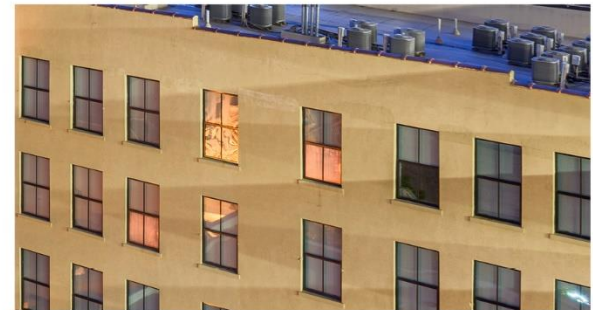
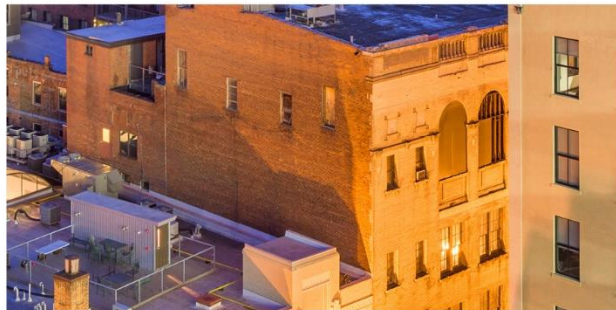


MARKET CONDITIONS REPORT

LONG & FOSTER[®]
REAL ESTATE

ROANOKE, VA AREA - MAY 2025

IT'S THE **ONE.**



Long & Foster's All-Inclusive Services

Real Estate | Mortgage | Home Inspection | Title | Insurance | Moving | Property Management | Vacation Rentals | Relocation

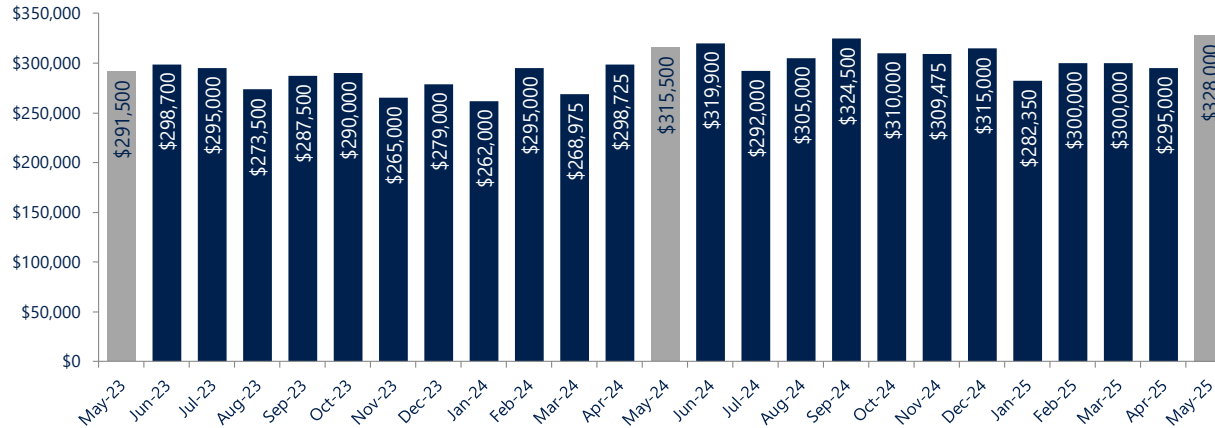
Global Partnerships

Forbes Global Properties | Leading Real Estate Companies of the World[®] | Luxury Portfolio International | Who's Who in Luxury Real Estate

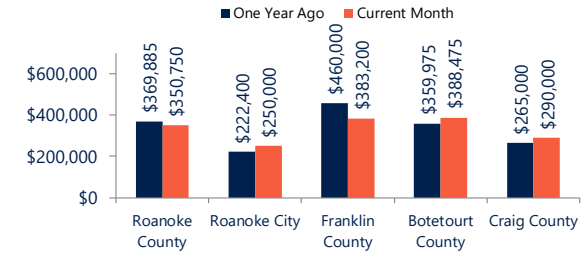
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ROANOKE METROPOLITAN AREA - MAY 2025

