



NOVEMBER  
**2024**

# LARLYNCHBURG

## MARKET INDICATORS REPORT



CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# LAR Market Indicators Report

## Key Market Trends: November 2024

- Sales activity surged in most areas of the LAR market compared to last November.** At 293, the LAR region saw a 32% surge in sales activity in November, which is 71 more sales than last year. Bedford County saw 109 sales in November, 32 more than the previous year (+41.6%). Appomattox County accounted for 18 sales this month, nine more than last November, reflecting a 100% increase. Meanwhile, in Amherst County there was one fewer sale in November than last year.
- More individuals are seeking to purchase homes in the LAR area as the activity of pending sales continues to rise.** In November, there were 264 pending sales in the LAR market, 16 more than last year, a 6.5% increase. Campbell County recorded 51 pending sales in November, a 10.9% increase from last year. Appomattox County and Bedford County had 12 more pending sales than last November. However, in Lynchburg, there were 74 pending sales in the city, 17 fewer than the previous year.
- The median sales price within the LAR footprint continues to rise, reaching a new peak.** The median sales price in the LAR area was \$324,600 in November, a \$49,850 price jump compared to last year, representing an 18.1% increase. Amherst County saw a 47.9% surge in its median sales price in November, which is an additional \$105,850. Home prices remain elevated in Lynchburg as its median sold price rose by 27.7% or \$60,000 from last November.
- Supply levels in the LAR market continue to increase.** There were 787 active listings throughout the LAR footprint at the end of November, 122 additional listings compared to the prior year, reflecting an 18.3% increase. Bedford County reported 272 active listings by the end of November, 33 more than last year. Additionally, Campbell County and Amherst County had 15 more active listings than last November.



LAR Market Dashboard

YoY Chg	Nov-24	Indicator
▲ 32.0%	293	Sales
▲ 6.5%	264	Pending Sales
▲ 21.2%	360	New Listings
▲ 17.5%	\$329,000	Median List Price
▲ 18.1%	\$324,600	Median Sales Price
▲ 4.3%	\$168	Median Price Per Square Foot
▲ 55.2%	\$108.1	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 43.4%	40	Average Days on Market
▲ 18.3%	787	Active Listings
▲ 12.2%	2.7	Months of Supply

### INTEREST RATE TRACKER



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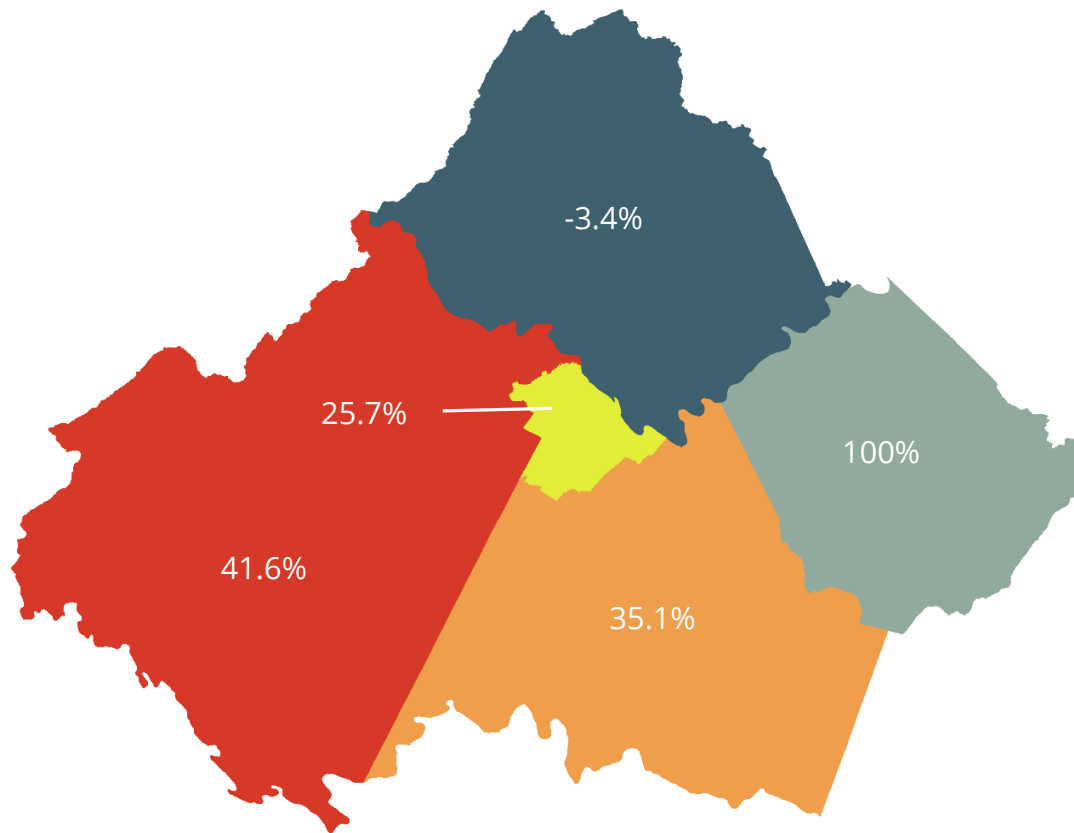
**Consumers Should Consult with a REALTOR®.** Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

**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		
	Nov-23	Nov-24	% Chg
Amherst County	29	28	-3.4%
Appomattox County	9	18	100.0%
Bedford County	77	109	41.6%
Campbell County	37	50	35.1%
Lynchburg	70	88	25.7%
<b>LAR</b>	<b>222</b>	<b>293</b>	<b>32.0%</b>

# Total Market Overview



Key Metrics	2-year Trends		Nov-23	Nov-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Nov-22	Nov-24						
Sales			222	<b>293</b>	32.0%	2,968	<b>3,198</b>	7.7%
Pending Sales			248	<b>264</b>	6.5%	3,350	<b>3,620</b>	8.1%
New Listings			297	<b>360</b>	21.2%	4,013	<b>4,598</b>	14.6%
Median List Price			\$279,950	<b>\$329,000</b>	17.5%	\$279,900	<b>\$299,900</b>	7.1%
Median Sales Price			\$274,750	<b>\$324,600</b>	18.1%	\$279,900	<b>\$295,995</b>	5.8%
Median Price Per Square Foot			\$161	<b>\$168</b>	4.3%	\$159	<b>\$170</b>	6.4%
Sold Dollar Volume (in millions)			\$69.7	<b>\$108.1</b>	55.2%	\$953.0	<b>\$1,101.5</b>	15.6%
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			28	<b>40</b>	43.4%	29	<b>38</b>	31.9%
Active Listings			665	<b>787</b>	18.3%	n/a	<b>n/a</b>	n/a
Months of Supply			2.4	<b>2.7</b>	12.2%	n/a	<b>n/a</b>	n/a

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

# Single-Family Detached Market Overview



Key Metrics	2-year Trends		Nov-23	Nov-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Nov-22	Nov-24						
Sales			191	<b>248</b>	29.8%	2,509	<b>2,648</b>	5.5%
Pending Sales			218	<b>228</b>	4.6%	2,834	<b>3,077</b>	8.6%
New Listings			268	<b>312</b>	16.4%	3,393	<b>3,929</b>	15.8%
Median List Price			\$262,500	<b>\$343,950</b>	31.0%	\$280,000	<b>\$310,000</b>	10.7%
Median Sales Price			\$261,500	<b>\$340,693</b>	30.3%	\$281,000	<b>\$309,700</b>	10.2%
Median Price Per Square Foot			\$151	<b>\$168</b>	11.0%	\$154	<b>\$166</b>	7.9%
Sold Dollar Volume (in millions)			\$60.1	<b>\$95.5</b>	59.0%	\$826.4	<b>\$947.9</b>	14.7%
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			30	<b>39</b>	30.7%	29	<b>38</b>	31.5%
Active Listings			587	<b>691</b>	17.7%	n/a	<b>n/a</b>	n/a
Months of Supply			2.5	<b>2.9</b>	13.8%	n/a	<b>n/a</b>	n/a

