Shenandoah County, VA

December 2024
Housing Market Report

Prepared by Bright Research

Data as of January 7, 2025

Key Market Statistics

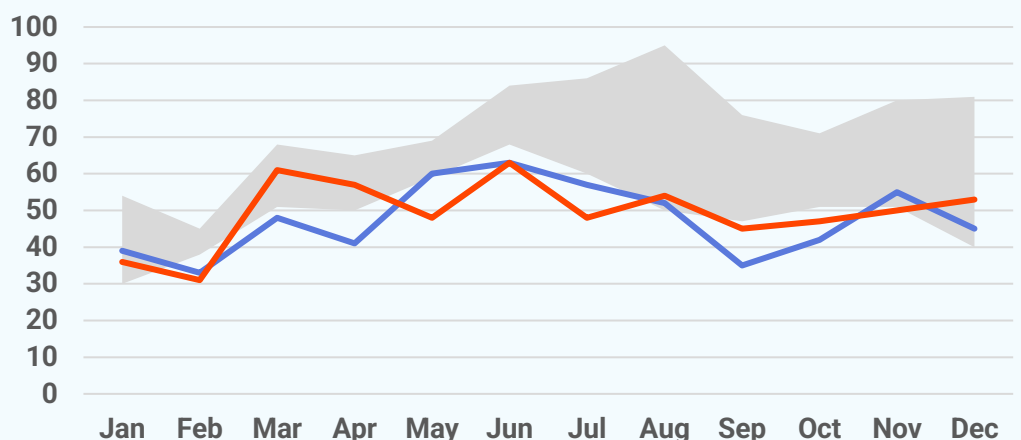|	Dec 2024	Dec 2023	Change	YTD 2024	YTD 2023	Change
Closed Sales	53	45	+17.8%	610	584	+4.5%
Median Sold Price	$318,900	$300,000	+6.3%	$325,000	$305,000	+6.6%
Median Days on Market	27 days	13 days	+14 days	16 days	10 days	+6 days
New Pending Sales	42	39	+7.7%	623	584	+6.7%
New Listings	36	33	+9.1%	747	680	+9.9%
Active Listings	82	78	+5.1%	82	78	+5.1%
Months of Supply	1.64	1.63	+0.01 mos.	1.64	1.63	+0.01 mos.
Showings	347	404	-14.1%	6,802	6,918	-1.7%

Closed Sales

2024 2023 2019-2022 Range

53
December 2024

+17.8%
Dec '24 vs. Dec '23
(Dec '23: 45)

+6.0%
Dec '24 vs. Nov '24
(Nov '24: 50)

Median Sold Price
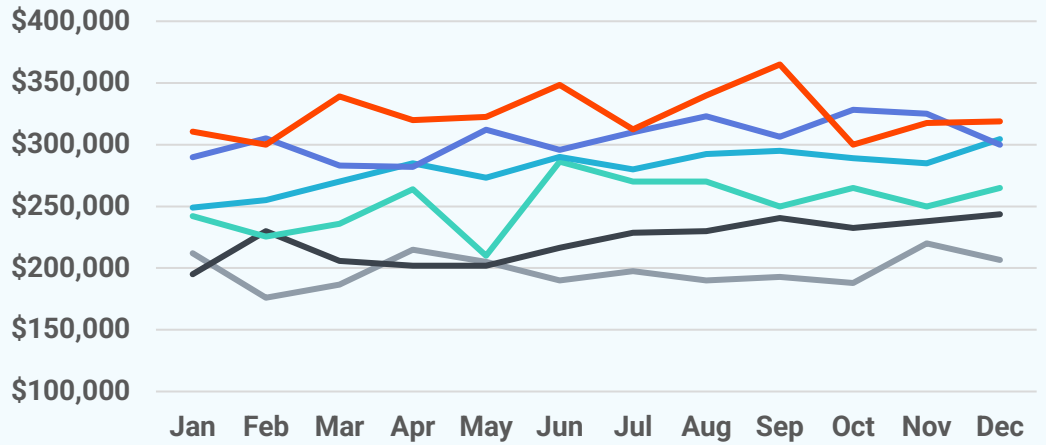
$318,900

December 2024

+6.3%

Dec '24 vs. Dec '23
(Dec '23: $300,000)