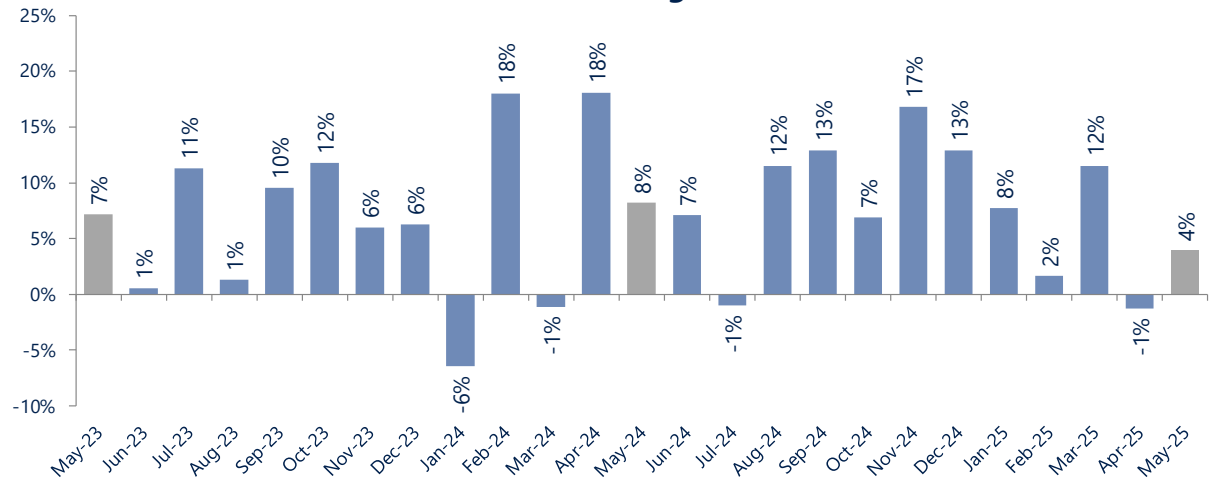
Median Sales Price



Median Sale Price Of Top Five Counties/Cities Based on Total Units Sold



Median Sale Price Percent Change Year/Year



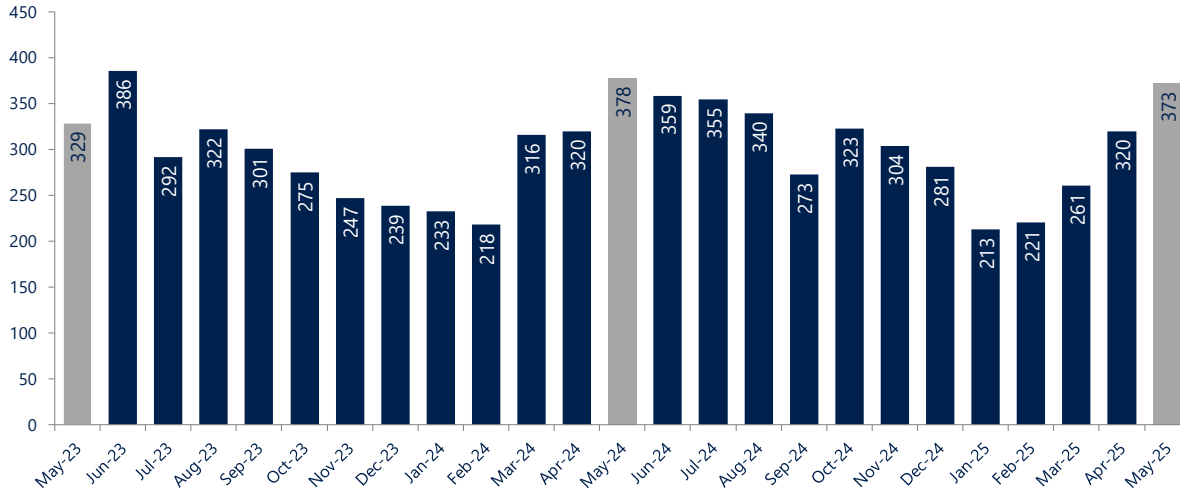
Highlights

- This May, the median sale price was \$328,000, an increase of 11% compared to April.
- The current median sale price was 4% higher than in May 2024.

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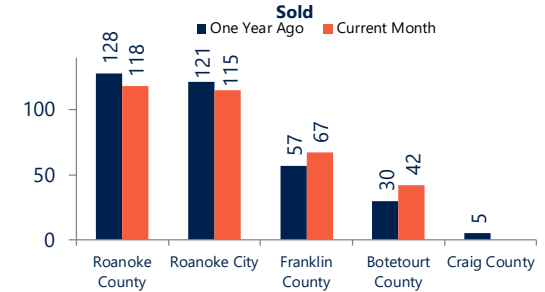
ROANOKE METROPOLITAN AREA - MAY 2025

