THE LONG & FOSTER
MARKET MINUTE™
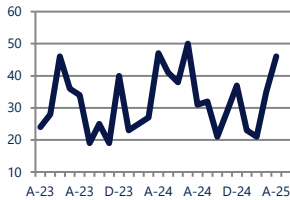
FOCUS ON: GAYTON, GODWIN, AND WELLESLEY HOUSING MARKET   APRIL 2025

Zip Code(s): 23233
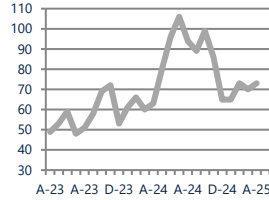
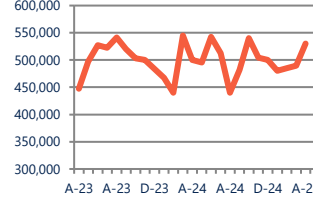| Units Sold	Active Inventory	Median Sale Price	Days On Market
46	**73**	**$530,170**	**31**

Down -2%	Up 16%	Up 6%	Up 29%
Vs. Year Ago	Vs. Year Ago	Vs. Year Ago	Vs. Year Ago

Units Sold*

Legend: Sold Detached, Sold Attached, Sold Condo/ Coop
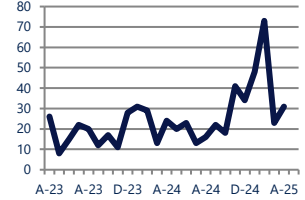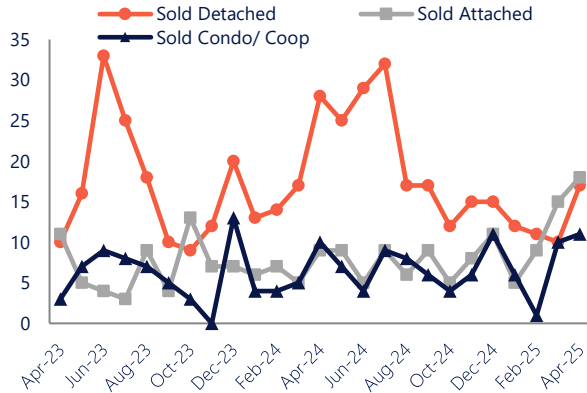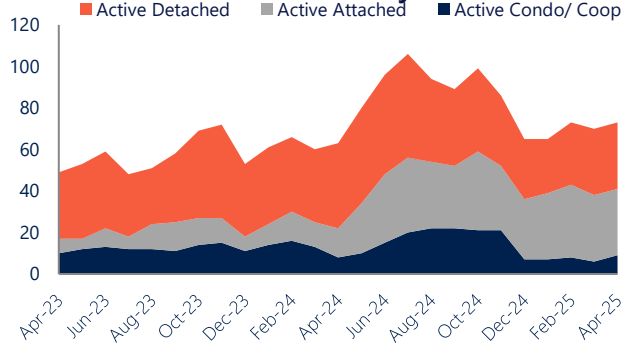
Units Sold

There was an increase in total units sold in April, with 46 sold this month in Gayton, Godwin, and Wellesley versus 35 last month, an increase of 31%. This month's total units sold was lower than at this time last year, a decrease of 2% versus April 2024.
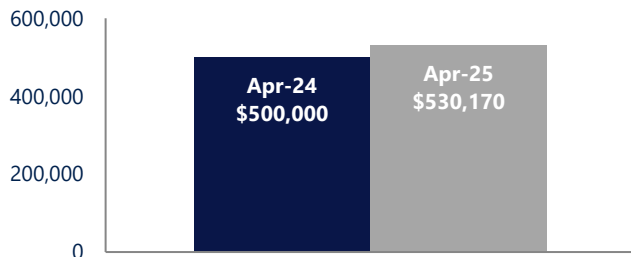
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 16%. The total number of active inventory this April was 73 compared to 63 in April 2024. This month's total of 73 is higher than the previous month's total supply of available inventory of 70, an increase of 4%.