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

# Townhome & Condo Market Overview



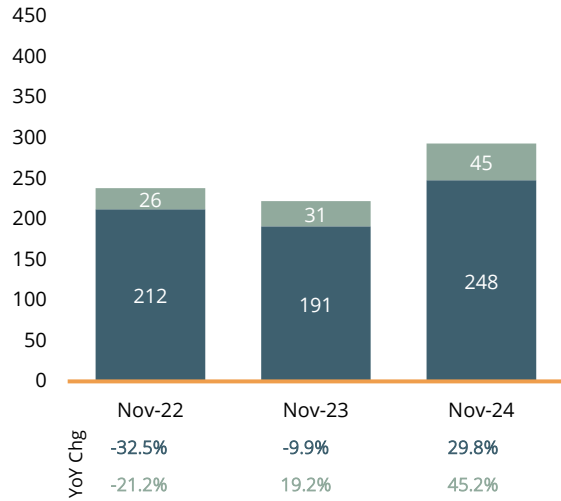
Key Metrics	2-year Trends		Nov-23	Nov-24	YoY Chg	2023 YTD	2024 YTD	YoY Chg
	Nov-22	Nov-24						
Sales			31	<b>45</b>	45.2%	459	<b>550</b>	19.8%
Pending Sales			30	<b>36</b>	20.0%	516	<b>543</b>	5.2%
New Listings			29	<b>48</b>	65.5%	620	<b>669</b>	7.9%
Median List Price			\$304,870	<b>\$277,400</b>	-9.0%	\$275,000	<b>\$280,000</b>	1.8%
Median Sales Price			\$304,870	<b>\$275,000</b>	-9.8%	\$275,500	<b>\$280,000</b>	1.6%
Median Price Per Square Foot			\$184	<b>\$176</b>	-4.6%	\$175	<b>\$181</b>	3.7%
Sold Dollar Volume (in millions)			\$9.6	<b>\$12.6</b>	31.6%	\$126.6	<b>\$153.6</b>	21.3%
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			18	<b>48</b>	171.4%	26	<b>35</b>	35.8%
Active Listings			78	<b>96</b>	23.1%	n/a	<b>n/a</b>	n/a
Months of Supply			1.8	<b>1.9</b>	5.2%	n/a	<b>n/a</b>	n/a

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

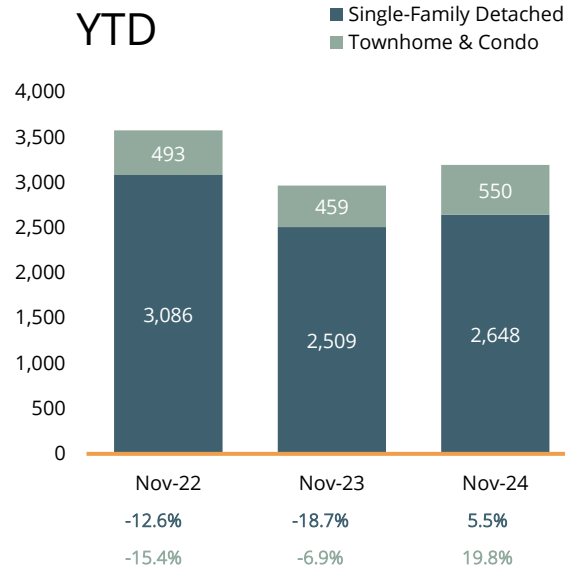
# Sales



## November

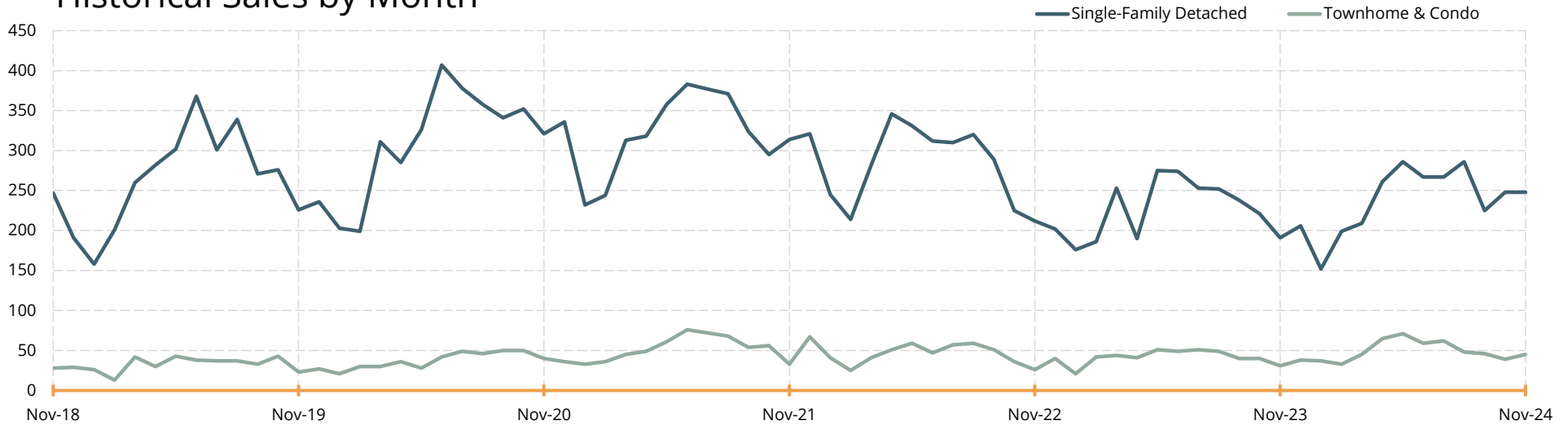


## YTD



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
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%
Nov-24	248	29.8%	45	45.2%
12-month Avg	238	5.3%	49	17.8%