Total Units Sold



Total Units Sold

Of Top Five Counties/Cities Based on Total Units

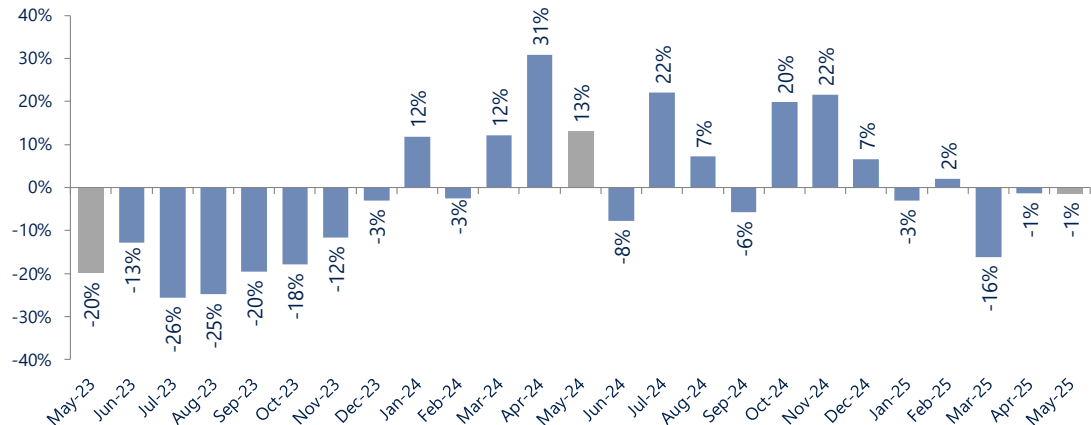


Highlights

- The number of units sold in May 2025 was similar to the units sold in May 2024.
- This month's total units sold was higher than the previous month, an increase of 17% versus April.

Total Units Sold

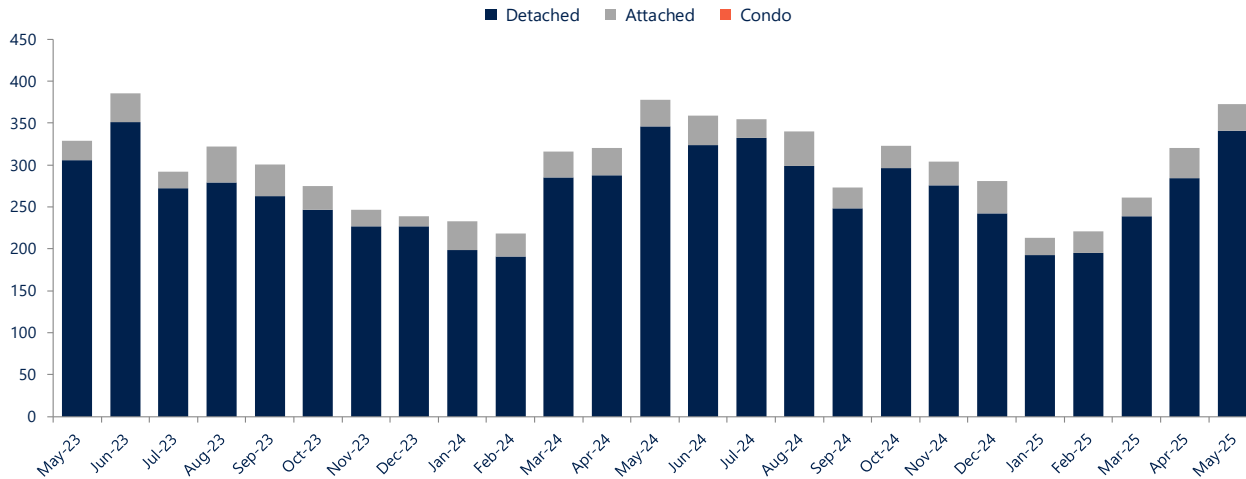
Percent Change Year/Year



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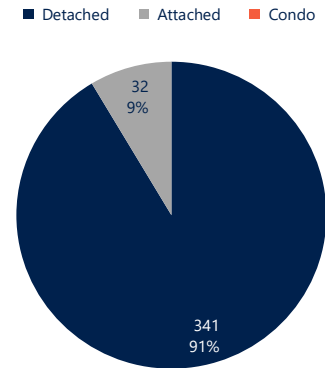
ROANOKE METROPOLITAN AREA - MAY 2025