Active Inventory*

Legend: Active Detached, Active Attached, Active Condo/ Coop

Median Sale Price

Apr-24	Apr-25
$500,000	$530,170

Median Sale Price

Last April, the median sale price for Gayton, Godwin, and Wellesley Homes was $500,000. This April, the median sale price was $530,170, an increase of 6% or $30,170 compared to last year. The current median sold price is 8% 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.
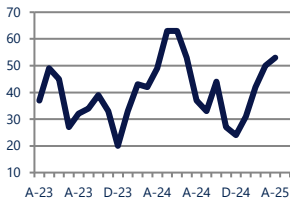
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FOCUS ON: GAYTON, GODWIN, AND WELLESLEY HOUSING MARKET — APRIL 2025

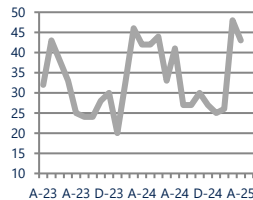Zip Code(s): 23233

New Listings
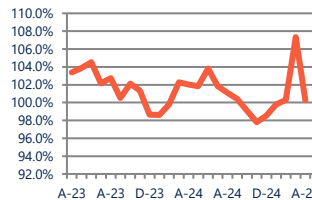**53**

Up 8%
Vs. Year Ago

Current Contracts
43

Up 2%
Vs. Year Ago

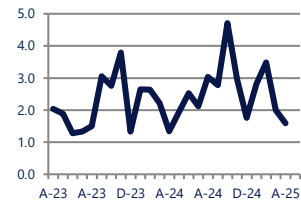## Sold Vs. List Price
100.3%

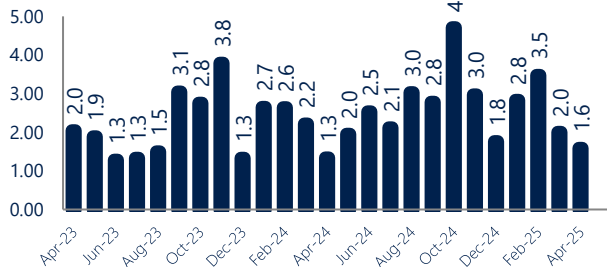Down -1.7%
Vs. Year Ago

Months of Supply
1.6

Up 19%
Vs. Year Ago

Months Of Supply

Months of Supply

In April, there was 1.6 months of supply available in Gayton, Godwin, and Wellesley, compared to 1.3 in April 2024. That is an increase of 18% versus 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.
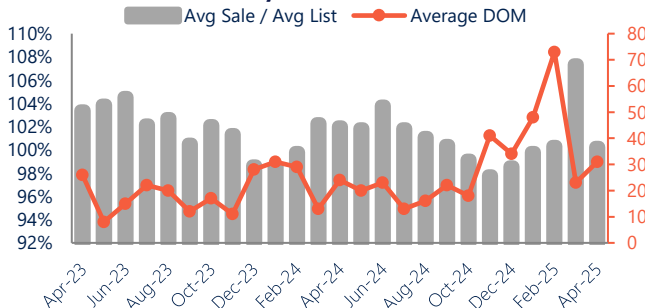
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Gayton, Godwin, and Wellesley compared to 49 in April 2024, an increase of 8%. There were 43 current contracts pending sale this April compared to 42 a year ago. The number of current contracts is 2% higher than last April.

New Listings & Current Contracts
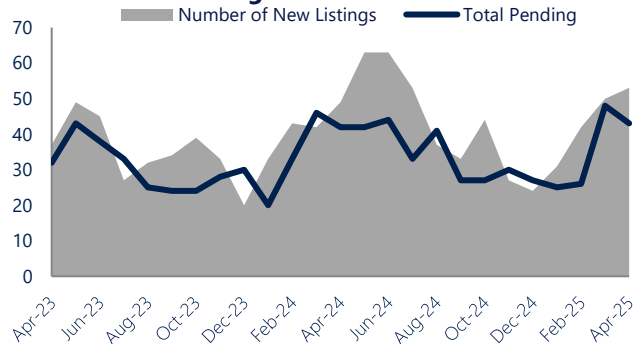
Sale Price/ List Price & DOM

Sale Price to List Price Ratio

In April, the average sale price in Gayton, Godwin, and Wellesley was 100.3% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 24, an increase of 29%.

Gayton, Godwin, and Wellesley are defined as properties listed in zip code/s 23233.

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