## Historical Sales by Month

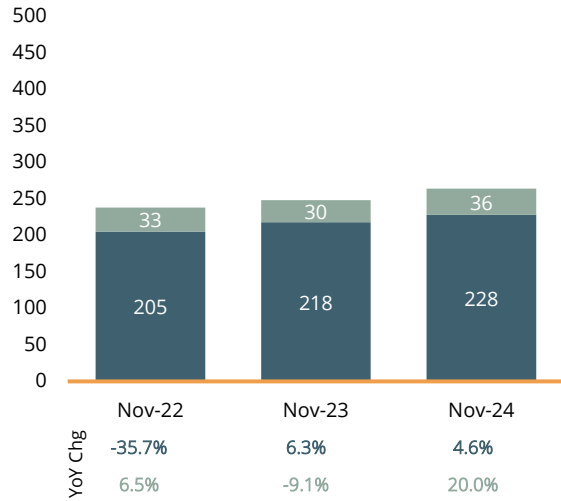




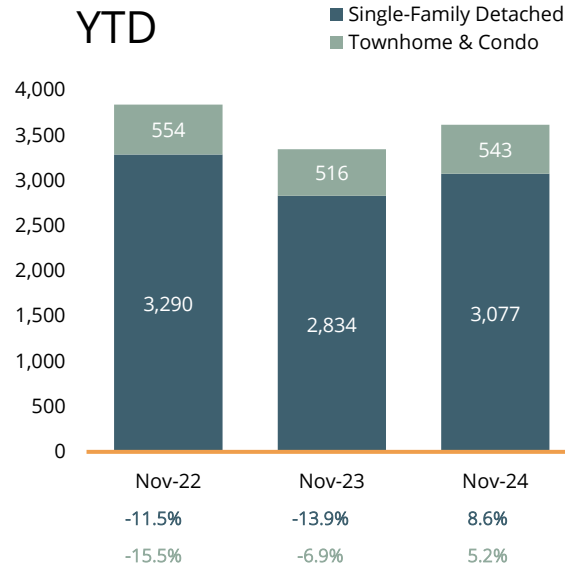
# Pending Sales



## November

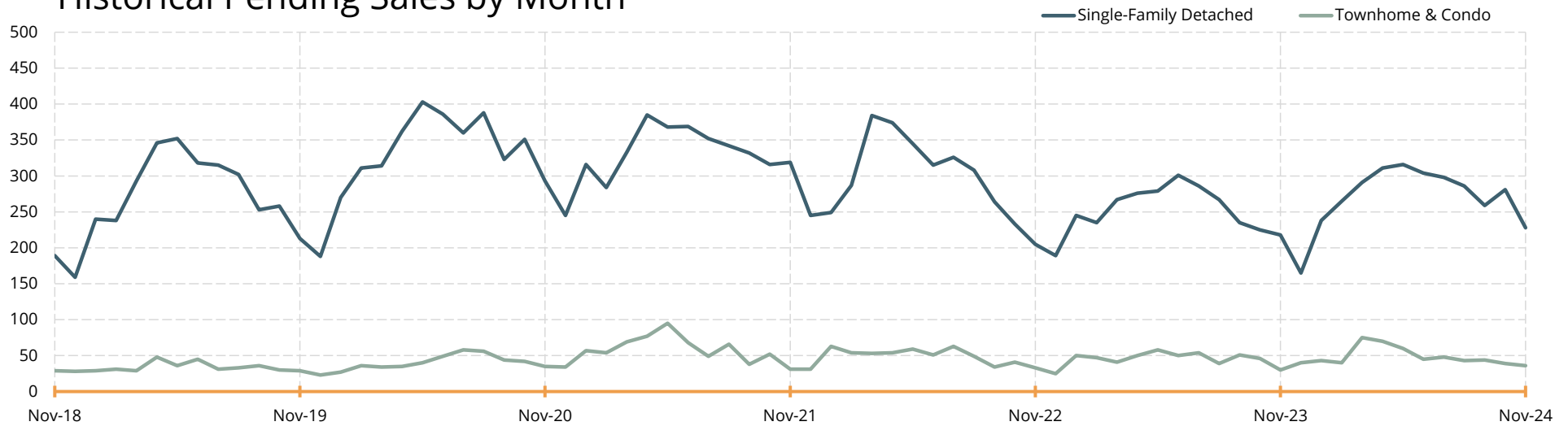


## YTD



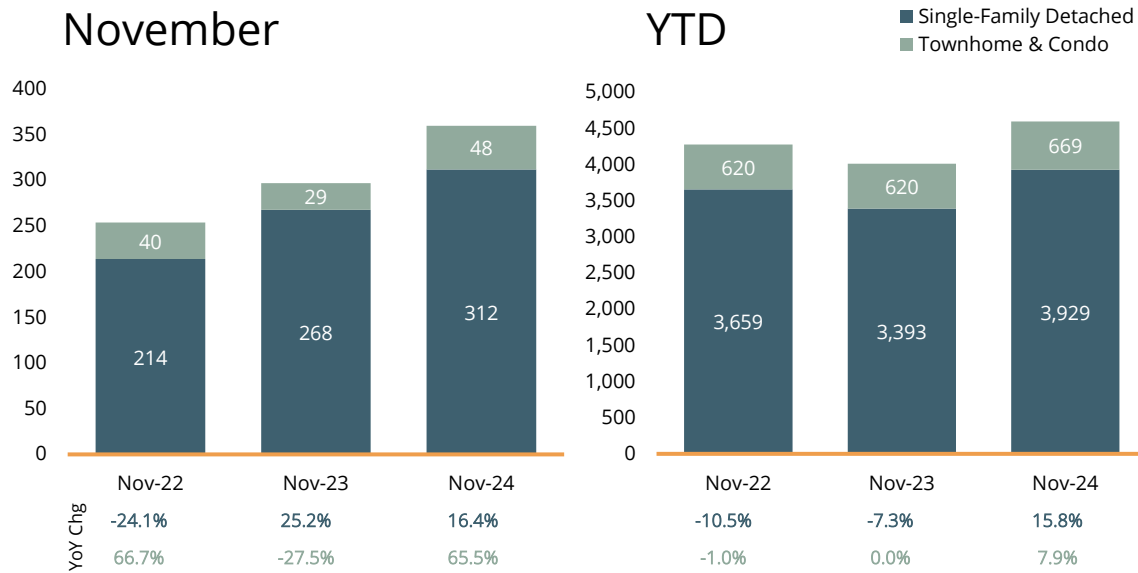
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-23	165	-12.7%	40	60.0%
Jan-24	238	-2.9%	43	-14.0%
Feb-24	265	12.8%	40	-14.9%
Mar-24	291	9.0%	75	82.9%
Apr-24	311	12.7%	70	40.0%
May-24	316	13.3%	60	3.4%
Jun-24	304	1.0%	45	-10.0%
Jul-24	298	4.2%	48	-11.1%
Aug-24	286	7.1%	43	10.3%
Sep-24	259	10.2%	44	-13.7%
Oct-24	281	24.9%	39	-15.2%
Nov-24	228	4.6%	36	20.0%
12-month Avg	270	7.2%	49	7.8%

## Historical Pending Sales by Month



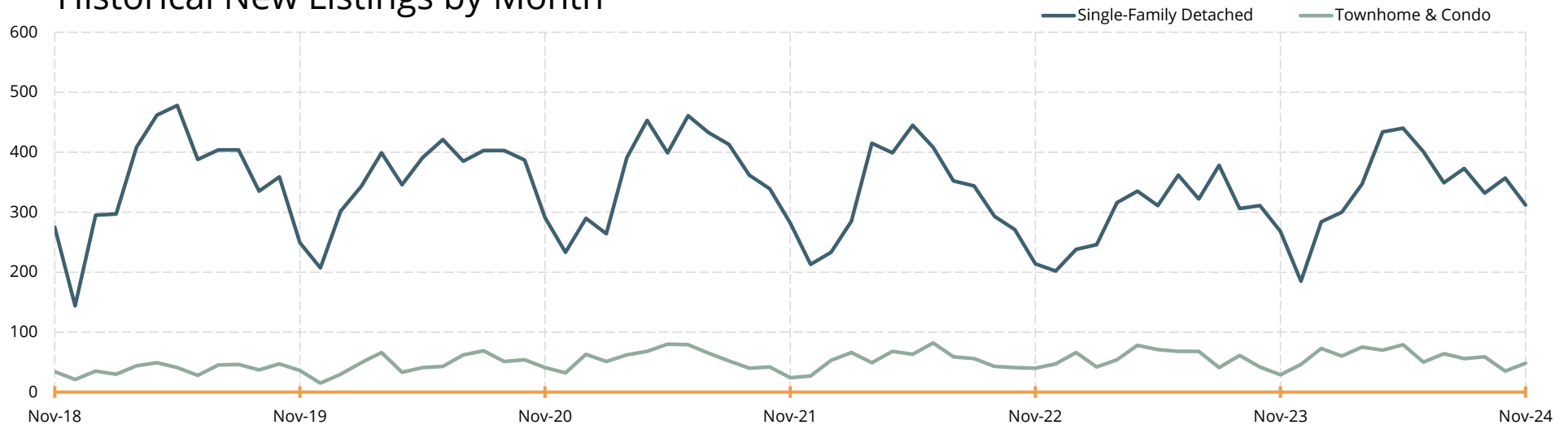
Sources: Virginia REALTORS®, data accessed December 15, 2024