Total Units Sold by Type

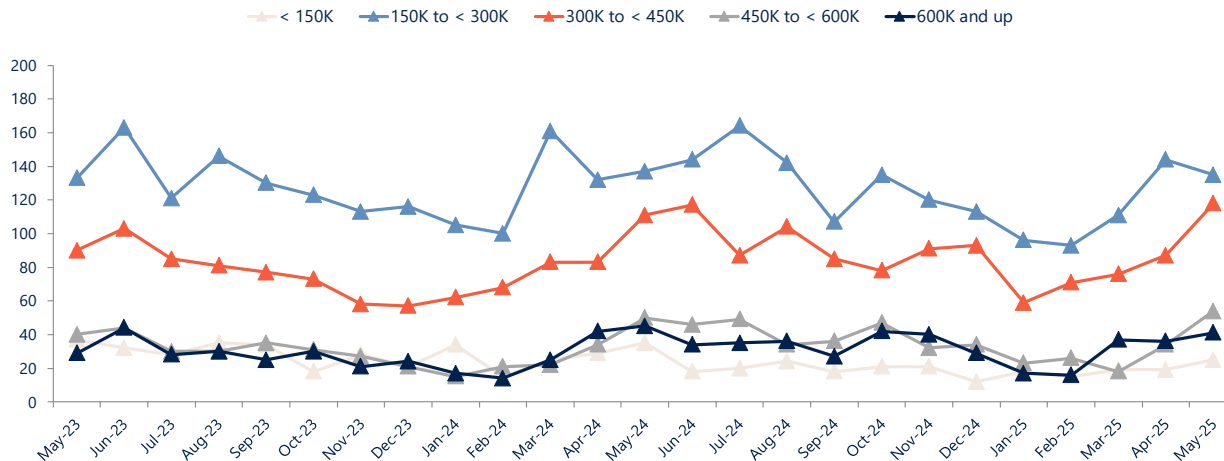


Total Units Sold by Type

Current Month

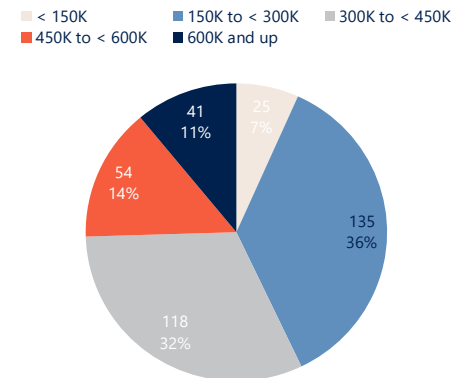


Total Units Sold by Price Range



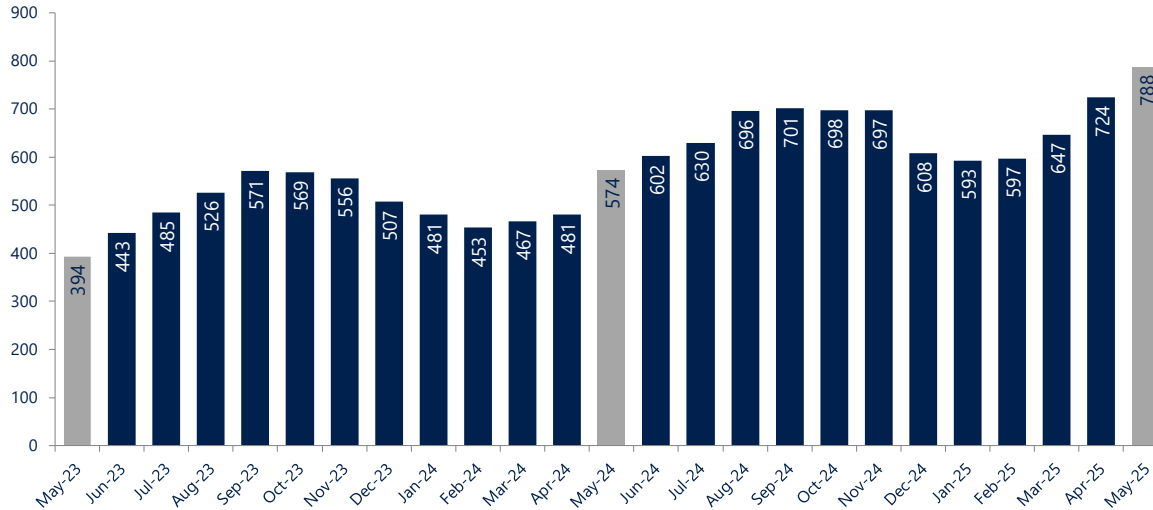
Total Units Sold by Price Range

Current Month

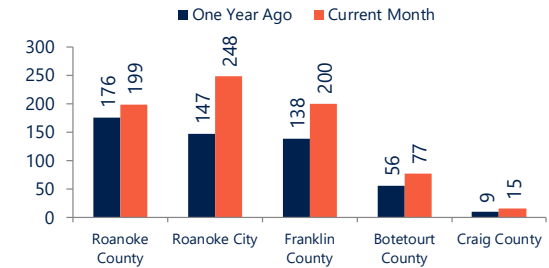


ROANOKE METROPOLITAN AREA - MAY 2025

Total Active Inventory



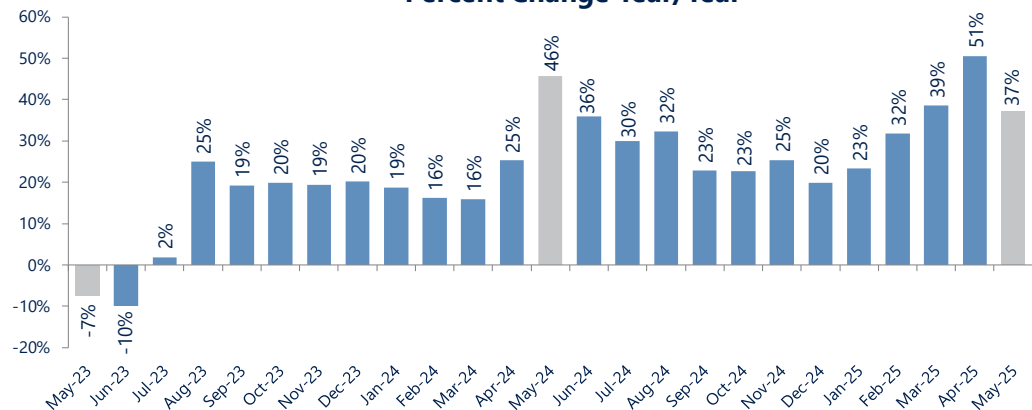
Total Active Inventory Of Top Five Counties/Cities Based on Total Units Sold



