

OCTOBER  
**2024**

# LARLYNCHBURG

## MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# LAR Market Indicators Report

## Key Market Trends: October 2024

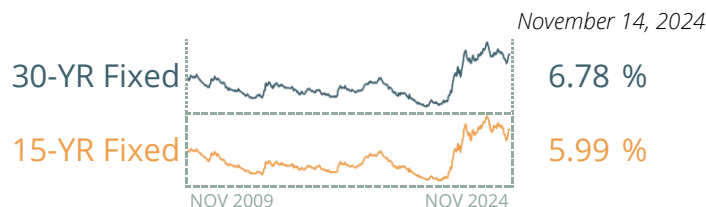
- Home sales rose slightly in October compared to last year.** In October, there were 287 sales across the LAR market, 26 more than last year (+10%). Lynchburg had 98 home sales in October, 19 more than the prior year, reflecting a 24.1% increase. There were 54 sales in Campbell County in October, five more than the prior year, showing a 10.2% increase. Sales activity fell in Amherst County (-38.2%) fell compared to last October.
- Future sales activity remains optimistic as pending transactions increased for four consecutive months.** There were 320 pending sales throughout the LAR region in October, 49 more than last year, an 18.1% increase. Bedford County had 112 pending sales in October, 24 more than the previous year (+27.3%). At 101, pending sales activity jumped 18.8% in Lynchburg during October compared to last year. However, there two fewer pending sales in Campbell County compared to last October.
- Median home price trended upward toward its peak in October.** At \$300,000, the median sales price in the LAR market jumped \$20,000 from last October, reflecting a 7.1% increase. The median sales price in Bedford County peaked at \$479,900 in October, \$104,900 more expensive than last year, a 28% increase. Amherst County's median sales price in October was \$262,500, an 11.7% increase compared to the previous year.
- Inventory levels continue to rise year-over-year.** At the end of October, there were 766 active listings in the LAR footprint, 89 more than the prior year, showing a 13.1% increase. There were 276 active listings in Bedford County by the end of the month, 29 more than last October (+11.7%). At 158, there were 20 more active listings in Campbell compared to the end of last October.



LAR Market Dashboard

YoY Chg	Oct-24	Indicator
▲ 10.0%	287	Sales
▲ 18.1%	320	Pending Sales
▲ 11.0%	392	New Listings
▲ 5.3%	\$300,000	Median List Price
▲ 7.1%	\$300,000	Median Sales Price
▲ 5.4%	\$171	Median Price Per Square Foot
▲ 32.3%	\$107.1	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 27.8%	39	Average Days on Market
▲ 13.1%	766	Active Listings
▲ 10.0%	2.7	Months of Supply

### INTEREST RATE TRACKER



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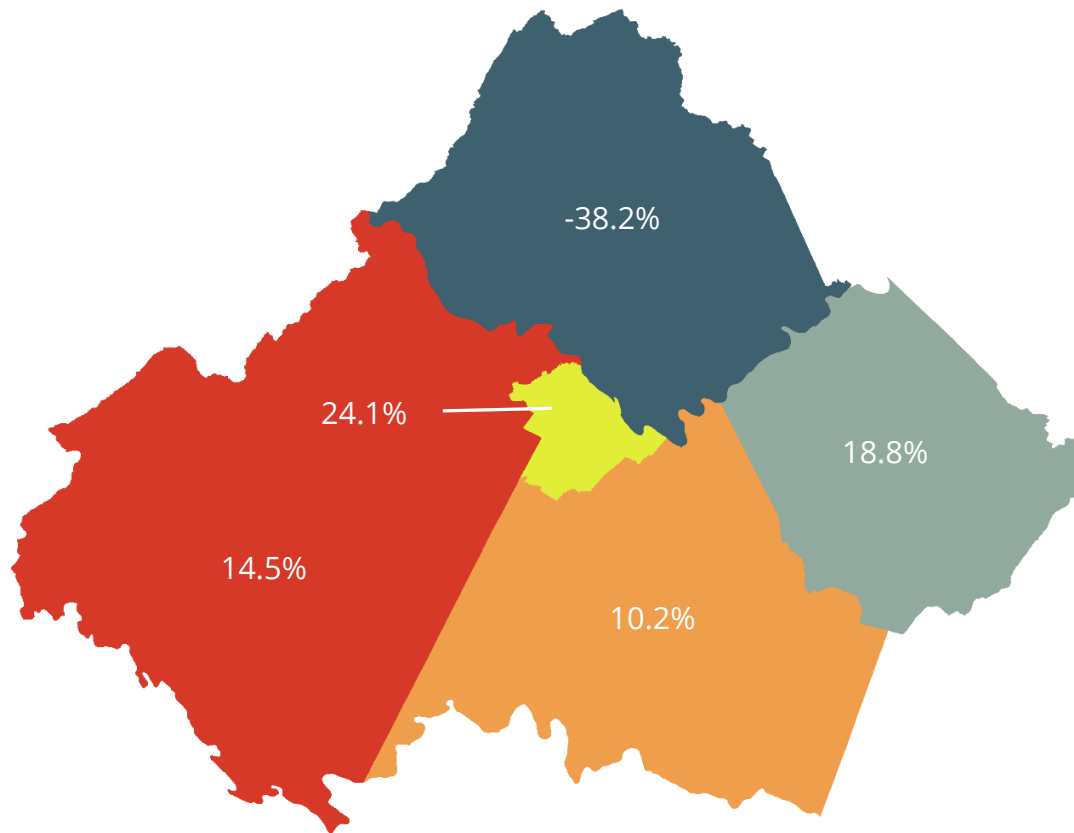
**Consumers Should Consult with a REALTOR®.** Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

**Identify a Professional to Manage the Procedure.** REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

**Are You Ready to Buy or Sell Real Estate?**  
Contact an experienced REALTOR®.



# Market Activity - LAR Footprint



<i>Jurisdiction</i>	Total Sales		
	Oct-23	Oct-24	% Chg
Amherst County	34	21	-38.2%
Appomattox County	16	19	18.8%
Bedford County	83	95	14.5%
Campbell County	49	54	10.2%
Lynchburg	79	98	24.1%
<b>LAR</b>	<b>261</b>	<b>287</b>	<b>10.0%</b>

# Total Market Overview



Key Metrics	2-year Trends		Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Oct-22	Oct-24						
Sales			261	<b>287</b>	10.0%	2,746	<b>2,905</b>	5.8%
Pending Sales			271	<b>320</b>	18.1%	3,102	<b>3,356</b>	8.2%
New Listings			353	<b>392</b>	11.0%	3,716	<b>4,238</b>	14.0%
Median List Price			\$285,000	<b>\$300,000</b>	5.3%	\$279,900	<b>\$297,250</b>	6.2%
Median Sales Price			\$280,000	<b>\$300,000</b>	7.1%	\$279,990	<b>\$295,000</b>	5.4%
Median Price Per Square Foot			\$162	<b>\$171</b>	5.4%	\$159	<b>\$170</b>	6.4%
Sold Dollar Volume (in millions)			\$81.0	<b>\$107.1</b>	32.3%	\$883.4	<b>\$993.4</b>	12.4%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			31	<b>39</b>	27.8%	29	<b>38</b>	32.0%
Active Listings			677	<b>766</b>	13.1%	n/a	<b>n/a</b>	n/a
Months of Supply			2.5	<b>2.7</b>	10.0%	n/a	<b>n/a</b>	n/a

Sources: Virginia REALTORS®, data accessed November 15, 2024

# Single-Family Detached Market Overview



Key Metrics	2-year Trends		Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Oct-22	Oct-24						
Sales			221	<b>248</b>	12.2%	2,318	<b>2,400</b>	3.5%
Pending Sales			225	<b>281</b>	24.9%	2,616	<b>2,849</b>	8.9%
New Listings			311	<b>357</b>	14.8%	3,125	<b>3,617</b>	15.7%
Median List Price			\$294,900	<b>\$315,000</b>	6.8%	\$284,900	<b>\$305,000</b>	7.1%
Median Sales Price			\$290,000	<b>\$312,500</b>	7.8%	\$282,500	<b>\$305,000</b>	8.0%
Median Price Per Square Foot			\$159	<b>\$166</b>	4.4%	\$154	<b>\$166</b>	7.5%
Sold Dollar Volume (in millions)			\$70.2	<b>\$96.4</b>	37.3%	\$766.3	<b>\$852.4</b>	11.2%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			31	<b>40</b>	31.4%	29	<b>38</b>	32.9%
Active Listings			583	<b>679</b>	16.5%	n/a	<b>n/a</b>	n/a
Months of Supply			2.5	<b>2.9</b>	15.8%	n/a	<b>n/a</b>	n/a