# New Listings



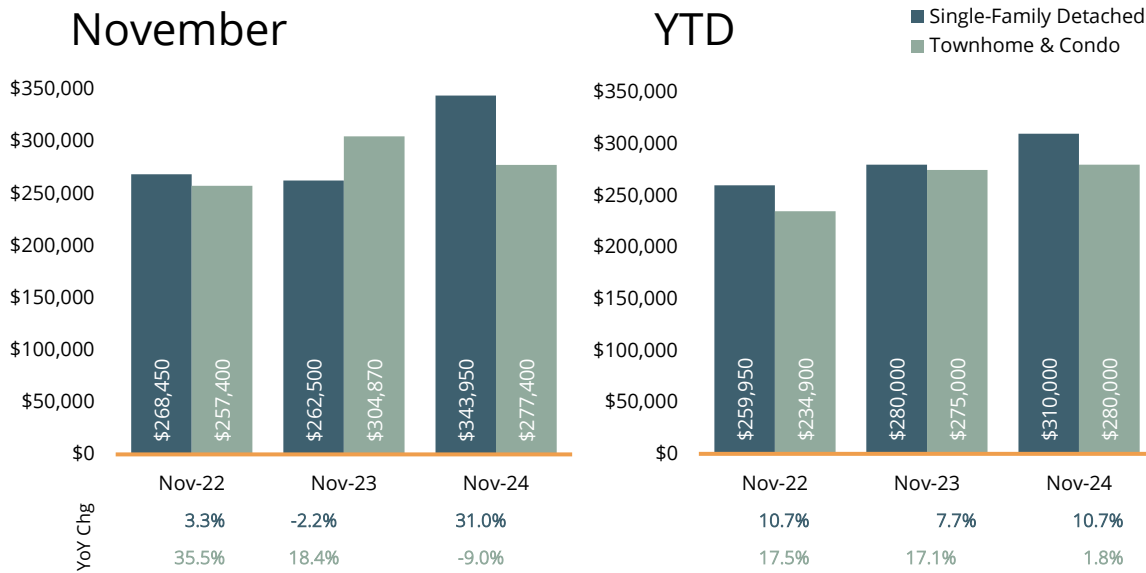
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-23	185	-8.4%	46	-2.1%
Jan-24	284	19.3%	73	10.6%
Feb-24	300	22.0%	60	42.9%
Mar-24	347	9.8%	75	38.9%
Apr-24	434	29.6%	70	-10.3%
May-24	440	41.5%	79	11.3%
Jun-24	401	10.8%	50	-26.5%
Jul-24	349	8.4%	64	-5.9%
Aug-24	373	-1.3%	56	36.6%
Sep-24	332	8.5%	59	-3.3%
Oct-24	357	14.8%	35	-16.7%
Nov-24	312	16.4%	48	65.5%
12-month Avg	343	14.4%	60	7.2%

## Historical New Listings by Month



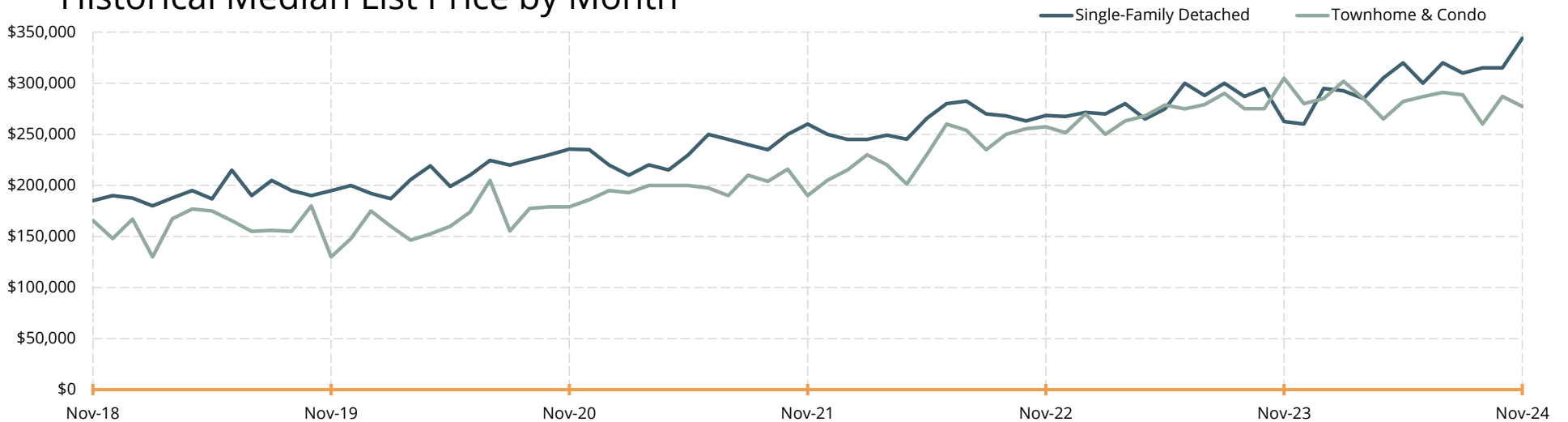
Sources: Virginia REALTORS®, data accessed December 15, 2024

# Median List Price



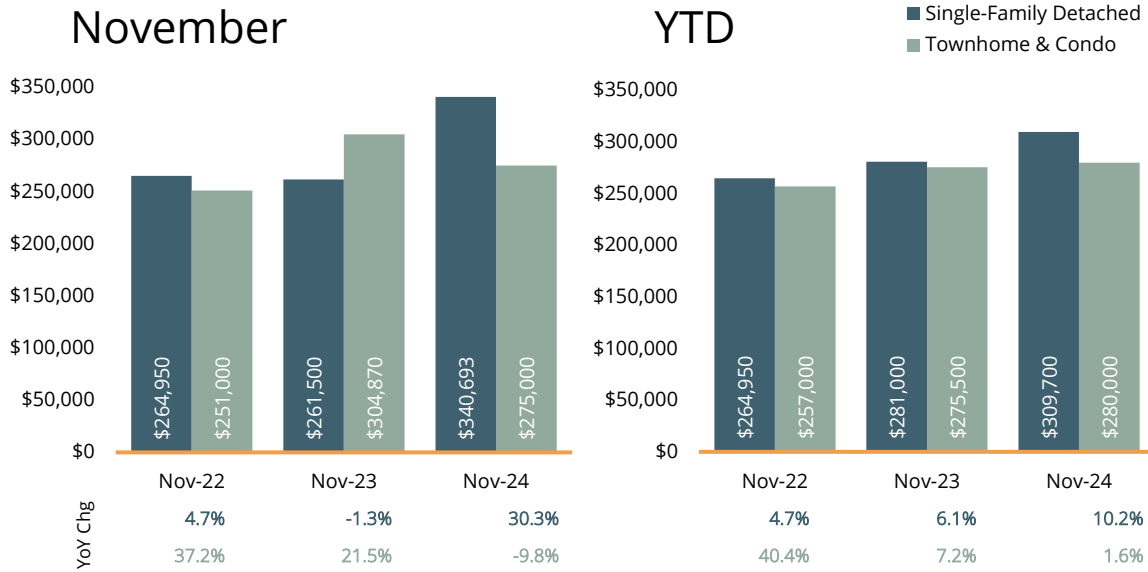
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-23	<b>\$259,900</b>	-2.8%	<b>\$279,900</b>	11.3%
Jan-24	<b>\$294,900</b>	8.6%	<b>\$285,000</b>	5.6%
Feb-24	<b>\$292,450</b>	8.4%	<b>\$301,850</b>	20.8%
Mar-24	<b>\$285,000</b>	1.8%	<b>\$285,000</b>	8.4%
Apr-24	<b>\$305,000</b>	15.1%	<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%
Nov-24	<b>\$343,950</b>	31.0%	<b>\$277,400</b>	-9.0%
12-month Avg	\$305,066	8.9%	\$282,449	3.3%

