

# THE LONG & FOSTER MARKET MINUTE™

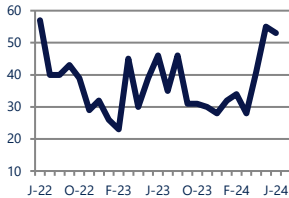
FOCUS ON: **VINTON AND SOUTHEAST ROANOKE COUNTY HOUSING MARKET**

JUNE 2024

Zip Code(s): 24179 and 24014

## Units Sold

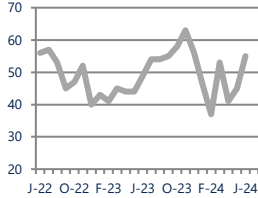
53



Up 15%  
Vs. Year Ago

## Active Inventory

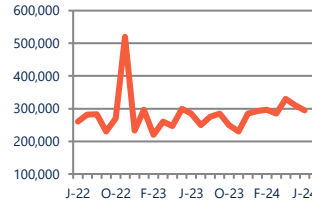
55



Up 12%  
Vs. Year Ago

## Median Sale Price

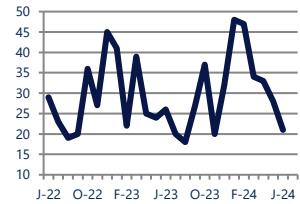
\$295,000



Up 4%  
Vs. Year Ago

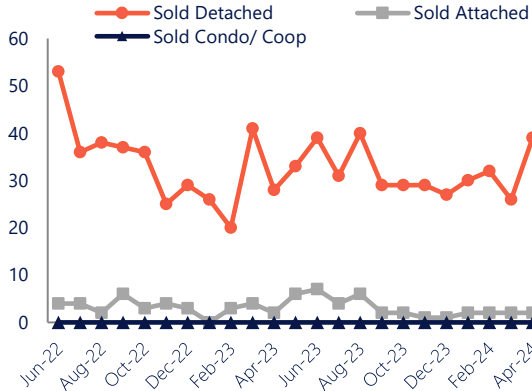
## Days On Market

21



Down -19%  
Vs. Year Ago

## Units Sold\*



## Units Sold

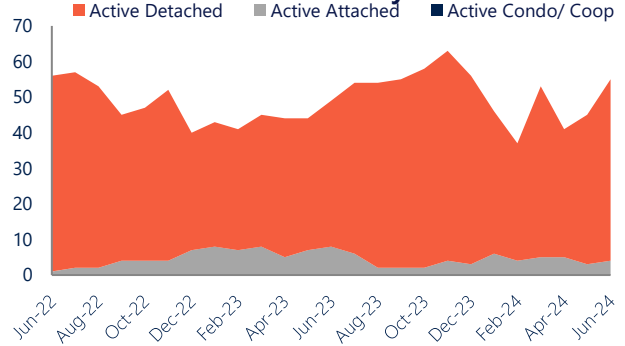
There was a decrease in total units sold in June, with 53 sold this month in Vinton and Southeast Roanoke County versus 55 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 15% versus June 2023.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 12%. The total number of active inventory this June was 55 compared to 49 in June 2023.

This month's total of 55 is higher than the previous month's total supply of available inventory of 45, an increase of 22%.

## Active Inventory\*

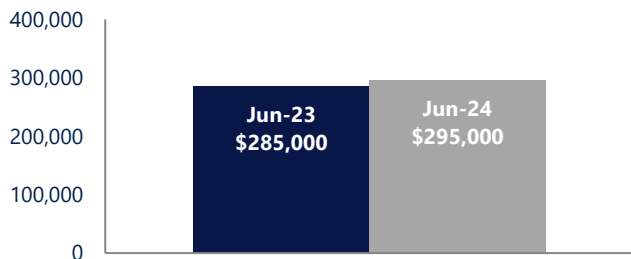


## Median Sale Price

Last June, the median sale price for Vinton and Southeast Roanoke County Homes was \$285,000. This June, the median sale price was \$295,000, an increase of 4% or \$10,000 compared to last year. The current median sold price is 5% lower than in May.