Sources: Virginia REALTORS®, data accessed November 15, 2024

# Townhome & Condo Market Overview



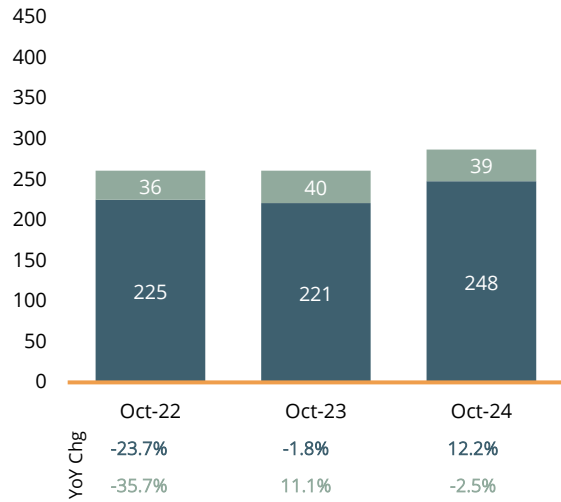
Key Metrics	2-year Trends		Oct-23	Oct-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Oct-22	Oct-24						
Sales			40	<b>39</b>	-2.5%	428	<b>505</b>	18.0%
Pending Sales			46	<b>39</b>	-15.2%	486	<b>507</b>	4.3%
New Listings			42	<b>35</b>	-16.7%	591	<b>621</b>	5.1%
Median List Price			\$274,950	<b>\$287,000</b>	4.4%	\$274,990	<b>\$281,985</b>	2.5%
Median Sales Price			\$272,450	<b>\$285,000</b>	4.6%	\$275,000	<b>\$282,000</b>	2.5%
Median Price Per Square Foot			\$176	<b>\$182</b>	3.6%	\$174	<b>\$181</b>	4.1%
Sold Dollar Volume (in millions)			\$10.8	<b>\$10.7</b>	-0.3%	\$117.1	<b>\$141.0</b>	20.4%
Median Sold/Ask Price Ratio			100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Average Days on Market			32	<b>33</b>	5.6%	27	<b>34</b>	28.7%
Active Listings			94	<b>87</b>	-7.4%	n/a	<b>n/a</b>	n/a
Months of Supply			2.2	<b>1.8</b>	-19.6%	n/a	<b>n/a</b>	n/a

Sources: Virginia REALTORS®, data accessed November 15, 2024

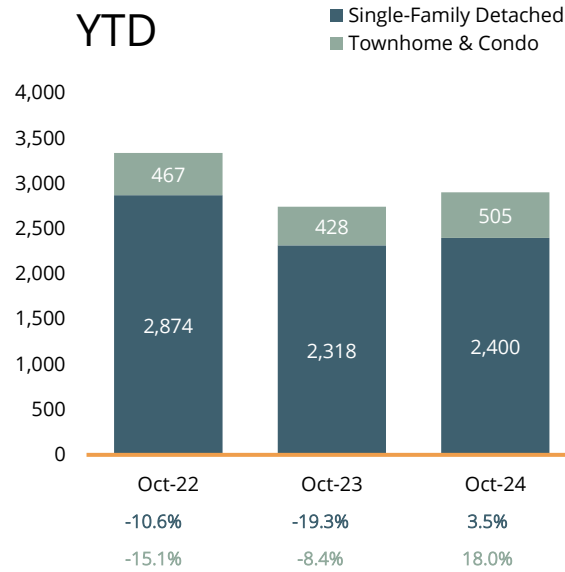
# Sales



## October

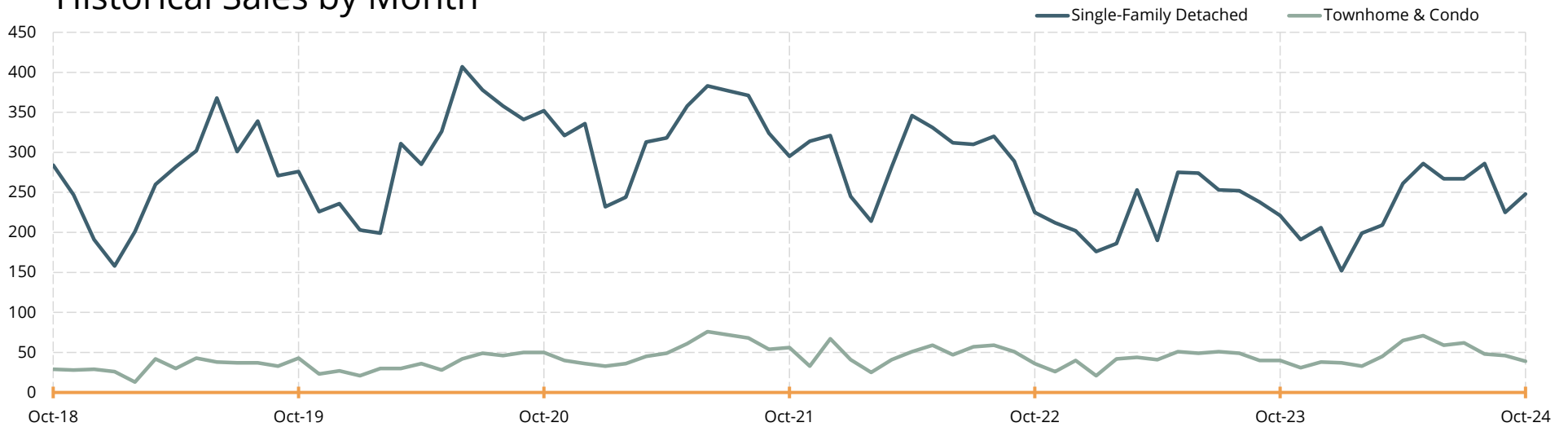


## YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	191	-9.9%	31	19.2%
Dec-23	206	2.0%	38	-5.0%
Jan-24	152	-13.6%	37	76.2%
Feb-24	199	7.0%	33	-21.4%
Mar-24	209	-17.4%	45	2.3%
Apr-24	261	37.4%	65	58.5%
May-24	286	4.0%	71	39.2%
Jun-24	267	-2.6%	59	20.4%
Jul-24	267	5.5%	62	21.6%
Aug-24	286	13.5%	48	-2.0%
Sep-24	225	-5.5%	46	15.0%
Oct-24	248	12.2%	39	-2.5%
12-month Avg	233	2.4%	48	16.2%