## Historical Median List Price by Month



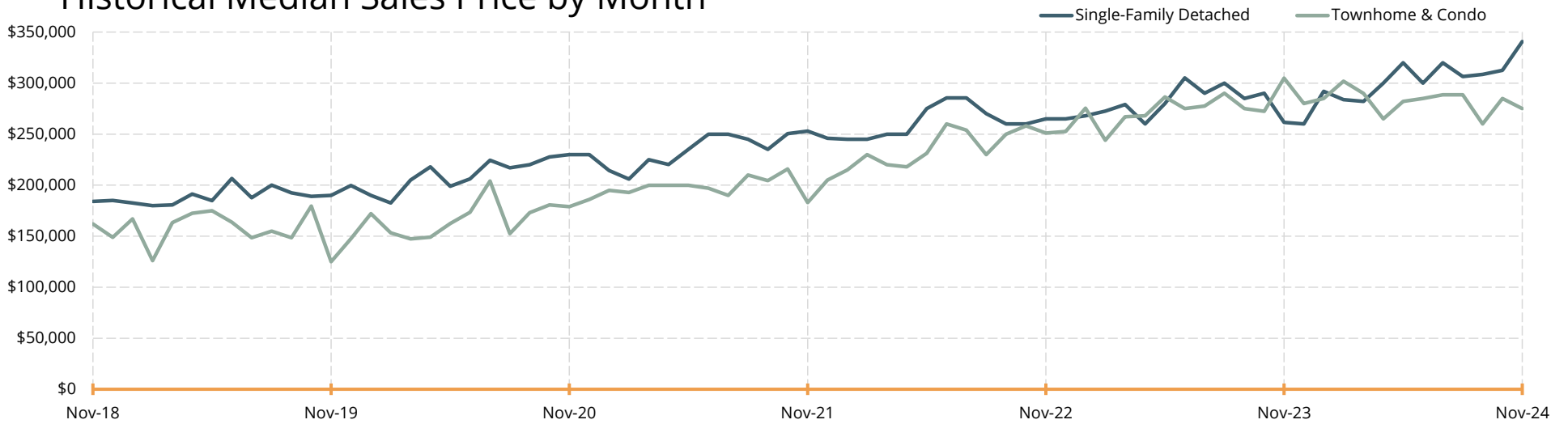
Sources: Virginia REALTORS®, data accessed December 15, 2024

# Median Sales Price



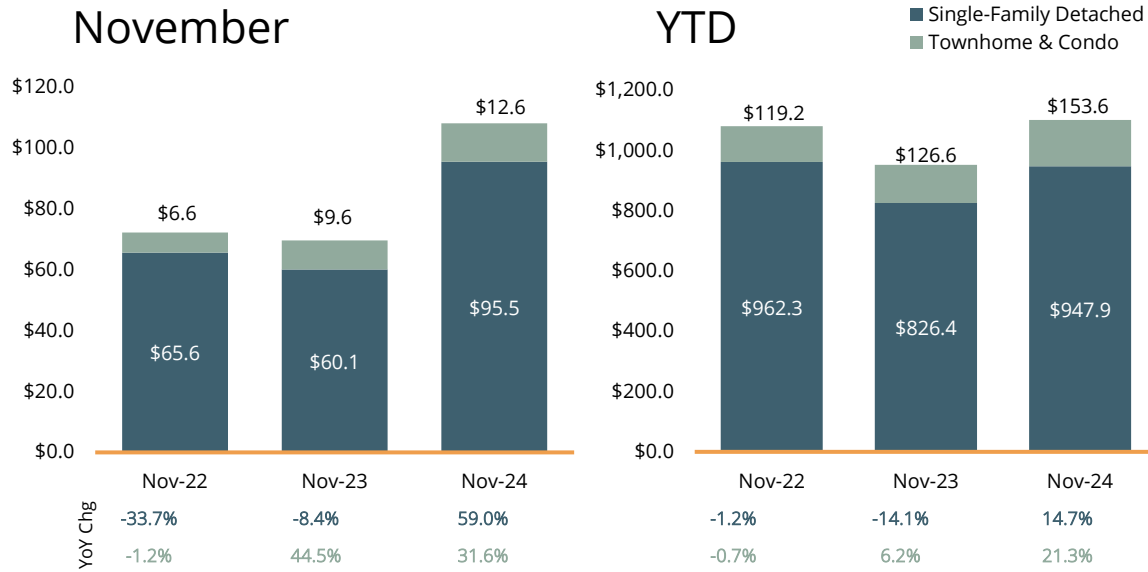
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-23	<b>\$260,000</b>	-1.9%	<b>\$279,900</b>	10.9%
Jan-24	<b>\$292,000</b>	9.0%	<b>\$285,000</b>	3.4%
Feb-24	<b>\$283,700</b>	4.1%	<b>\$301,850</b>	23.7%
Mar-24	<b>\$282,000</b>	1.1%	<b>\$289,860</b>	8.6%
Apr-24	<b>\$300,000</b>	15.4%	<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%
Nov-24	<b>\$340,693</b>	30.3%	<b>\$275,000</b>	-9.8%
12-month Avg	\$302,145	8.0%	\$282,120	3.0%

## Historical Median Sales Price by Month



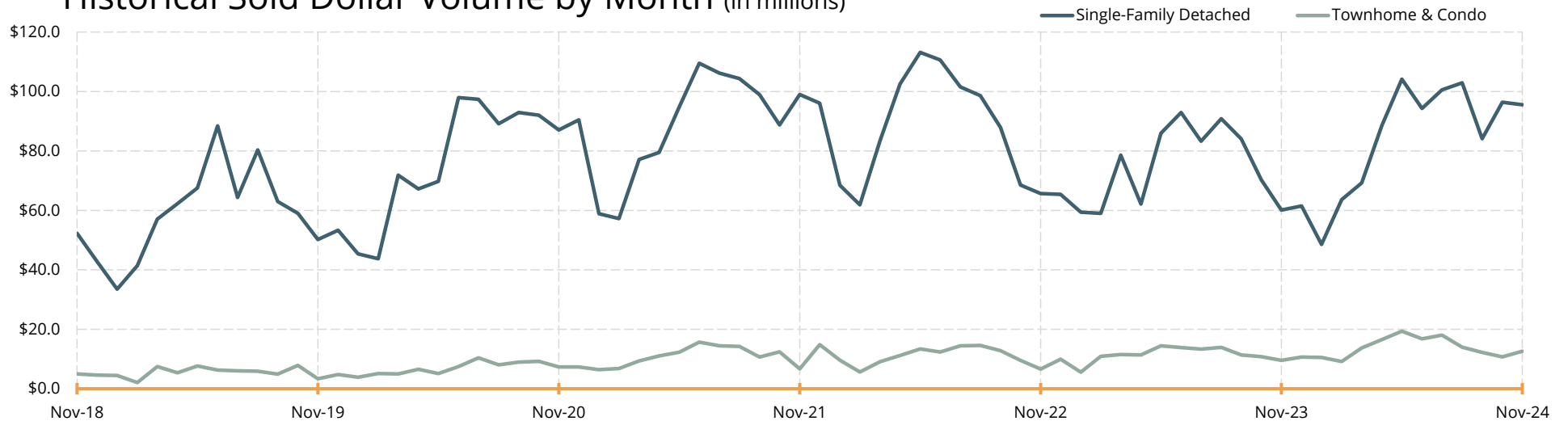
Sources: Virginia REALTORS®, data accessed December 15, 2024

