

# October 2023 Greater Piedmont Housing Report

## GPR Footprint

		Compare to Oct. 2022
<b>Median Sales Price</b> \$520,000	↑	18%
<b>Sales Activity</b> 147	↑	4%
<b>Pending Sales</b> 139	↓	5%
<b>Total Sold \$ Volume</b> \$91,600,000	↑	27%
<b>Months of Inventory</b> 2.5	↑	17%
<b>Avg. Days on Market</b> 25	↓	13%
<b>New Listings</b> 218	↓	3%
<b>Active Listings</b> 330	↓	10%

## Local Breakdown

		Compare to Oct. 2022
<b>Culpeper County</b>		
<b>Median Sales Price</b>	\$499k	+15%
<b>Sales Activity</b>	45	+7%
<b>Months of Inventory</b>	2.2	+13%
<b>Days on Market</b>	24	-57%
<b>Fauquier County</b>		
<b>Median Sales Price</b>	\$560k	+18%
<b>Sales Activity</b>	79	+4%
<b>Months of Inventory</b>	2.4	+32%
<b>Days on Market</b>	19	-23%
<b>Madison County</b>		
<b>Median Sales Price</b>	\$305k	-2%
<b>Sales Activity</b>	12	-8%
<b>Months of Inventory</b>	2.9	-19%
<b>Days on Market</b>	45	+112%
<b>Rappahannock County</b>		
<b>Median Sales Price</b>	\$305k	-19%
<b>Sales Activity</b>	11	0%
<b>Months of Inventory</b>	3.9	+4%
<b>Days on Market</b>	52	+28%