## Historical Sales by Month

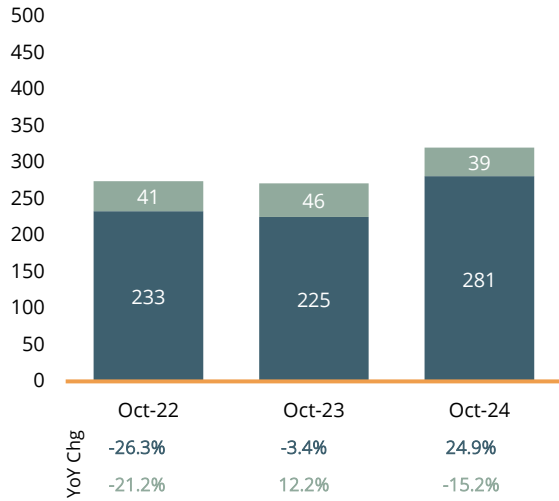




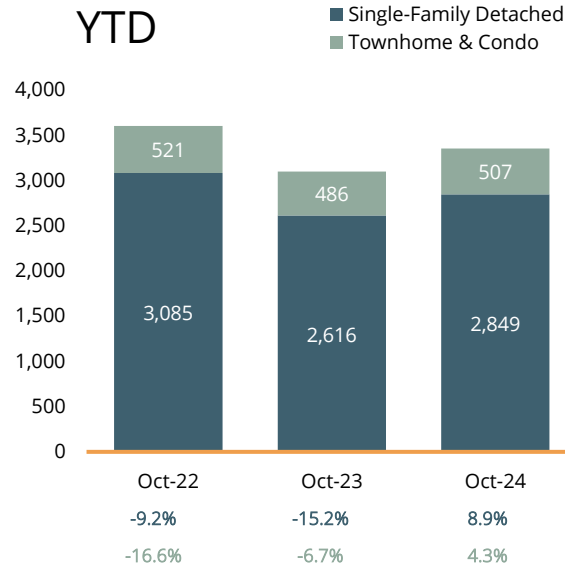
# Pending Sales



## October



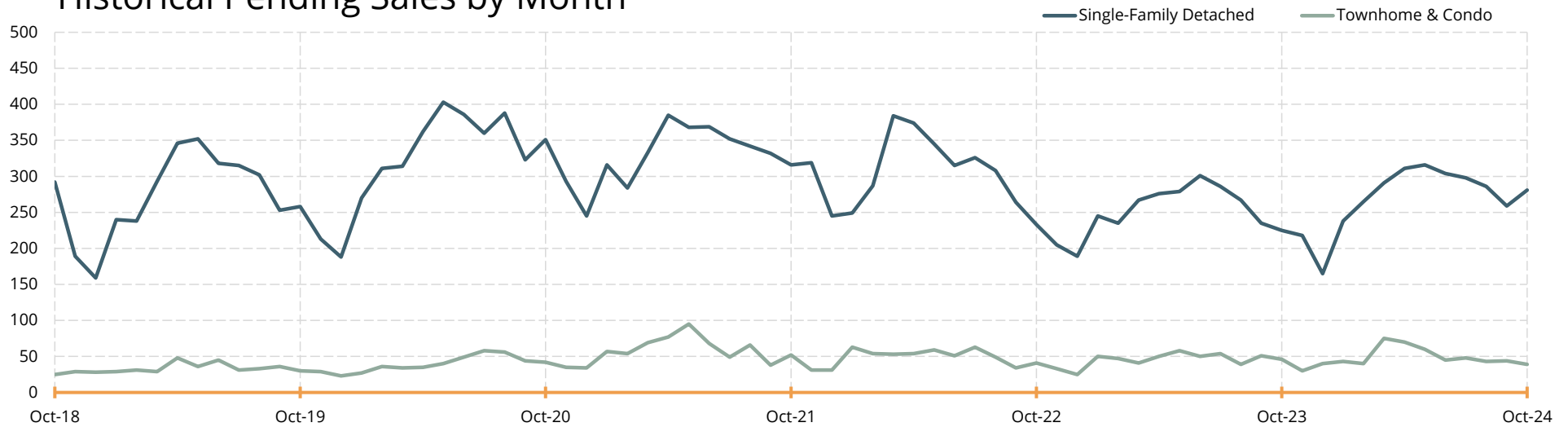
## YTD



## Single-Family Detached

Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	218	6.3%	30	-9.1%
Dec-23	165	-12.7%	40	60.0%
Jan-24	238	-2.9%	43	-14.0%
Feb-24	265	12.8%	40	-14.9%
Mar-24	291	9.0%	75	82.9%
Apr-24	311	12.7%	70	40.0%
May-24	316	13.3%	60	3.4%
Jun-24	304	1.0%	45	-10.0%
Jul-24	298	4.2%	48	-11.1%
Aug-24	286	7.1%	43	10.3%
Sep-24	259	10.2%	44	-13.7%
Oct-24	281	24.9%	39	-15.2%
12-month Avg	269	7.4%	48	6.1%