# Sold Dollar Volume (in millions)



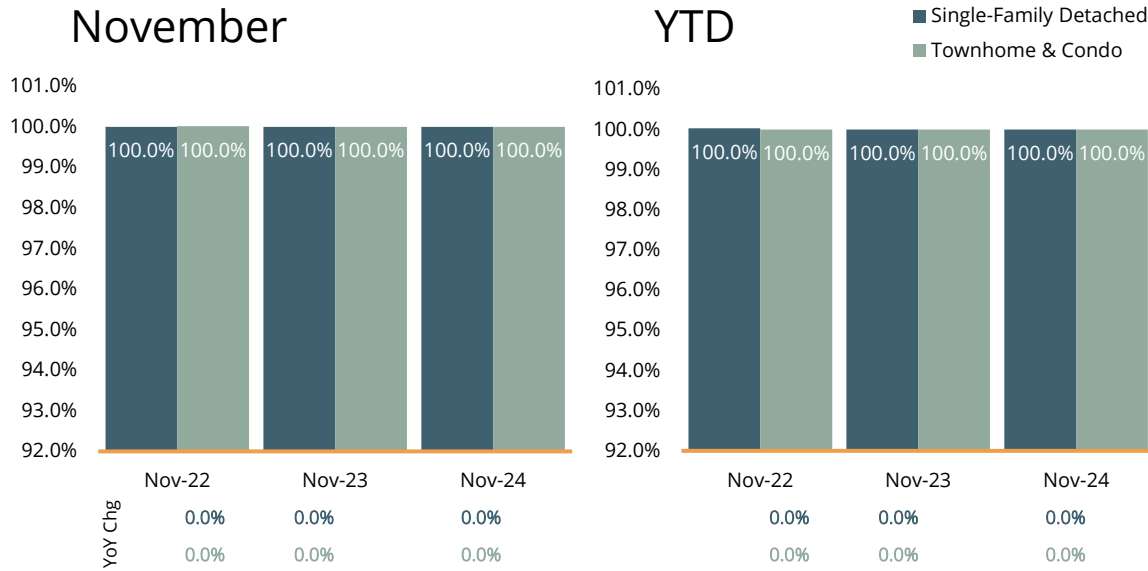
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-23	<b>\$61.5</b>	-6.0%	<b>\$10.6</b>	7.1%
Jan-24	<b>\$48.5</b>	-18.3%	<b>\$10.5</b>	88.0%
Feb-24	<b>\$63.6</b>	7.9%	<b>\$9.2</b>	-15.7%
Mar-24	<b>\$69.2</b>	-11.9%	<b>\$13.7</b>	19.1%
Apr-24	<b>\$88.5</b>	42.5%	<b>\$16.5</b>	45.2%
May-24	<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%
Nov-24	<b>\$95.5</b>	59.0%	<b>\$12.6</b>	31.6%
12-month Avg	\$84.1	13.2%	\$13.7	20.2%

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



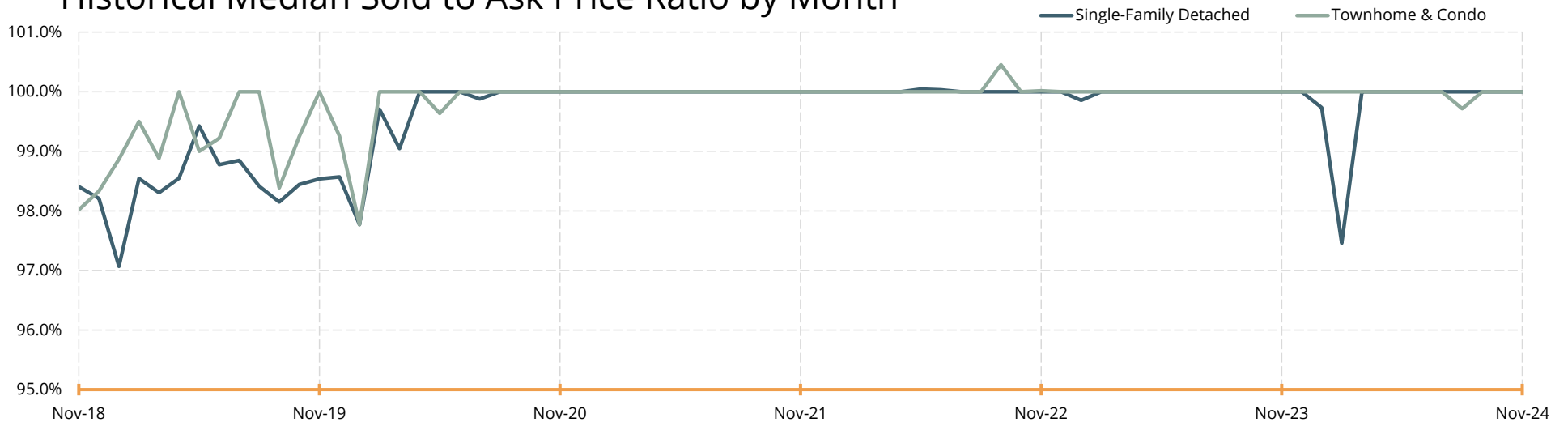
Sources: Virginia REALTORS®, data accessed December 15, 2024