+0.4%

Dec '24 vs. Nov '24
(Nov '24: $317,500)

Median Days on Market

27 days

December 2024

+14 days

Dec '24 vs. Dec '23
(Dec '23: 13 days)

+10 days

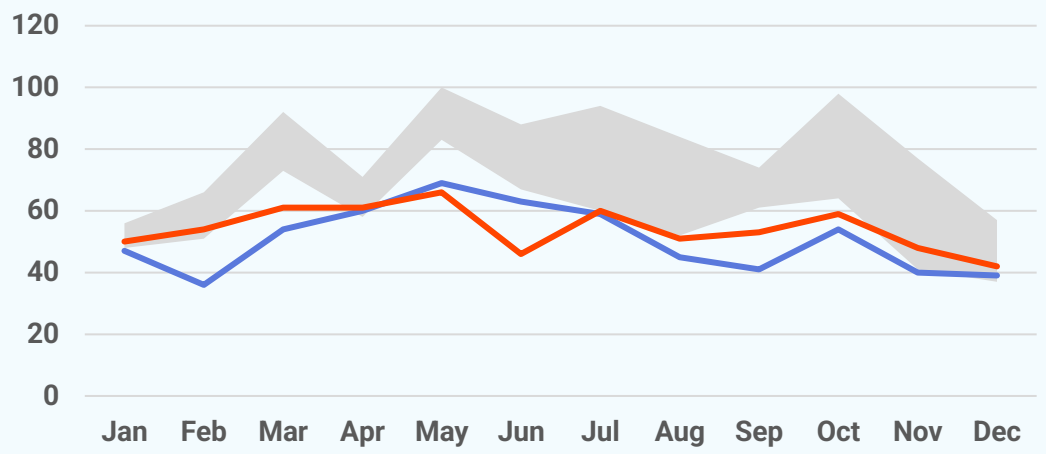Dec '24 vs. Nov '24
(Nov '24: 17 days)

New Pending Sales

42

December 2024

+7.7%

Dec '24 vs. Dec '23
(Dec '23: 39)

-12.5%

Dec '24 vs. Nov '24
(Nov '24: 48)
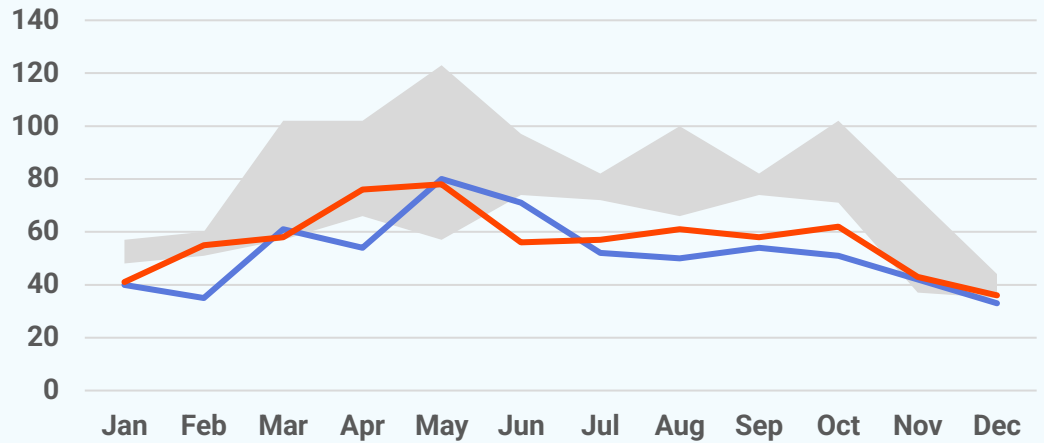
New Listings

36
December 2024

+9.1%
Dec '24 vs. Dec '23
(Dec '23: 33)

-16.3%
Dec '24 vs. Nov '24
(Nov '24: 43)

Active Listings

82
December 2024

+5.1%
Dec '24 vs. Dec '23
(Dec '23: 78)

-21.2%
Dec '24 vs. Nov '24
(Nov '24: 104)

About Bright MLS

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.