

THE LONG & FOSTER MARKET MINUTE™

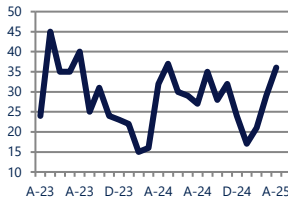
FOCUS ON: **SOUTHAMPTON AND HOLLAND HOUSING MARKET**

APRIL 2025

Zip Code(s): 18966

Units Sold

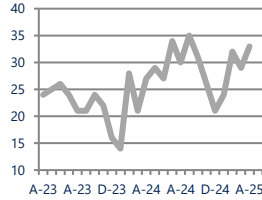
36



Up 13%
Vs. Year Ago

Active Inventory

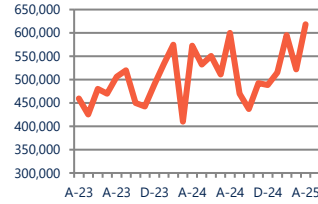
33



Up 22%
Vs. Year Ago

Median Sale Price

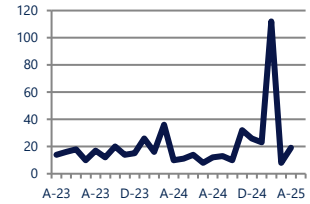
\$618,500



Up 8%
Vs. Year Ago

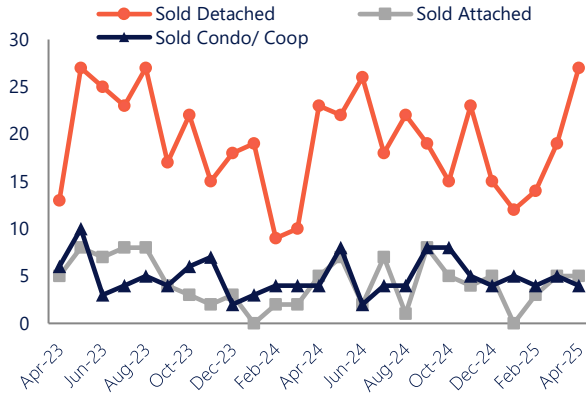
Days On Market

19



Up
Vs. Year Ago

Units Sold*



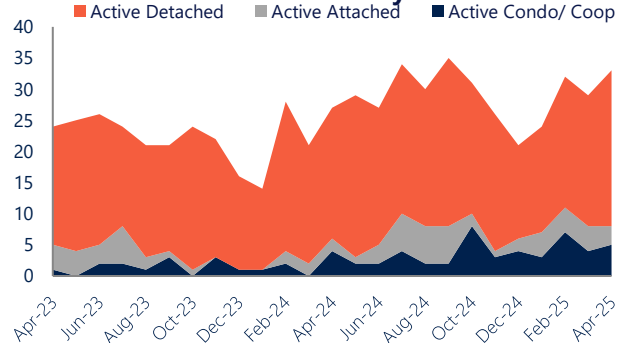
Units Sold

There was an increase in total units sold in April, with 36 sold this month in Southampton and Holland versus 29 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 13% versus April 2024.

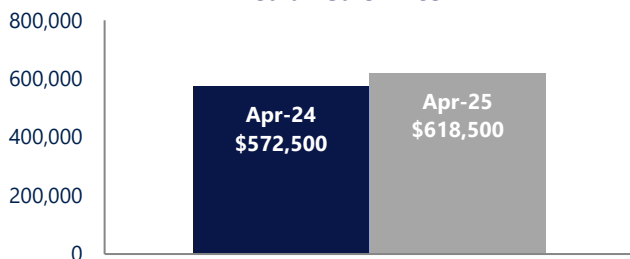
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 22%. The total number of active inventory this April was 33 compared to 27 in April 2024. This month's total of 33 is higher than the previous month's total supply of available inventory of 29, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Southampton and Holland Homes was \$572,500. This April, the median sale price was \$618,500, an increase of 8% or \$46,000 compared to last year. The current median sold price is 18% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Southampton and Holland are defined as properties listed in zip code/s 18966.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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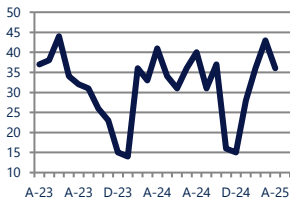
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APRIL 2025

Zip Code(s): 18966

New Listings

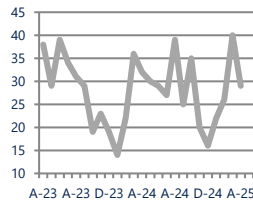
36



Down -12%
Vs. Year Ago

Current Contracts

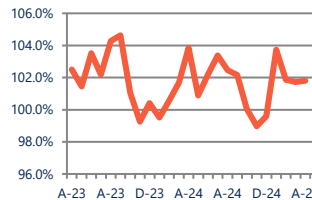
29



Down -9%
Vs. Year Ago

Sold Vs. List Price

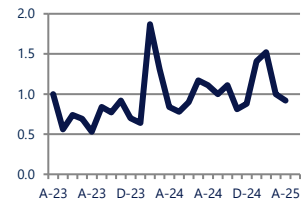
101.8%



Down -2%
Vs. Year Ago

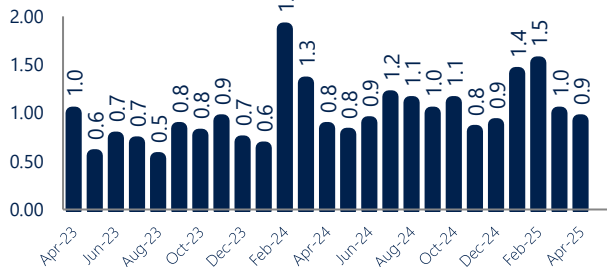
Months of Supply

0.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

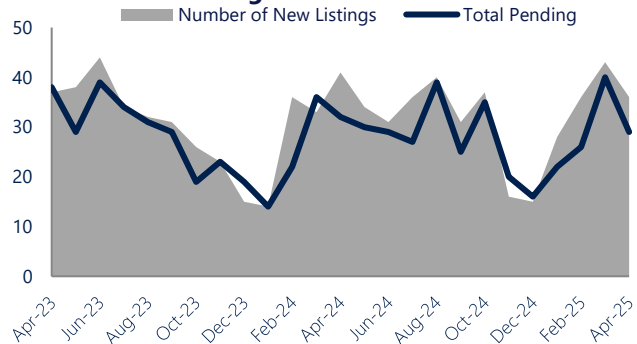
In April, there was 0.9 months of supply available in Southampton and Holland. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

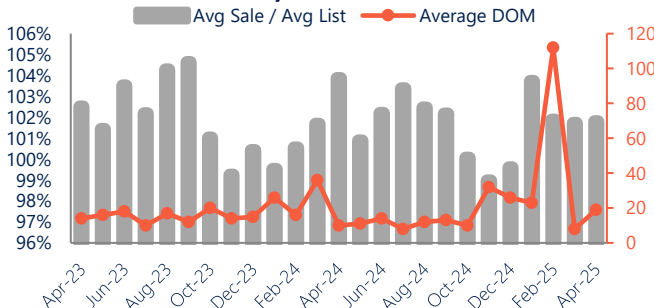
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Southampton and Holland compared to 41 in April 2024, a decrease of 12%. There were 29 current contracts pending sale this April compared to 32 a year ago. The number of current contracts is 9% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Southampton and Holland was 101.8% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 10. This increase was impacted by the limited number of sales.

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