## Historical Pending Sales by Month

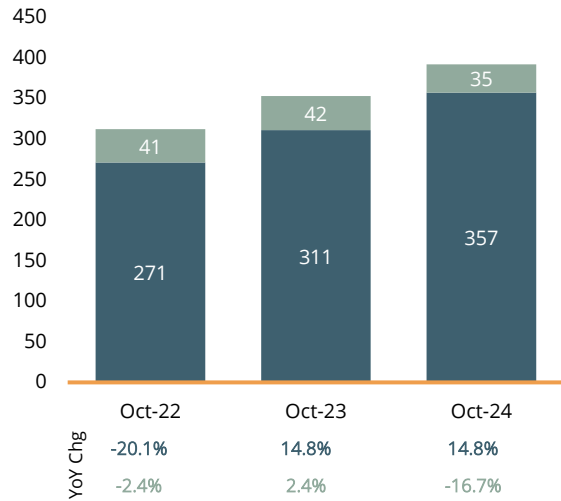


Sources: Virginia REALTORS®, data accessed November 15, 2024

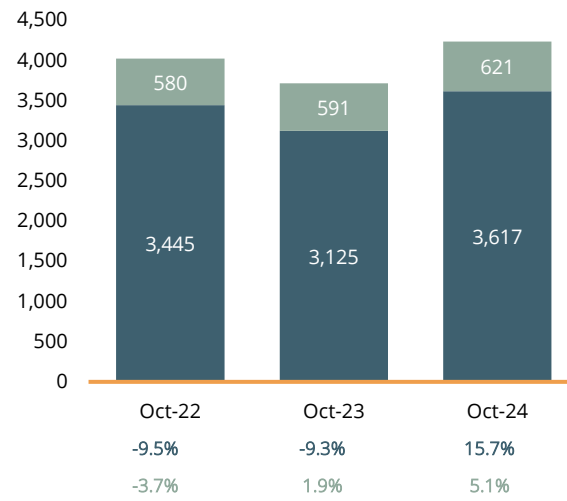
# New Listings



## October



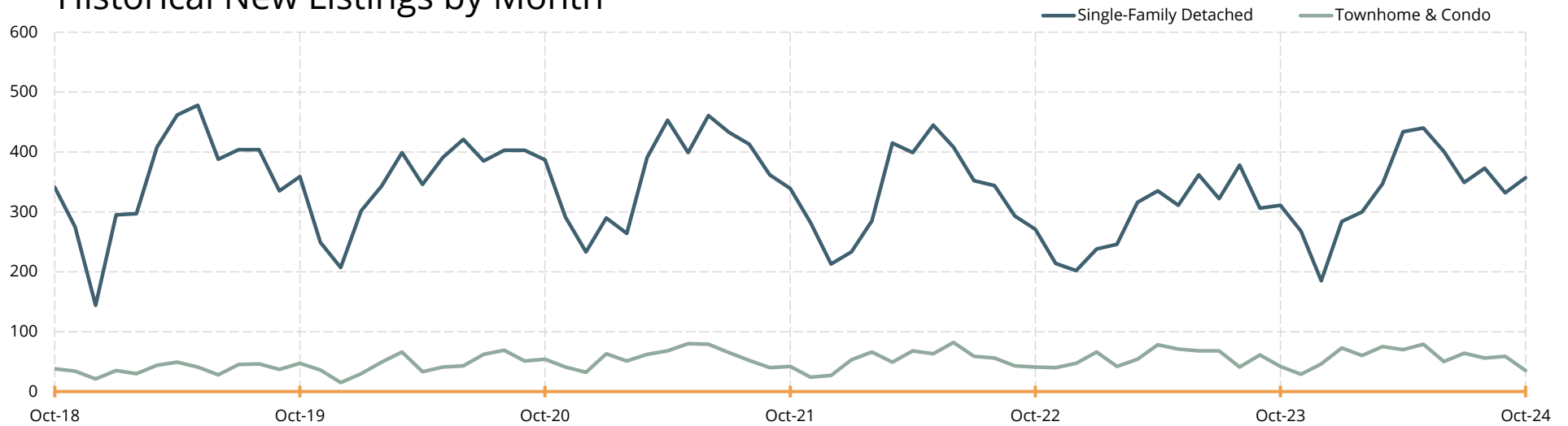
## YTD



## Single-Family Detached

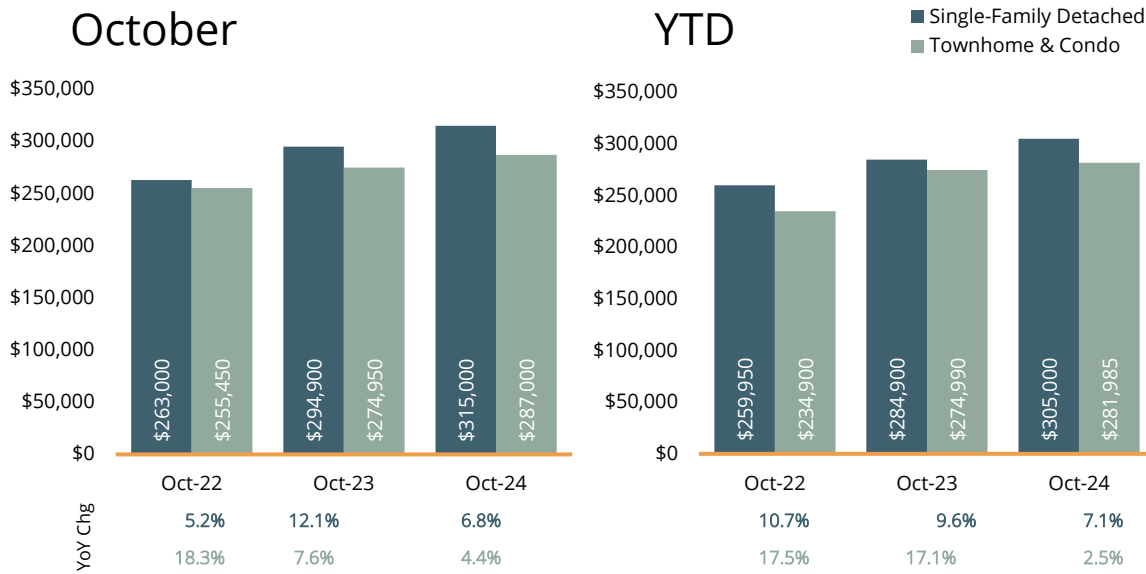
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	268	25.2%	29	-27.5%
Dec-23	185	-8.4%	46	-2.1%
Jan-24	284	19.3%	73	10.6%
Feb-24	300	22.0%	60	42.9%
Mar-24	347	9.8%	75	38.9%
Apr-24	434	29.6%	70	-10.3%
May-24	440	41.5%	79	11.3%
Jun-24	401	10.8%	50	-26.5%
Jul-24	349	8.4%	64	-5.9%
Aug-24	373	-1.3%	56	36.6%
Sep-24	332	8.5%	59	-3.3%
Oct-24	357	14.8%	35	-16.7%
12-month Avg	339	14.9%	58	2.7%

## Historical New Listings by Month



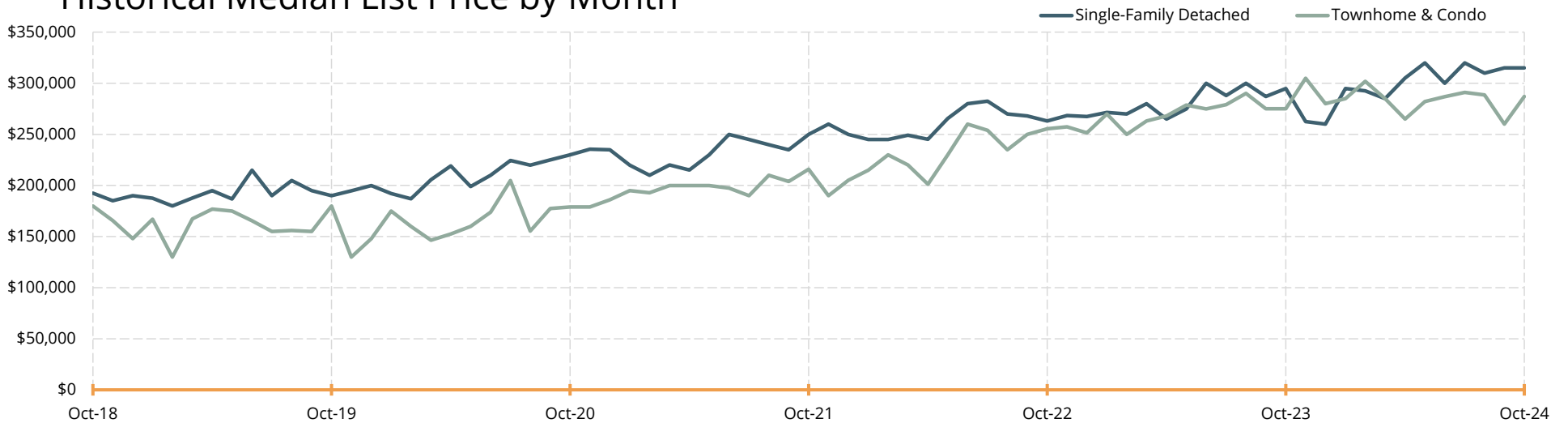
Sources: Virginia REALTORS®, data accessed November 15, 2024

# Median List Price



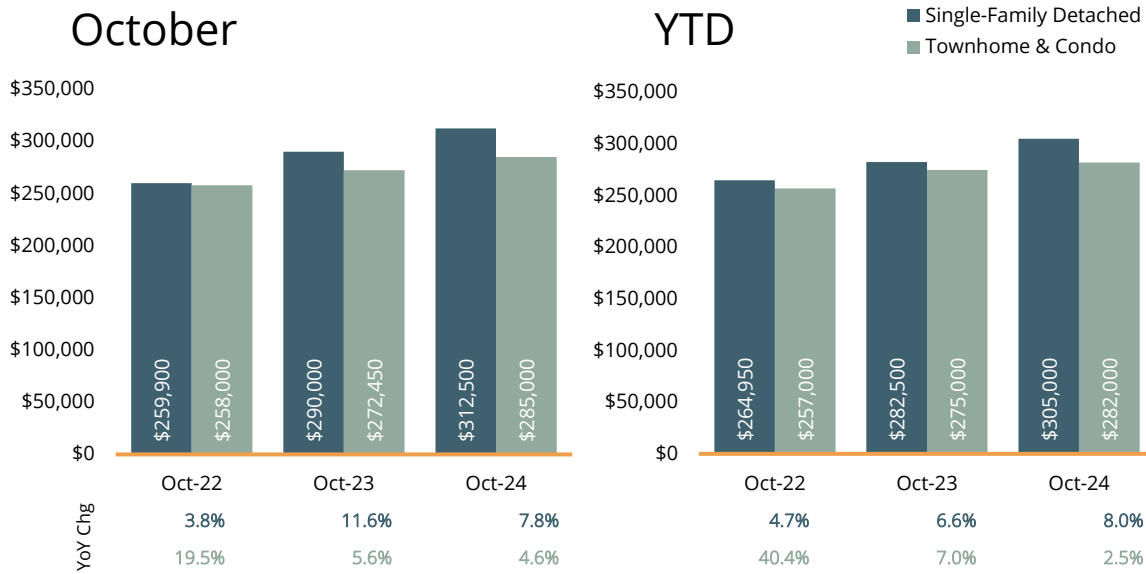
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	<b>\$262,500</b>	-2.2%	<b>\$304,870</b>	18.4%
Dec-23	<b>\$259,900</b>	-2.8%	<b>\$279,900</b>	11.3%
Jan-24	<b>\$294,900</b>	8.6%	<b>\$285,000</b>	5.6%
Feb-24	<b>\$292,450</b>	8.4%	<b>\$301,850</b>	20.8%
Mar-24	<b>\$285,000</b>	1.8%	<b>\$285,000</b>	8.4%
Apr-24	<b>\$305,000</b>	15.1%	<b>\$265,000</b>	-1.1%
May-24	<b>\$319,900</b>	16.4%	<b>\$281,985</b>	1.2%
Jun-24	<b>\$299,900</b>	0.0%	<b>\$286,900</b>	4.4%
Jul-24	<b>\$319,900</b>	11.1%	<b>\$290,950</b>	4.3%
Aug-24	<b>\$309,900</b>	3.3%	<b>\$288,500</b>	-0.5%
Sep-24	<b>\$314,990</b>	9.8%	<b>\$259,900</b>	-5.5%
Oct-24	<b>\$315,000</b>	6.8%	<b>\$287,000</b>	4.4%
12-month Avg	\$298,278	6.3%	\$284,738	5.7%

