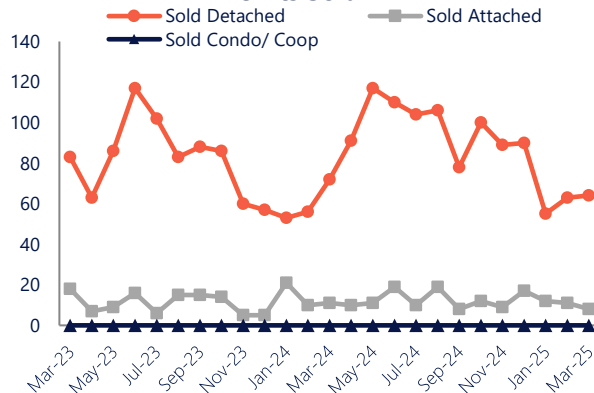
## Days On Market

35



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

## Units Sold\*



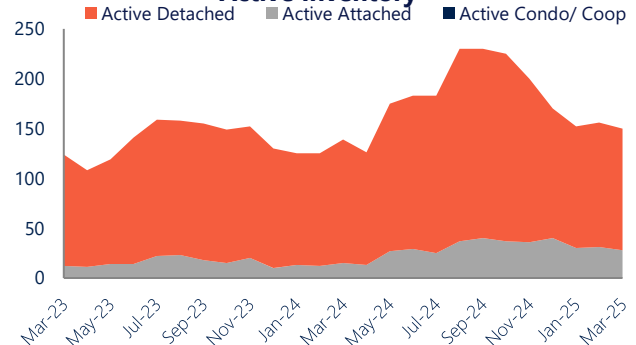
## Units Sold

There was a decrease in total units sold in March, with 72 sold this month in Roanoke County versus 74 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 13% versus March 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 8%. The total number of active inventory this March was 150 compared to 139 in March 2024. This month's total of 150 is lower than the previous month's total supply of available inventory of 156, a decrease of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Roanoke County Homes was \$296,000. This March, the median sale price was \$322,750, an increase of 9% or \$26,750 compared to last year. The current median sold price is 2% 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.

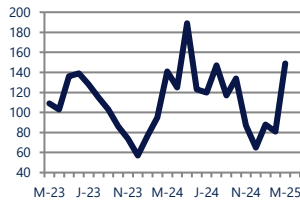
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROANOKE COUNTY HOUSING MARKET**

MARCH 2025

## New Listings

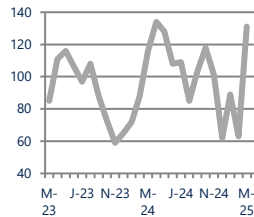
149



**Up 6%**  
Vs. Year Ago

## Current Contracts

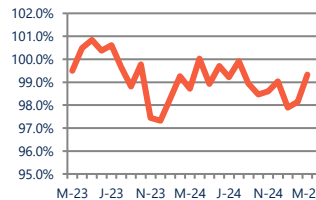
131



**Up 13%**  
Vs. Year Ago

## Sold Vs. List Price

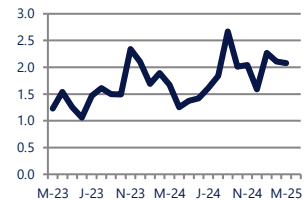
99.3%



**Up 0.6%**  
Vs. Year Ago

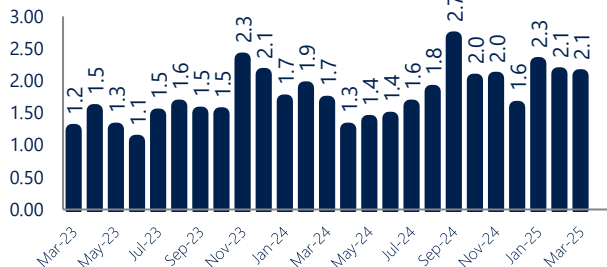
## Months of Supply

2.1



**Up 25%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

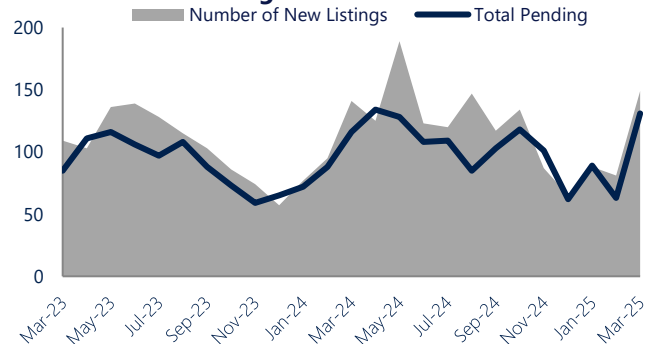
In March, there was 2.1 months of supply available in Roanoke County, compared to 1.7 in March 2024. That is an increase of 24% versus a year ago.

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.

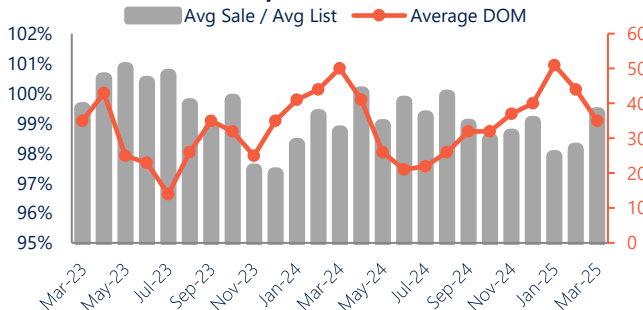
## New Listings & Current Contracts

This month there were 149 homes newly listed for sale in Roanoke County compared to 141 in March 2024, an increase of 6%. There were 131 current contracts pending sale this March compared to 116 a year ago. The number of current contracts is 13% 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 County was 99.3% of the average list price, which is 0.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 50, a decrease of 30%.