Highlights

- Versus last May, the total number of homes available this month was higher by 214 units or 37%.
- Active inventory this May was 9% higher than the previous month's supply of available inventory.

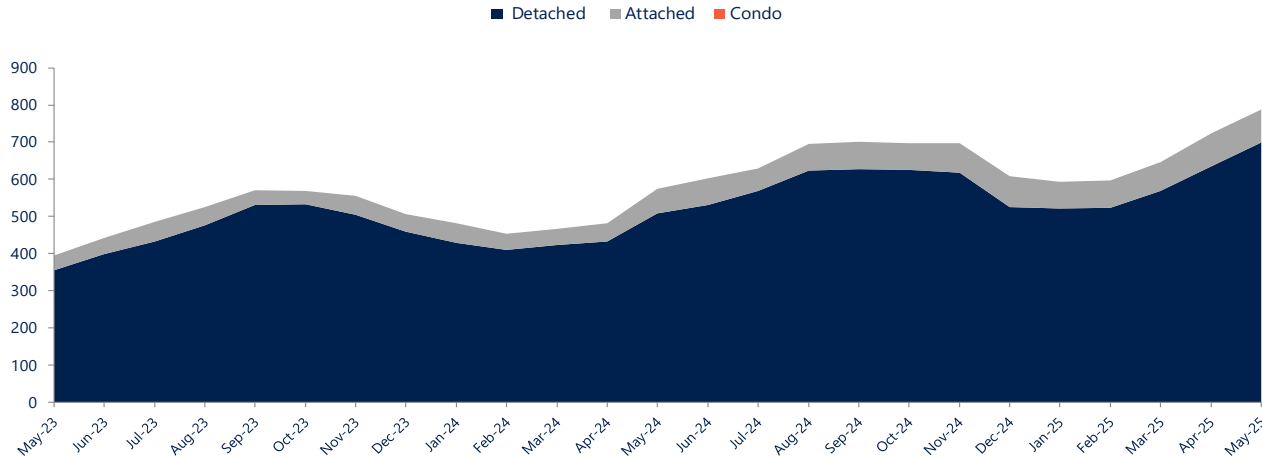
Total Active Inventory Percent Change Year/Year



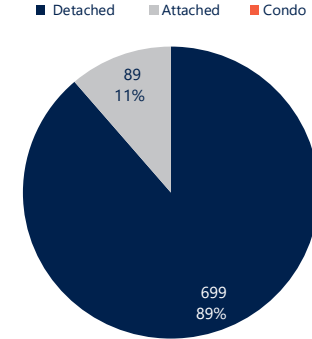
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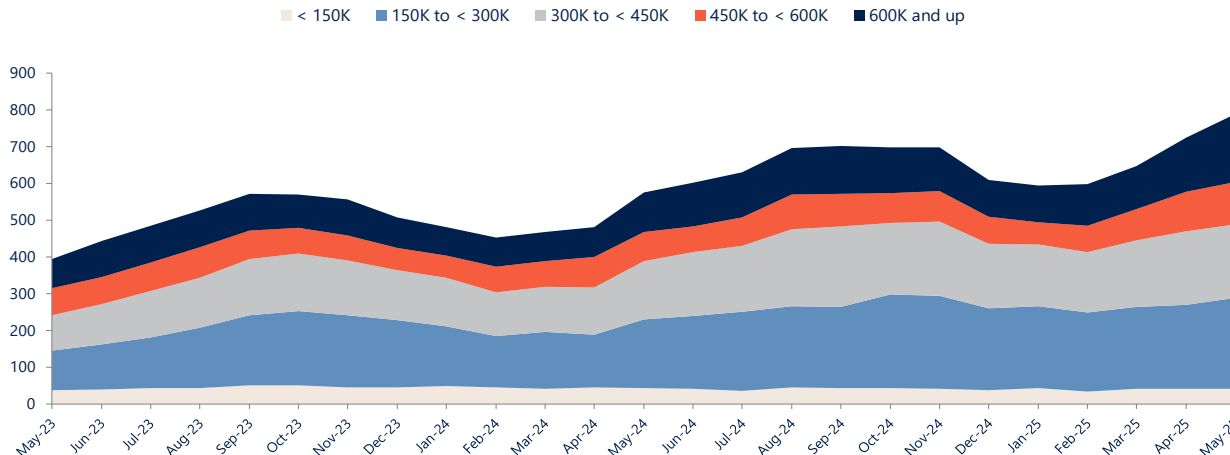
Total Active Inventory by Type



