

# July 2024 Greater Piedmont Housing Report

## GPR Footprint

	Compare to July 2023	
<b>Median Sales Price</b> \$513,000	↑	3%
<b>Sales Activity</b> 180	↑	33%
<b>Pending Sales</b> 156	↑	6%
<b>Total Sold \$ Volume</b> \$108,800,000	↑	48%
<b>Months of Inventory</b> 2.2	↓	4%
<b>Avg. Days on Market</b> 26	↑	22%
<b>New Listings</b> 204	↑	1%
<b>Active Listings</b> 312	↔	0%

## Local Breakdown

			Compare to July 2023
<b>Culpeper County</b>			
<b>Median Sales Price</b>	\$462k		+5%
<b>Sales Activity</b>	69		+53%
<b>Months of Inventory</b>	2.1		+9%
<b>Days on Market</b>	27		-53%
<b>Fauquier County</b>			
<b>Median Sales Price</b>	\$592k		+3%
<b>Sales Activity</b>	98		+36%
<b>Months of Inventory</b>	1.7		-23%
<b>Days on Market</b>	24		+99%
<b>Madison County</b>			
<b>Median Sales Price</b>	\$408k		+7%
<b>Sales Activity</b>	9		-25%
<b>Months of Inventory</b>	4.0		+13%
<b>Days on Market</b>	22		-67%
<b>Rappahannock County</b>			
<b>Median Sales Price</b>	\$1.1M		+103%
<b>Sales Activity</b>	4		-33%
<b>Months of Inventory</b>	6.6		+67%
<b>Days on Market</b>	46		+66%

Data and analysis provide 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.