## Historical Median List Price by Month



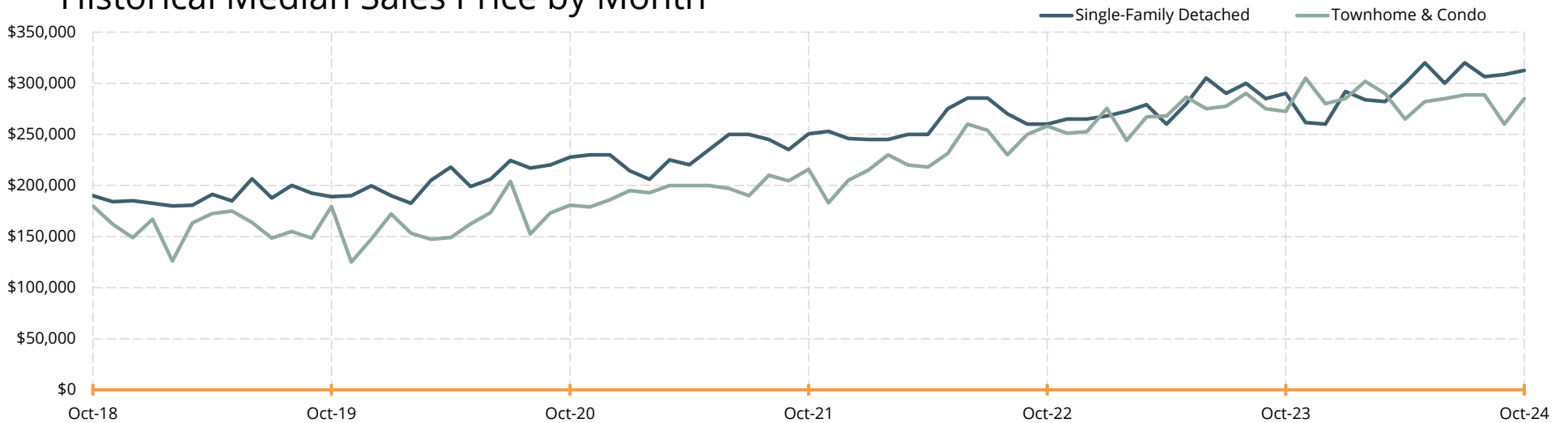
Sources: Virginia REALTORS®, data accessed November 15, 2024

# Median Sales Price



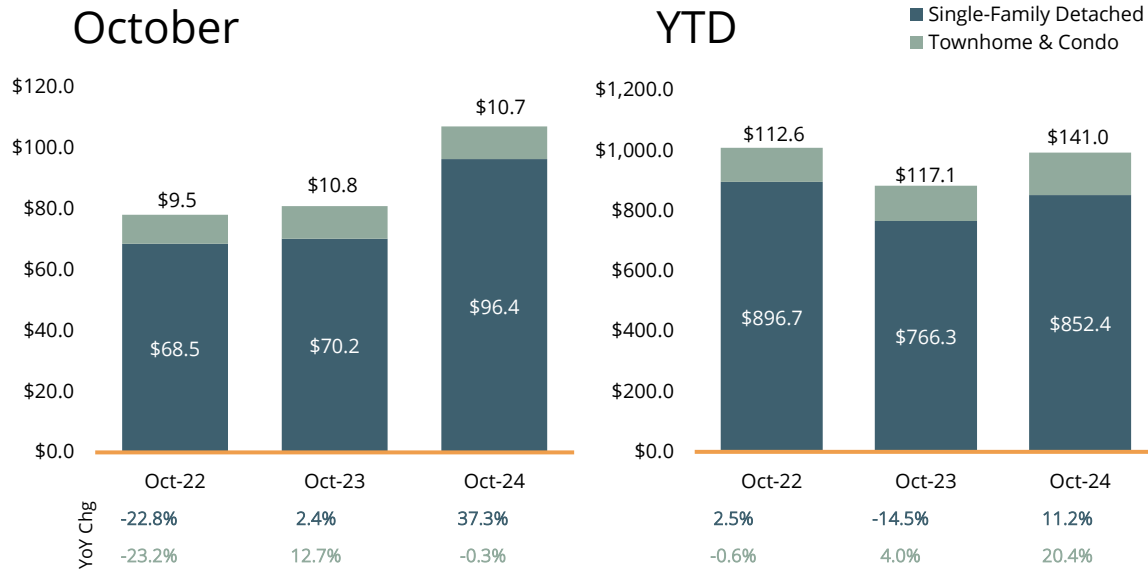
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	<b>\$261,500</b>	-1.3%	<b>\$304,870</b>	21.5%
Dec-23	<b>\$260,000</b>	-1.9%	<b>\$279,900</b>	10.9%
Jan-24	<b>\$292,000</b>	9.0%	<b>\$285,000</b>	3.4%
Feb-24	<b>\$283,700</b>	4.1%	<b>\$301,850</b>	23.7%
Mar-24	<b>\$282,000</b>	1.1%	<b>\$289,860</b>	8.6%
Apr-24	<b>\$300,000</b>	15.4%	<b>\$265,000</b>	-1.1%
May-24	<b>\$319,950</b>	14.3%	<b>\$281,985</b>	-1.6%
Jun-24	<b>\$299,900</b>	-1.7%	<b>\$285,000</b>	3.6%
Jul-24	<b>\$320,000</b>	10.3%	<b>\$288,450</b>	4.0%
Aug-24	<b>\$306,500</b>	2.2%	<b>\$288,500</b>	-0.5%
Sep-24	<b>\$308,500</b>	8.2%	<b>\$259,900</b>	-5.5%
Oct-24	<b>\$312,500</b>	7.8%	<b>\$285,000</b>	4.6%
12-month Avg	\$295,546	5.6%	\$284,610	5.6%

## Historical Median Sales Price by Month



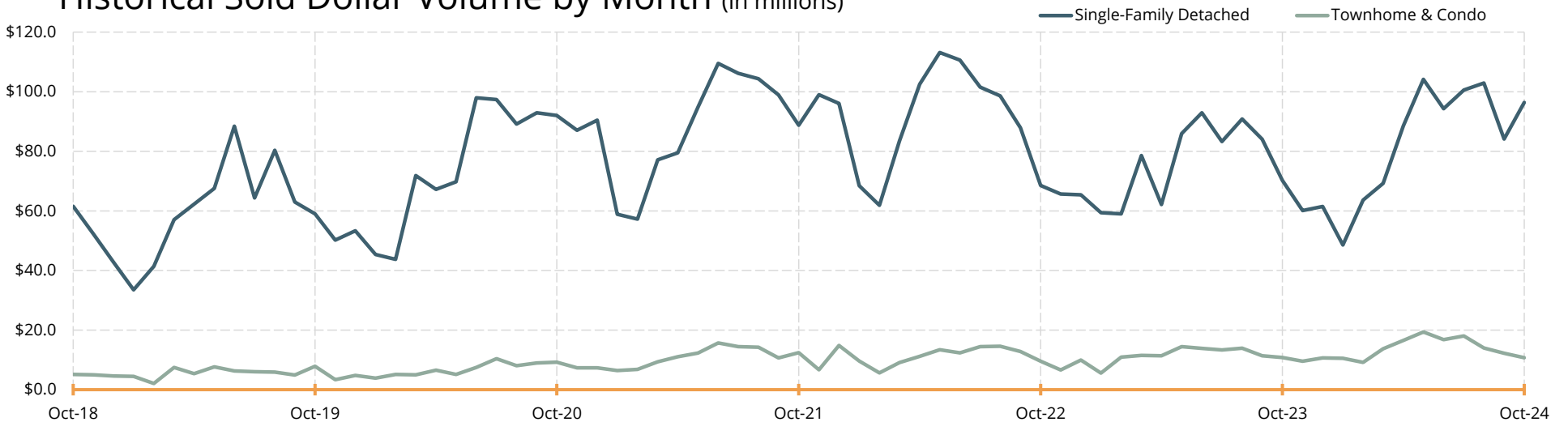
Sources: Virginia REALTORS®, data accessed November 15, 2024