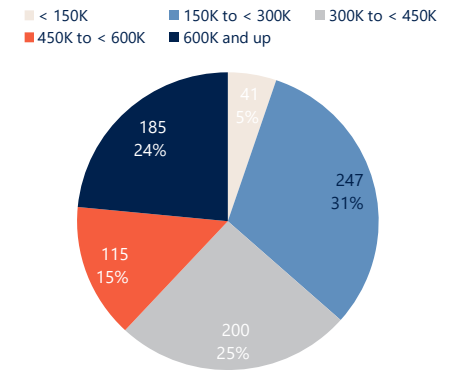
**Total Active Inventory by Type
Current Month**



Total Active Inventory by Price Range



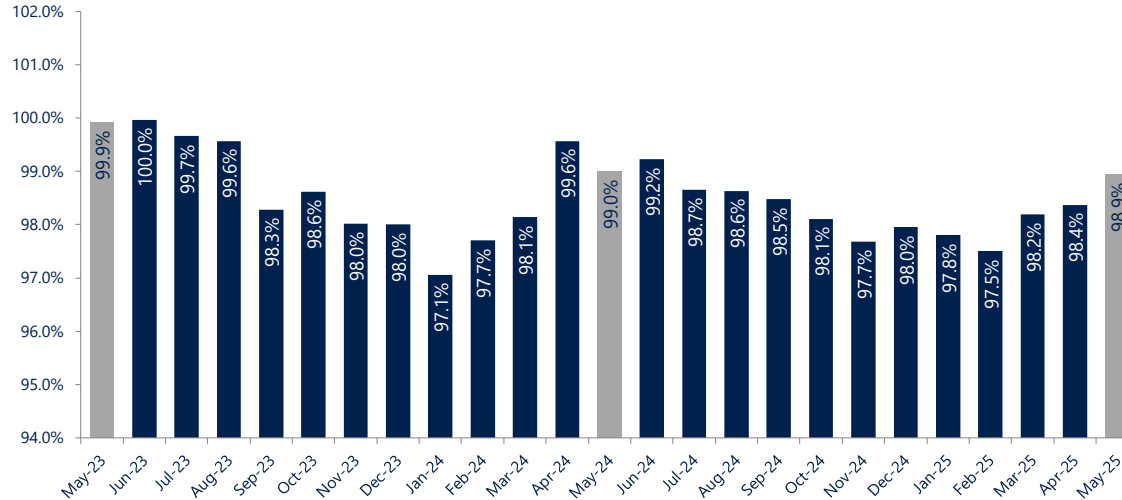
**Total Active Inventory by Price Range
Current Month**



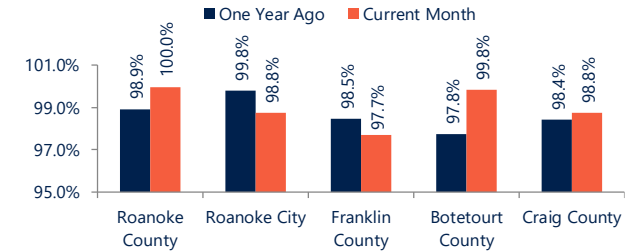
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ROANOKE METROPOLITAN AREA - MAY 2025