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



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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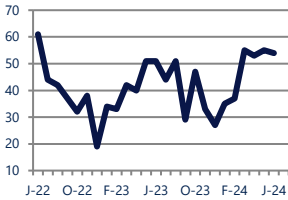
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JUNE 2024

Zip Code(s): 24179 and 24014

## New Listings

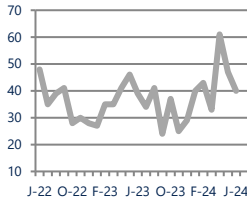
54



Up 6%  
Vs. Year Ago

## Current Contracts

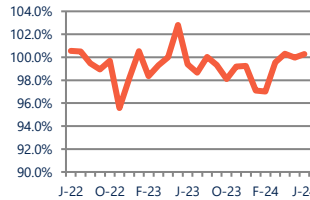
40



Up 3%  
Vs. Year Ago

## Sold Vs. List Price

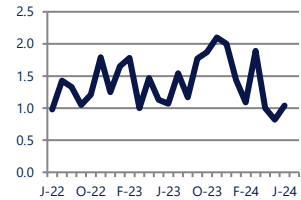
100.3%



Up 0.9%  
Vs. Year Ago

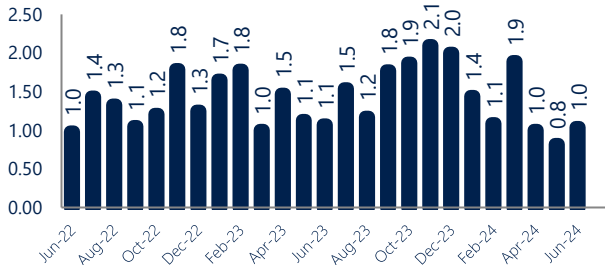
## Months of Supply

1.0



No Change  
Vs. Year Ago

## Months Of Supply



## Months of Supply

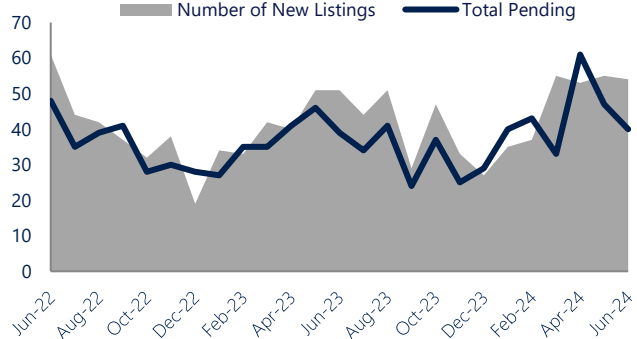
In June, there was 1.0 months of supply available in Vinton and Southeast Roanoke County. The amount of supply is similar compared to a year ago.

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.

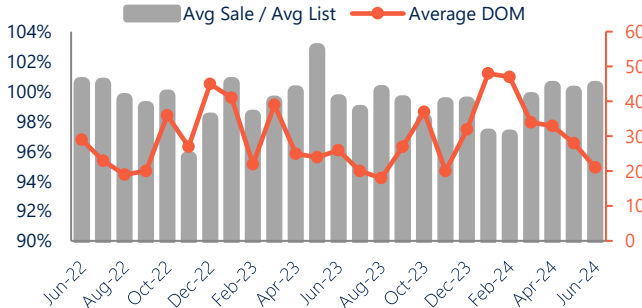
## New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Vinton and Southeast Roanoke County compared to 51 in June 2023, an increase of 6%. There were 40 current contracts pending sale this June compared to 39 a year ago. The number of current contracts is 3% higher than last June.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In June, the average sale price in Vinton and Southeast Roanoke County was 100.3% of the average list price, which is 0.9% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 26, a decrease of 19%.

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