# Sold Dollar Volume (in millions)



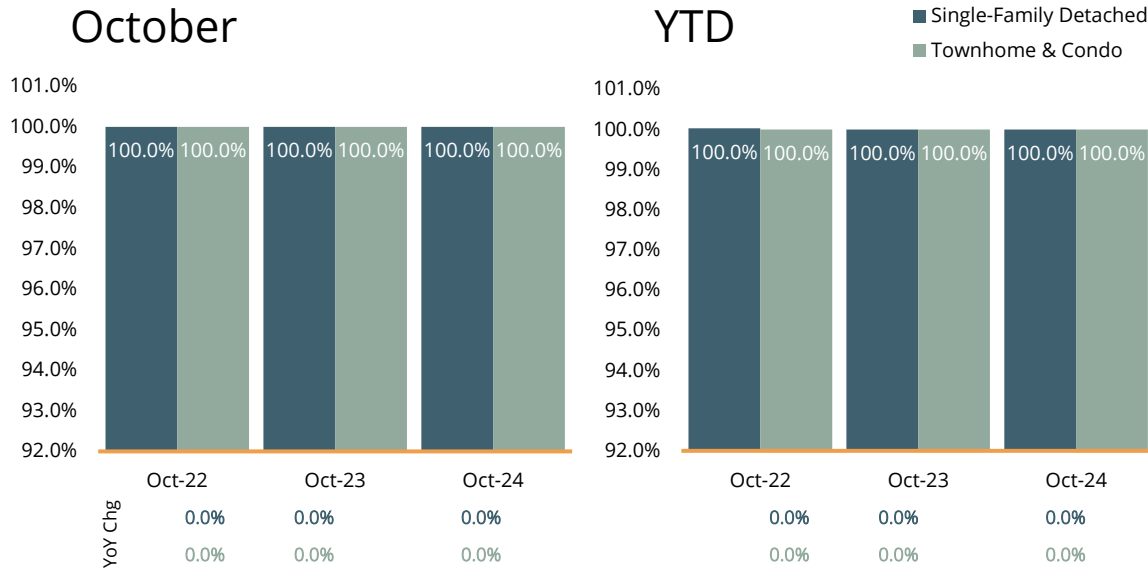
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	<b>\$60.1</b>	-8.4%	<b>\$9.6</b>	44.5%
Dec-23	<b>\$61.5</b>	-6.0%	<b>\$10.6</b>	7.1%
Jan-24	<b>\$48.5</b>	-18.3%	<b>\$10.5</b>	88.0%
Feb-24	<b>\$63.6</b>	7.9%	<b>\$9.2</b>	-15.7%
Mar-24	<b>\$69.2</b>	-11.9%	<b>\$13.7</b>	19.1%
Apr-24	<b>\$88.5</b>	42.5%	<b>\$16.5</b>	45.2%
May-24	<b>\$104.2</b>	21.2%	<b>\$19.4</b>	34.0%
Jun-24	<b>\$94.3</b>	1.4%	<b>\$16.8</b>	21.1%
Jul-24	<b>\$100.6</b>	20.8%	<b>\$18.0</b>	34.8%
Aug-24	<b>\$102.9</b>	13.3%	<b>\$14.0</b>	0.3%
Sep-24	<b>\$84.1</b>	0.1%	<b>\$12.2</b>	7.7%
Oct-24	<b>\$96.4</b>	37.3%	<b>\$10.7</b>	-0.3%
12-month Avg	\$81.2	8.5%	\$13.4	20.6%

## Historical Sold Dollar Volume by Month (in millions)



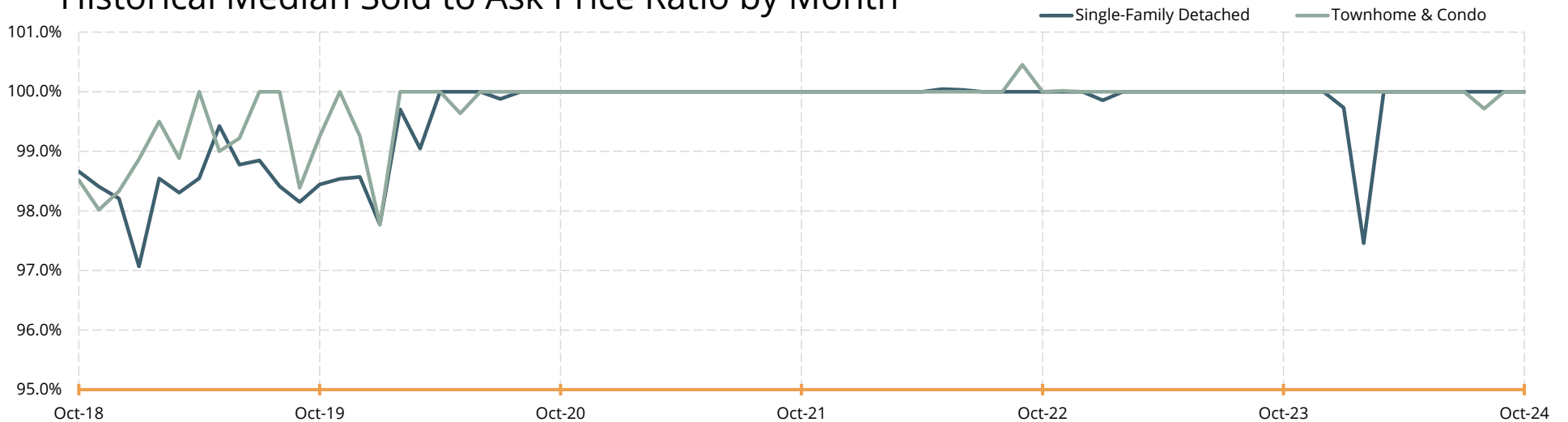
Sources: Virginia REALTORS®, data accessed November 15, 2024

# Median Sold to Ask Price Ratio

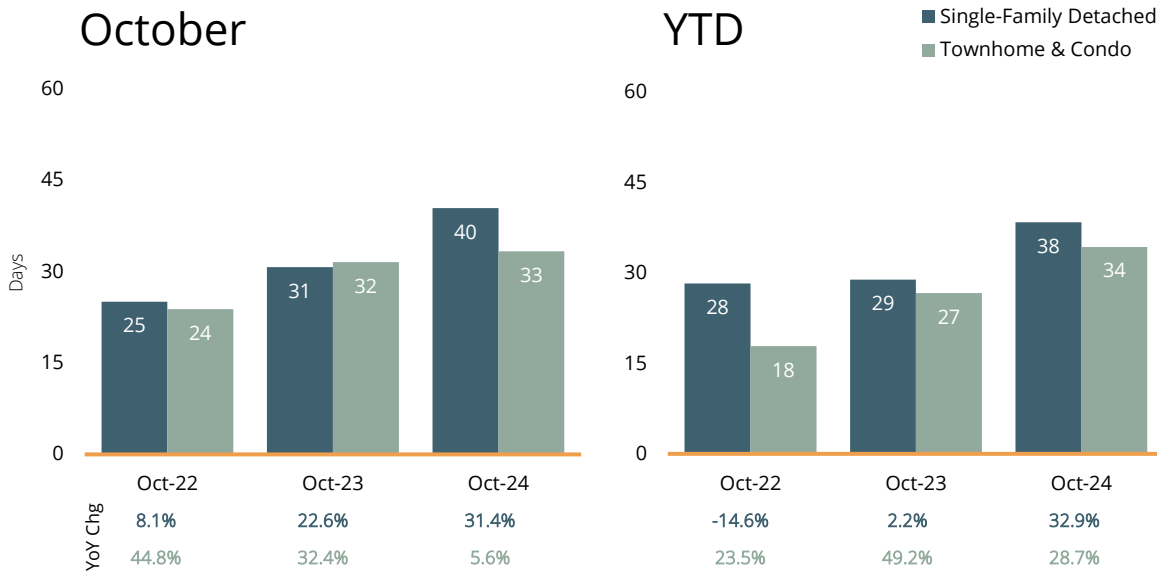


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	100.0%	0.0%	100.0%	0.0%
Dec-23	100.0%	0.0%	100.0%	0.0%
Jan-24	99.7%	-0.1%	100.0%	0.0%
Feb-24	97.5%	-2.5%	100.0%	0.0%
Mar-24	100.0%	0.0%	100.0%	0.0%
Apr-24	100.0%	0.0%	100.0%	0.0%
May-24	100.0%	0.0%	100.0%	0.0%
Jun-24	100.0%	0.0%	100.0%	0.0%
Jul-24	100.0%	0.0%	100.0%	0.0%
Aug-24	100.0%	0.0%	99.7%	-0.3%
Sep-24	100.0%	0.0%	100.0%	0.0%
Oct-24	100.0%	0.0%	100.0%	0.0%
12-month Avg	99.8%	-0.2%	100.0%	0.0%