Average Sale Price as a Percent of List Price



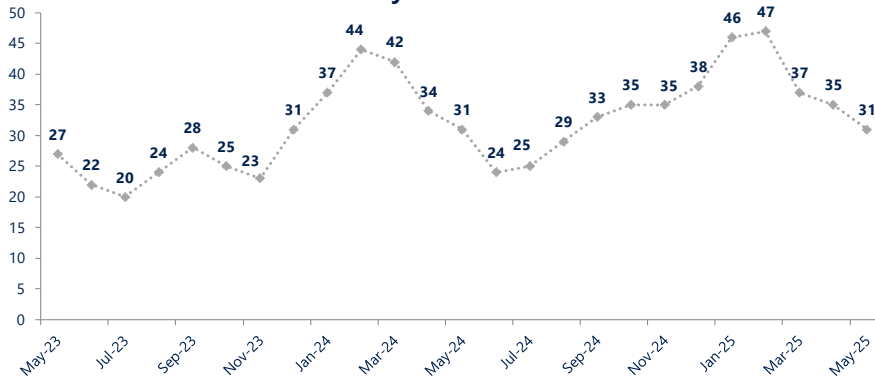
Sale Price as % of List Price Of Top Five Counties/Cities Based on Total Units Sold



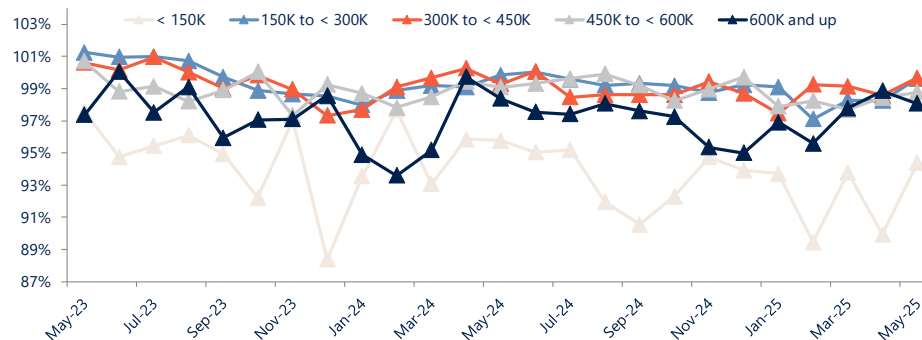
Days on Market	
Current Month	One Year Ago
31	31
No Change Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
98.9%	99.0%
Down -0.1% Vs. Year Ago	

Days on Market



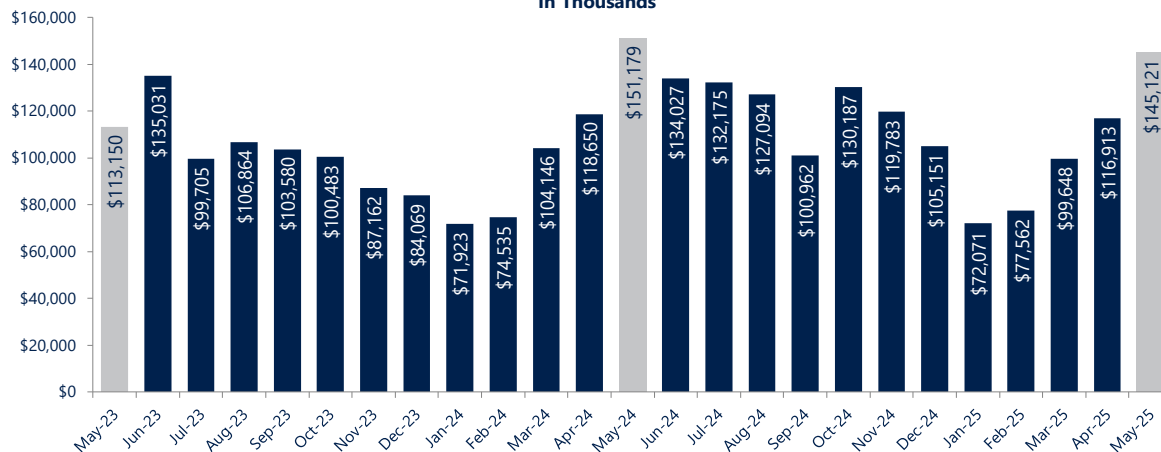
Average Sale Price as a Percent of List Price by Price Range



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ROANOKE METROPOLITAN AREA - MAY 2025

