

# October 2024 Greater Piedmont Housing Report

## GPR Footprint

	Compare to Oct. 2023	
<b>Median Sales Price</b> \$545,000	↑	5%
<b>Sales Activity</b> 185	↑	26%
<b>Pending Sales</b> 151	↑	9%
<b>Total Sold \$ Volume</b> \$109,500,000	↑	20%
<b>Months of Inventory</b> 2.2	↓	9%
<b>Avg. Days on Market</b> 35	↑	41%
<b>New Listings</b> 230	↑	6%
<b>Active Listings</b> 324	↓	2%

## Local Breakdown

			Compare to Oct. 2023
<b>Culpeper County</b>			
<b>Median Sales Price</b>	\$501k		0%
<b>Sales Activity</b>	66		+47%
<b>Months of Inventory</b>	1.9		-16%
<b>Days on Market</b>	28		-40%
<b>Fauquier County</b>			
<b>Median Sales Price</b>	\$580k		+4%
<b>Sales Activity</b>	87		+10%
<b>Months of Inventory</b>	2.1		-13%
<b>Days on Market</b>	33		+75%
<b>Madison County</b>			
<b>Median Sales Price</b>	\$391k		+28%
<b>Sales Activity</b>	18		+50%
<b>Months of Inventory</b>	2.9		0%
<b>Days on Market</b>	60		+34%
<b>Rappahannock County</b>			
<b>Median Sales Price</b>	\$558k		+83%
<b>Sales Activity</b>	14		+27%
<b>Months of Inventory</b>	6.0		+54%
<b>Days on Market</b>	50		-4%