## Historical Median Sold to Ask Price Ratio by Month



# Average Days on Market

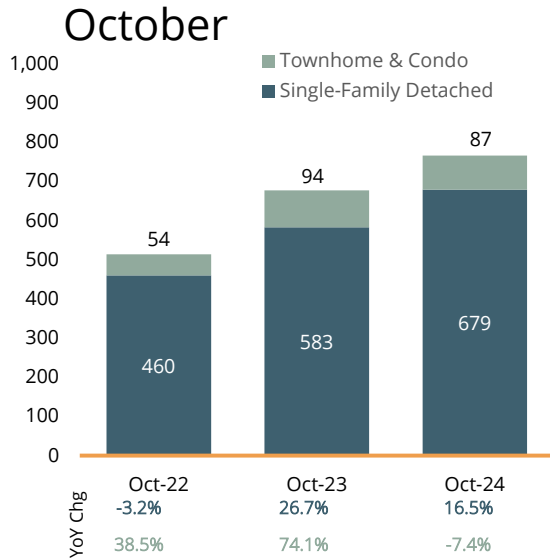


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Nov-23	30	3.8%	18	0.7%
Dec-23	32	2.5%	22	-20.5%
Jan-24	44	20.8%	52	139.2%
Feb-24	68	116.9%	46	93.4%
Mar-24	48	31.9%	43	20.2%
Apr-24	37	34.1%	21	-56.4%
May-24	33	71.2%	16	19.1%
Jun-24	29	4.0%	42	161.7%
Jul-24	40	29.1%	37	88.1%
Aug-24	38	54.2%	34	-5.9%
Sep-24	33	14.8%	49	123.7%
Oct-24	40	31.4%	33	5.6%
12-month Avg	39	33.4%	34	31.9%

## Historical Average Days on Market

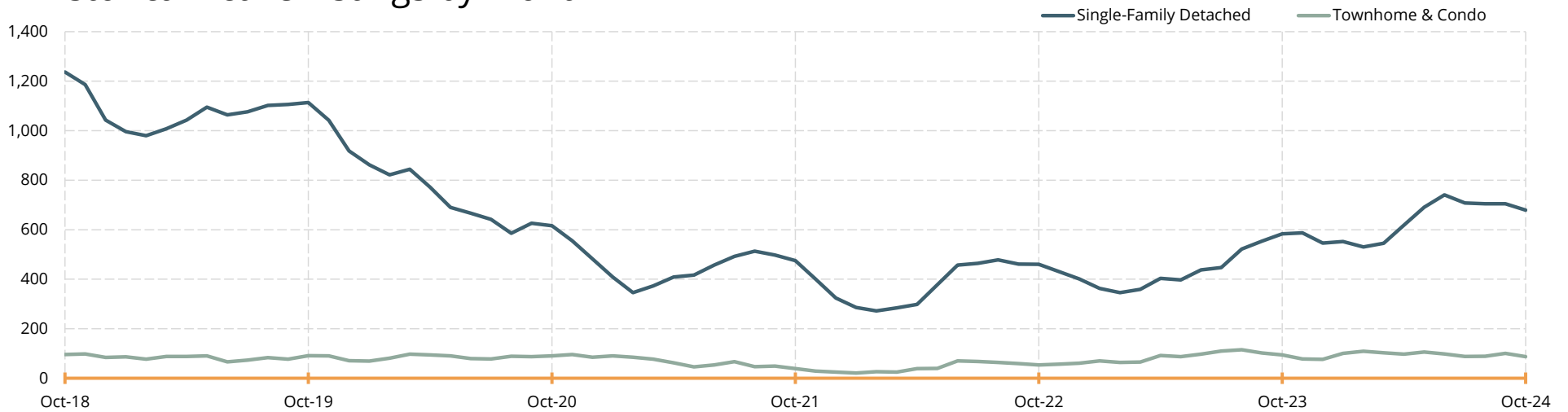


# Active Listings



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
Nov-23	<b>587</b>	36.2%	<b>78</b>	36.8%
Dec-23	<b>546</b>	36.2%	<b>76</b>	24.6%
Jan-24	<b>552</b>	52.1%	<b>100</b>	42.9%
Feb-24	<b>530</b>	53.2%	<b>109</b>	70.3%
Mar-24	<b>545</b>	51.8%	<b>103</b>	58.5%
Apr-24	<b>618</b>	53.3%	<b>97</b>	5.4%
May-24	<b>691</b>	74.1%	<b>106</b>	21.8%
Jun-24	<b>741</b>	69.2%	<b>98</b>	1.0%
Jul-24	<b>708</b>	58.4%	<b>88</b>	-20.0%
Aug-24	<b>705</b>	35.1%	<b>89</b>	-22.6%
Sep-24	<b>705</b>	27.3%	<b>100</b>	-2.0%
Oct-24	<b>679</b>	16.5%	<b>87</b>	-7.4%
12-month Avg	634	45.1%	94	11.5%