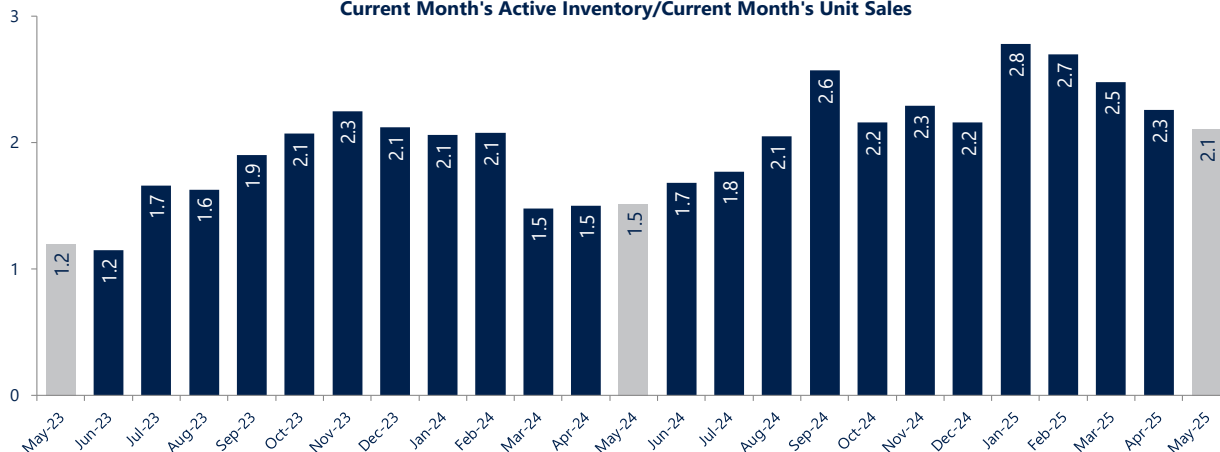
Total Dollar Volume Sold
In Thousands



Highlights

- Total volume sold this May was 4% less than the same month one year ago.
- In May, there was 2.1 months of supply available, compared to 1.5 in May 2024. That was an increase of 39% versus a year ago.

Months of Supply
Current Month's Active Inventory/Current Month's Unit Sales



Total Dollar Volume Sold

Current Month	One Year Ago
\$145,121,367	\$151,178,671
Down -4% Vs. Year Ago	

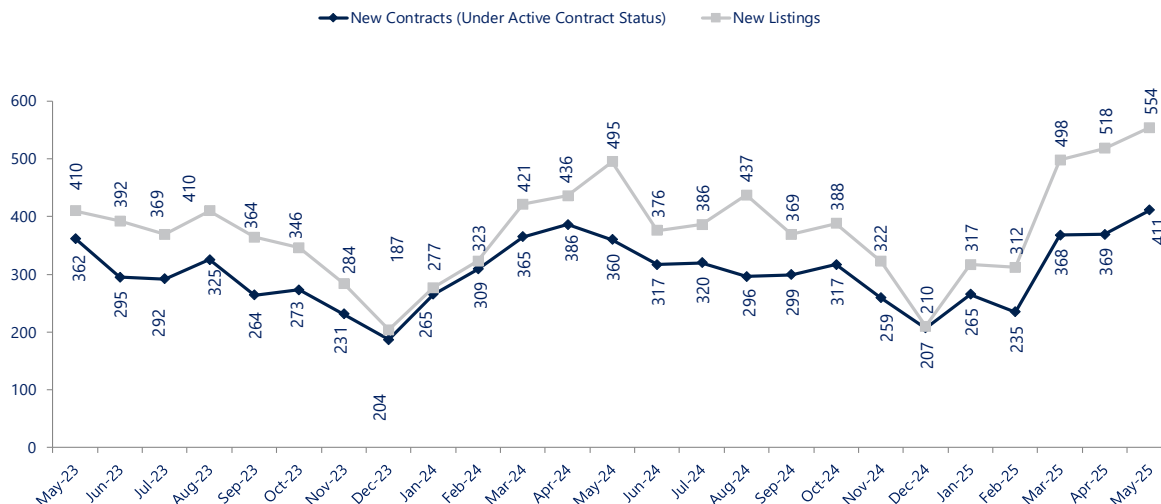
Months of Supply

Current Month	One Year Ago
2.1	1.5
Up 39% Vs. Year Ago	

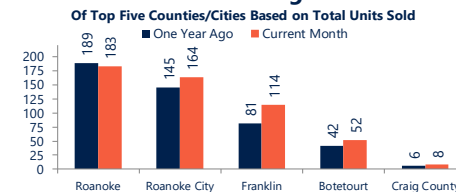
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ROANOKE METROPOLITAN AREA - MAY 2025

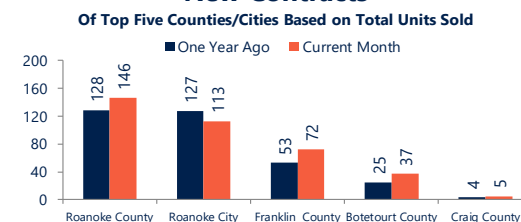
New Listings & New Contracts



New Listings



New Contracts



New Listings	
Current Month	One Year Ago
554	495
Up 12% Vs. Year Ago	

Highlights

- Based on this month's amount of new listings and new contracts, the ratio of home supply (new listings) to current home demand (new contracts) was 1.3, similar to the ratio from one year ago.

New Contracts	
Current Month	One Year Ago
411	360
Up 14% Vs. Year Ago	

Supply/Demand Ratio