# Median Sold to Ask Price Ratio

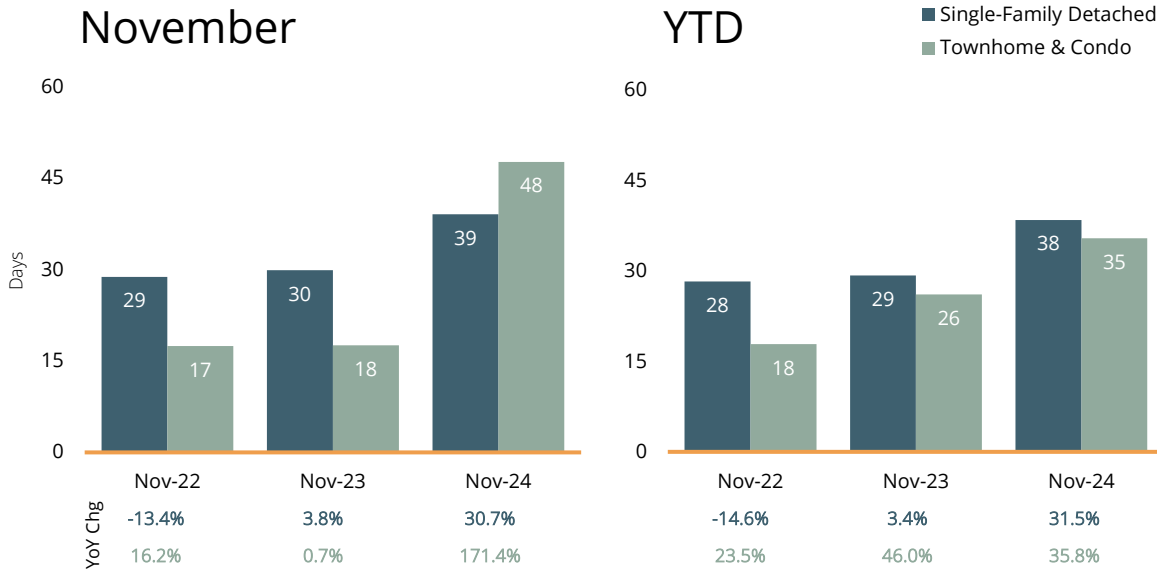


Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
Dec-23	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Jan-24	<b>99.7%</b>	-0.1%	<b>100.0%</b>	0.0%
Feb-24	<b>97.5%</b>	-2.5%	<b>100.0%</b>	0.0%
Mar-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Apr-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
May-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Jun-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Jul-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Aug-24	<b>100.0%</b>	0.0%	<b>99.7%</b>	-0.3%
Sep-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Oct-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	0.0%
Nov-24	<b>100.0%</b>	0.0%	<b>100.0%</b>	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
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%
Nov-24	39	30.7%	48	171.4%
12-month Avg	40	35.6%	37	41.4%

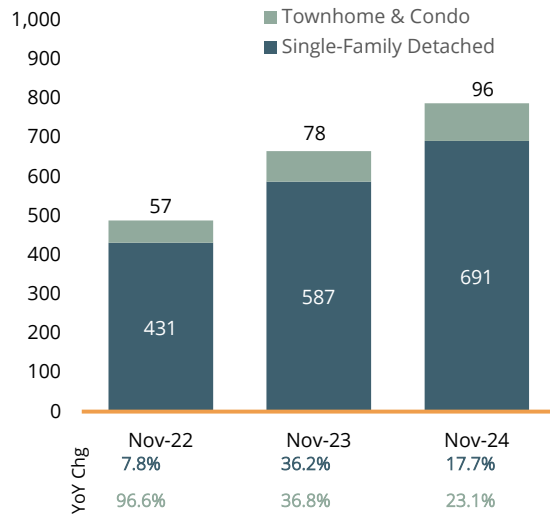
## Historical Average Days on Market



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

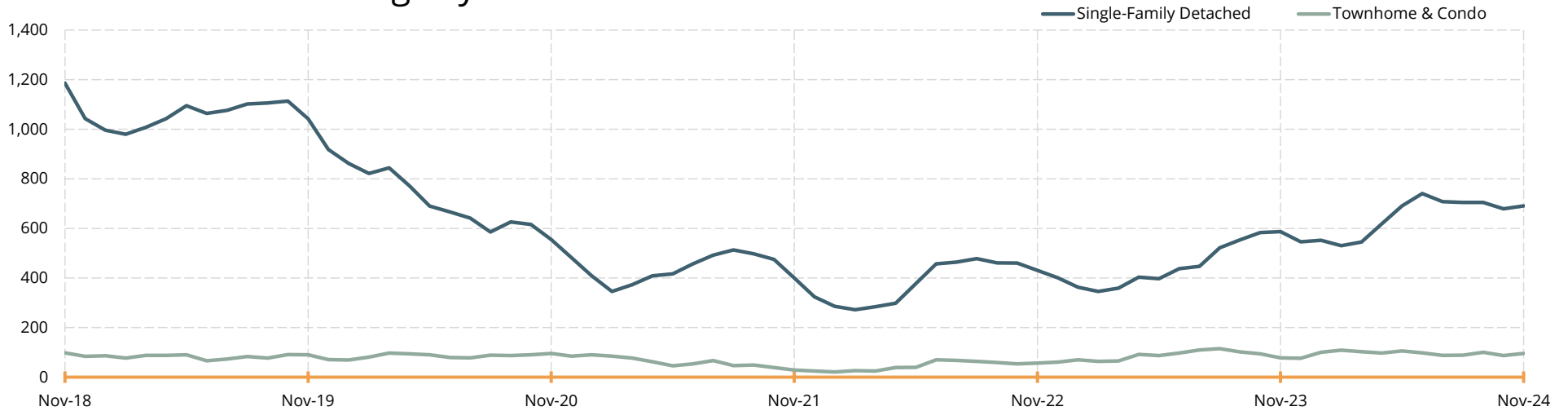
# Active Listings

## November



Month	Single-Family Detached		Townhomes & Condos	
	Count	YoY Chg	Count	YoY Chg
Dec-23	546	36.2%	76	24.6%
Jan-24	552	52.1%	100	42.9%
Feb-24	530	53.2%	109	70.3%
Mar-24	545	51.8%	103	58.5%
Apr-24	618	53.3%	97	5.4%
May-24	691	74.1%	106	21.8%
Jun-24	741	69.2%	98	1.0%
Jul-24	708	58.4%	88	-20.0%
Aug-24	705	35.1%	89	-22.6%
Sep-24	705	27.3%	100	-2.0%
Oct-24	679	16.5%	87	-7.4%
Nov-24	691	17.7%	96	23.1%
12-month Avg	643	42.8%	96	11.0%