## Historical Active Listings by Month

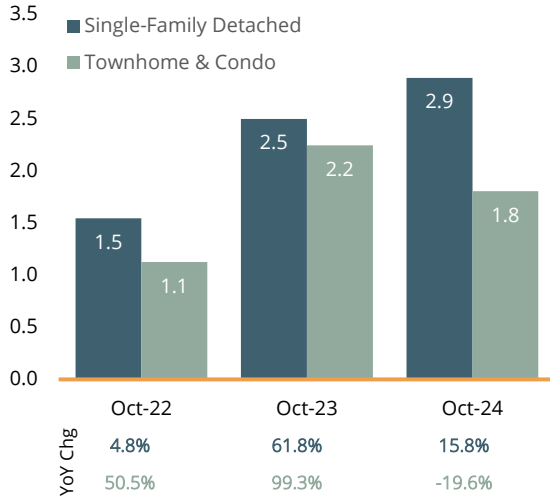




# Months of Supply

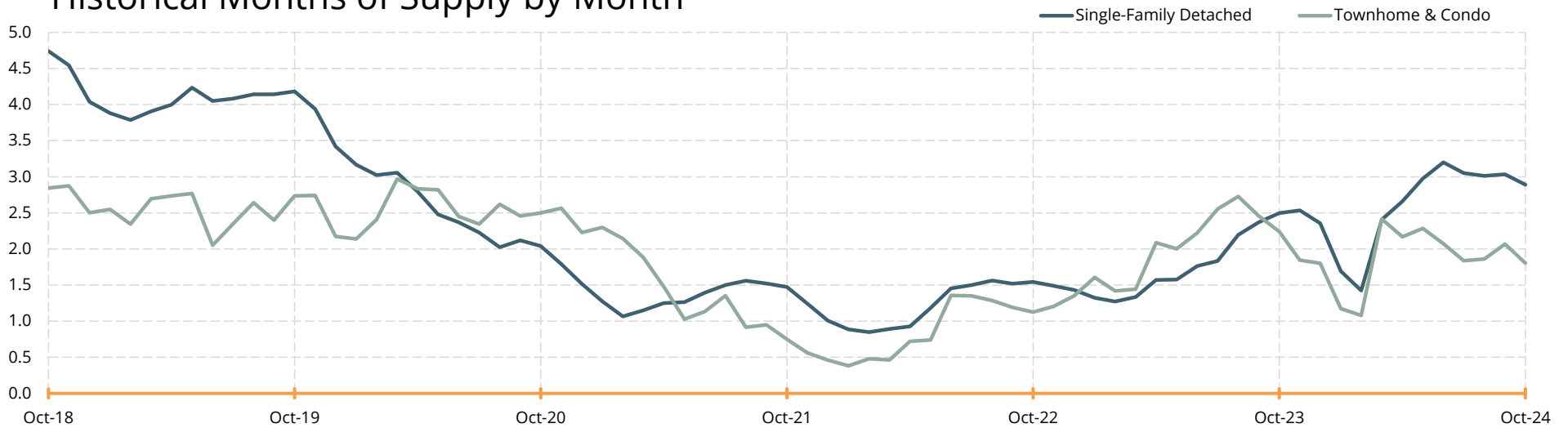


## October



Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
Nov-23	2.5	70.2%	1.8	53.3%
Dec-23	2.4	64.3%	1.8	33.5%
Jan-24	1.7	27.8%	1.2	-26.9%
Feb-24	1.4	11.9%	1.1	-23.9%
Mar-24	2.4	80.5%	2.4	67.1%
Apr-24	2.7	69.4%	2.2	3.9%
May-24	3.0	88.7%	2.3	14.0%
Jun-24	3.2	81.6%	2.1	-6.6%
Jul-24	3.0	66.2%	1.8	-28.1%
Aug-24	3.0	37.2%	1.9	-31.8%
Sep-24	3.0	28.1%	2.1	-15.8%
Oct-24	2.9	15.8%	1.8	-19.6%
12-month Avg	2.6	51.2%	1.9	-3.9%

## Historical Months of Supply by Month



Sources: Virginia REALTORS®, data accessed November 15, 2024

# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Amherst County	35	<b>40</b>	14.3%	34	<b>21</b>	-38.2%	\$234,950	<b>\$262,500</b>	11.7%	62	<b>74</b>	19.4%	2.5	<b>2.9</b>	17.0%
Appomattox County	13	<b>17</b>	30.8%	16	<b>19</b>	18.8%	\$255,000	<b>\$289,900</b>	13.7%	45	<b>52</b>	15.6%	3.2	<b>3.6</b>	12.9%
Bedford County	120	<b>127</b>	5.8%	83	<b>95</b>	14.5%	\$375,000	<b>\$479,900</b>	28.0%	247	<b>276</b>	11.7%	2.7	<b>3.1</b>	15.6%
Campbell County	64	<b>64</b>	0.0%	49	<b>54</b>	10.2%	\$269,900	<b>\$287,450</b>	6.5%	138	<b>158</b>	14.5%	2.5	<b>2.9</b>	16.1%
Lynchburg	121	<b>144</b>	19.0%	79	<b>98</b>	24.1%	\$250,000	<b>\$276,800</b>	10.7%	185	<b>206</b>	11.4%	2.1	<b>2.1</b>	-1.2%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Amherst County	307	<b>367</b>	19.5%	256	<b>248</b>	-3.1%	\$250,000	<b>\$270,000</b>	8.0%	62	<b>74</b>	19.4%
Appomattox County	180	<b>217</b>	20.6%	140	<b>145</b>	3.6%	\$283,950	<b>\$289,900</b>	2.1%	45	<b>52</b>	15.6%
Bedford County	1,219	<b>1,330</b>	9.1%	917	<b>926</b>	1.0%	\$359,925	<b>\$384,900</b>	6.9%	247	<b>276</b>	11.7%
Campbell County	672	<b>762</b>	13.4%	536	<b>552</b>	3.0%	\$276,000	<b>\$280,000</b>	1.4%	138	<b>158</b>	14.5%
Lynchburg	1,234	<b>1,401</b>	13.5%	897	<b>1,034</b>	15.3%	\$244,900	<b>\$279,000</b>	13.9%	185	<b>206</b>	11.4%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Amherst County	35	<b>39</b>	11.4%	33	<b>20</b>	-39.4%	\$235,000	<b>\$268,750</b>	14.4%	62	<b>73</b>	17.7%	2.5	<b>2.9</b>	17.3%
Appomattox County	13	<b>17</b>	30.8%	16	<b>19</b>	18.8%	\$255,000	<b>\$289,900</b>	13.7%	45	<b>52</b>	15.6%	3.2	<b>3.6</b>	12.9%
Bedford County	106	<b>113</b>	6.6%	75	<b>88</b>	17.3%	\$381,000	<b>\$497,000</b>	30.4%	224	<b>253</b>	12.9%	2.8	<b>3.3</b>	16.2%
Campbell County	61	<b>61</b>	0.0%	40	<b>45</b>	12.5%	\$271,000	<b>\$300,000</b>	10.7%	92	<b>122</b>	32.6%	2.0	<b>2.8</b>	36.1%
Lynchburg	96	<b>127</b>	32.3%	57	<b>76</b>	33.3%	\$230,000	<b>\$267,000</b>	16.1%	160	<b>179</b>	11.9%	2.3	<b>2.4</b>	4.5%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Amherst County	313	<b>373</b>	19.2%	254	<b>242</b>	-4.7%	\$254,000	<b>\$272,500</b>	7.3%	62	<b>73</b>	17.7%
Appomattox County	179	<b>223</b>	24.6%	140	<b>145</b>	3.6%	\$283,950	<b>\$289,900</b>	2.1%	45	<b>52</b>	15.6%
Bedford County	1,110	<b>1,222</b>	10.1%	781	<b>801</b>	2.6%	\$375,000	<b>\$399,900</b>	6.6%	224	<b>253</b>	12.9%
Campbell County	564	<b>649</b>	15.1%	447	<b>455</b>	1.8%	\$276,000	<b>\$295,000</b>	6.9%	92	<b>122</b>	32.6%
Lynchburg	959	<b>1,150</b>	19.9%	696	<b>757</b>	8.8%	\$233,500	<b>\$271,000</b>	16.1%	160	<b>179</b>	11.9%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Amherst County	0	<b>1</b>	n/a	1	<b>1</b>	n/a	\$175,500	<b>\$165,000</b>	-6.0%	0	<b>1</b>	n/a	0.0	<b>1.5</b>	n/a
Appomattox County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
Bedford County	14	<b>14</b>	0.0%	8	<b>7</b>	-12.5%	\$264,950	<b>\$265,000</b>	0.0%	23	<b>23</b>	0.0%	1.7	<b>1.9</b>	7.4%
Campbell County	3	<b>3</b>	0.0%	9	<b>9</b>	0.0%	\$269,900	<b>\$269,900</b>	0.0%	46	<b>36</b>	-21.7%	4.9	<b>3.7</b>	-25.1%
Lynchburg	25	<b>17</b>	-32.0%	22	<b>22</b>	0.0%	\$280,000	<b>\$292,000</b>	4.3%	25	<b>27</b>	8.0%	1.3	<b>1.1</b>	-19.3%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg	Oct-23	Oct-24	% chg
Amherst County	4	<b>11</b>	175.0%	2	<b>6</b>	200.0%	\$150,250	<b>\$163,700</b>	9.0%	0	<b>1</b>	n/a
Appomattox County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a
Bedford County	166	<b>162</b>	-2.4%	136	<b>125</b>	-8.1%	\$320,000	<b>\$345,950</b>	8.1%	23	<b>23</b>	0.0%
Campbell County	148	<b>138</b>	-6.8%	89	<b>97</b>	9.0%	\$276,000	<b>\$269,900</b>	-2.2%	46	<b>36</b>	-21.7%
Lynchburg	273	<b>310</b>	13.6%	201	<b>277</b>	37.8%	\$264,500	<b>\$285,000</b>	7.8%	25	<b>27</b>	8.0%



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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Data and analysis provided by Virginia REALTORS® Chief Economist, Ryan Price

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.