## Historical Active Listings by Month

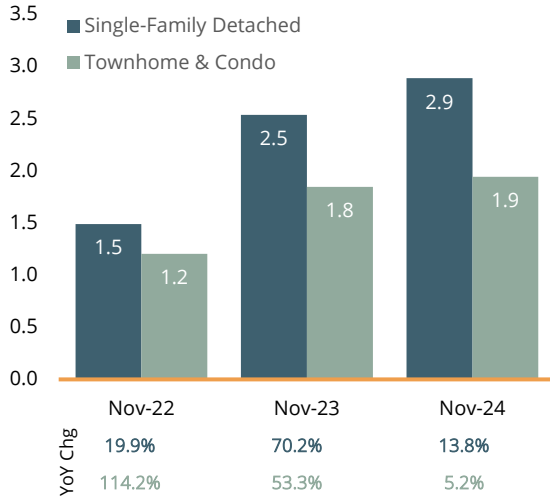




# Months of Supply

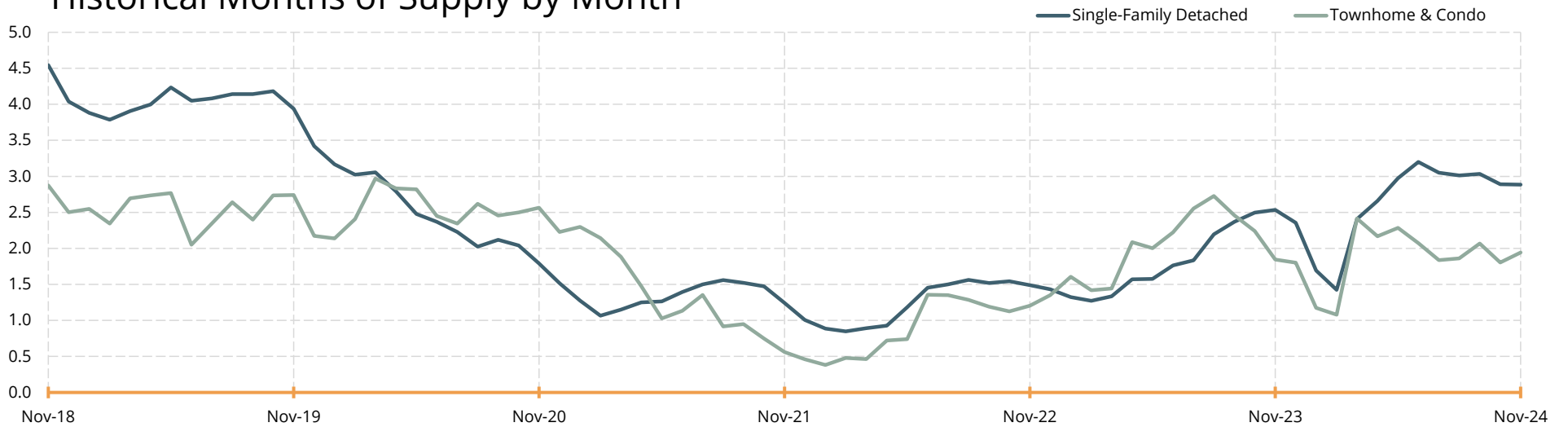


## November



Month	Single-Family Detached		Townhomes & Condos	
	YoY Chg	YoY Chg	YoY Chg	YoY Chg
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%
Nov-24	2.9	13.8%	1.9	5.2%
12-month Avg	2.6	45.5%	1.9	-6.1%

## Historical Months of Supply by Month



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

# Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Amherst County	27	<b>35</b>	29.6%	29	<b>28</b>	-3.4%	\$221,100	<b>\$326,950</b>	47.9%	67	<b>82</b>	22.4%	2.6	<b>3.2</b>	24.8%
Appomattox County	21	<b>40</b>	90.5%	9	<b>18</b>	100.0%	\$315,000	<b>\$349,900</b>	11.1%	54	<b>66</b>	22.2%	4.0	<b>4.4</b>	10.0%
Bedford County	98	<b>121</b>	23.5%	77	<b>109</b>	41.6%	\$349,900	<b>\$382,950</b>	9.4%	239	<b>272</b>	13.8%	2.6	<b>2.9</b>	13.0%
Campbell County	52	<b>48</b>	-7.7%	37	<b>50</b>	35.1%	\$259,900	<b>\$296,000</b>	13.9%	134	<b>149</b>	11.2%	2.4	<b>2.7</b>	10.5%
Lynchburg	99	<b>116</b>	17.2%	70	<b>88</b>	25.7%	\$216,450	<b>\$276,450</b>	27.7%	171	<b>218</b>	27.5%	1.9	<b>2.1</b>	10.8%

# Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Amherst County	344	<b>419</b>	21.8%	285	<b>276</b>	-3.2%	\$250,000	<b>\$275,000</b>	10.0%	67	<b>82</b>	22.4%
Appomattox County	200	<b>263</b>	31.5%	149	<b>163</b>	9.4%	\$284,900	<b>\$290,000</b>	1.8%	54	<b>66</b>	22.2%
Bedford County	1,374	<b>1,505</b>	9.5%	994	<b>1,035</b>	4.1%	\$359,450	<b>\$384,900</b>	7.1%	239	<b>272</b>	13.8%
Campbell County	764	<b>835</b>	9.3%	573	<b>602</b>	5.1%	\$275,000	<b>\$282,000</b>	2.5%	134	<b>149</b>	11.2%
Lynchburg	1,331	<b>1,576</b>	18.4%	967	<b>1,122</b>	16.0%	\$240,000	<b>\$279,000</b>	16.3%	171	<b>218</b>	27.5%

# Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Amherst County	27	<b>35</b>	29.6%	28	<b>28</b>	0.0%	\$224,500	<b>\$326,950</b>	45.6%	67	<b>81</b>	20.9%	2.6	<b>3.3</b>	24.2%
Appomattox County	21	<b>40</b>	90.5%	9	<b>18</b>	100.0%	\$315,000	<b>\$349,900</b>	11.1%	54	<b>66</b>	22.2%	4.0	<b>4.4</b>	10.0%
Bedford County	88	<b>109</b>	23.9%	65	<b>91</b>	40.0%	\$332,500	<b>\$392,000</b>	17.9%	219	<b>248</b>	13.2%	2.8	<b>3.1</b>	12.0%
Campbell County	49	<b>37</b>	-24.5%	33	<b>43</b>	30.3%	\$225,000	<b>\$310,000</b>	37.8%	98	<b>108</b>	10.2%	2.2	<b>2.4</b>	10.6%
Lynchburg	83	<b>91</b>	9.6%	56	<b>68</b>	21.4%	\$193,000	<b>\$285,000</b>	47.7%	149	<b>188</b>	26.2%	2.2	<b>2.5</b>	15.2%

# Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Amherst County	340	<b>408</b>	20.0%	282	<b>270</b>	-4.3%	\$250,000	<b>\$277,500</b>	11.0%	67	<b>81</b>	20.9%
Appomattox County	200	<b>263</b>	31.5%	149	<b>163</b>	9.4%	\$284,900	<b>\$290,000</b>	1.8%	54	<b>66</b>	22.2%
Bedford County	1,198	<b>1,331</b>	11.1%	846	<b>892</b>	5.4%	\$369,950	<b>\$399,900</b>	8.1%	219	<b>248</b>	13.2%
Campbell County	613	<b>686</b>	11.9%	480	<b>498</b>	3.8%	\$275,000	<b>\$298,000</b>	8.4%	98	<b>108</b>	10.2%
Lynchburg	1,042	<b>1,241</b>	19.1%	752	<b>825</b>	9.7%	\$230,000	<b>\$275,000</b>	19.6%	149	<b>188</b>	26.2%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Amherst County	0	<b>0</b>	n/a	1	<b>0</b>	n/a	\$221,100	<b>\$0</b>	-100.0%	0	<b>1</b>	n/a	0.0	<b>2.0</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	10	<b>12</b>	20.0%	12	<b>18</b>	50.0%	\$364,950	<b>\$313,900</b>	-14.0%	20	<b>24</b>	20.0%	1.5	<b>1.9</b>	22.3%
Campbell County	3	<b>11</b>	266.7%	4	<b>7</b>	75.0%	\$274,900	<b>\$279,900</b>	1.8%	36	<b>41</b>	13.9%	3.8	<b>4.1</b>	8.2%
Lynchburg	16	<b>25</b>	56.3%	14	<b>20</b>	42.9%	\$281,238	<b>\$243,500</b>	-13.4%	22	<b>30</b>	36.4%	1.1	<b>1.2</b>	1.1%

# Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg	Nov-23	Nov-24	% chg
Amherst County	4	<b>11</b>	175.0%	3	<b>6</b>	100.0%	\$198,300	<b>\$163,700</b>	-17.4%	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	176	<b>174</b>	-1.1%	148	<b>143</b>	-3.4%	\$329,500	<b>\$344,950</b>	4.7%	20	<b>24</b>	20.0%
Campbell County	151	<b>149</b>	-1.3%	93	<b>104</b>	11.8%	\$276,000	<b>\$269,900</b>	-2.2%	36	<b>41</b>	13.9%
Lynchburg	289	<b>335</b>	15.9%	215	<b>297</b>	38.1%	\$265,000	<b>\$283,500</b>	7.0%	22	<b>30</b>	36.4%



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.

All inquiries regarding this report may be directed to:

Robin Spensieri

Virginia REALTORS® Vice President of Communications and Media Relations

[rspensieri@virginiarealtors.org](mailto:rspensieri@virginiarealtors.org)

804-622-7954

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.