

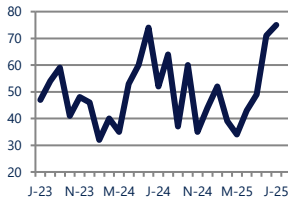
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ISLE OF WIGHT COUNTY HOUSING MARKET**

JULY 2025

Units Sold

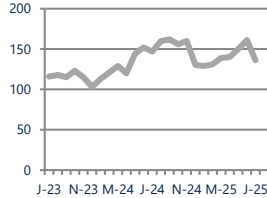
75



Up
Vs. Year Ago

Active Inventory

136



Down -7%
Vs. Year Ago

Median Sale Price

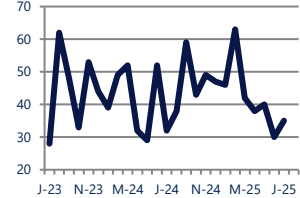
\$470,000



Up 8%
Vs. Year Ago

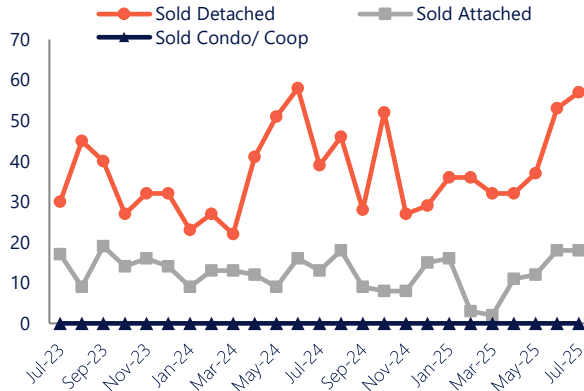
Days On Market

35



Up 9%
Vs. Year Ago

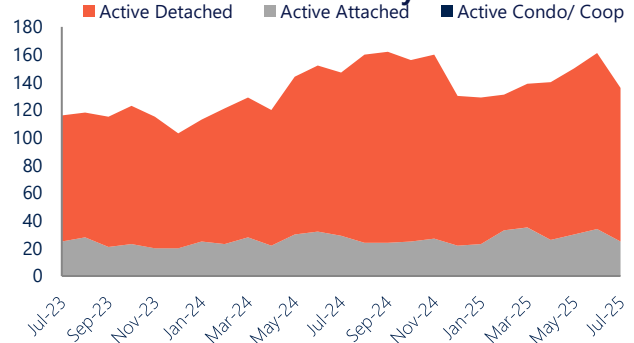
Units Sold*



Units Sold

There was an increase in total units sold in July, with 75 sold this month in Isle of Wight County. This month's total units sold was higher than at this time last year.

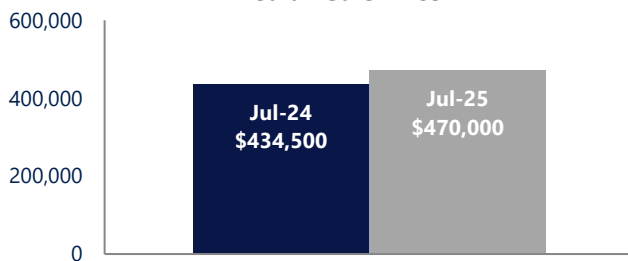
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 7%. The total number of active inventory this July was 136 compared to 147 in July 2024. This month's total of 136 is lower than the previous month's total supply of available inventory of 161, a decrease of 16%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Isle of Wight County Homes was \$434,500. This July, the median sale price was \$470,000, an increase of 8% or \$35,500 compared to last year. The current median sold price is 7% higher than in June.

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

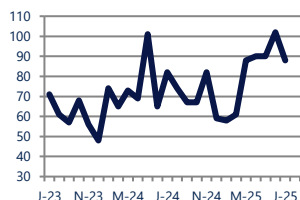
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ISLE OF WIGHT COUNTY HOUSING MARKET**

JULY 2025

New Listings

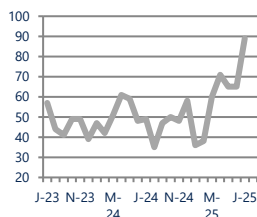
88



Up 7%
Vs. Year Ago

Current Contracts

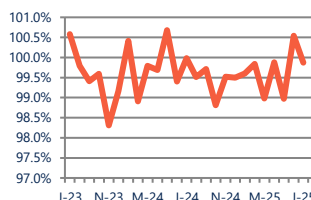
89



Up 82%
Vs. Year Ago

Sold Vs. List Price

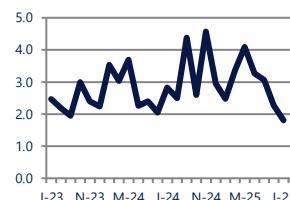
99.9%



No Change
Vs. Year Ago

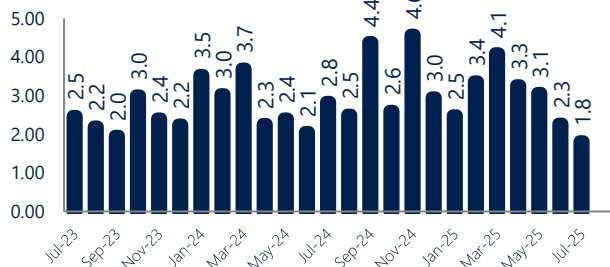
Months of Supply

1.8



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

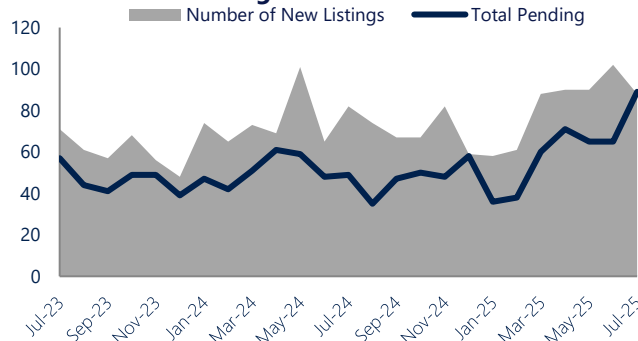
In July, there was 1.8 months of supply available in Isle of Wight County, compared to 2.8 in July 2024. That is a decrease of 36% versus a year ago.

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.

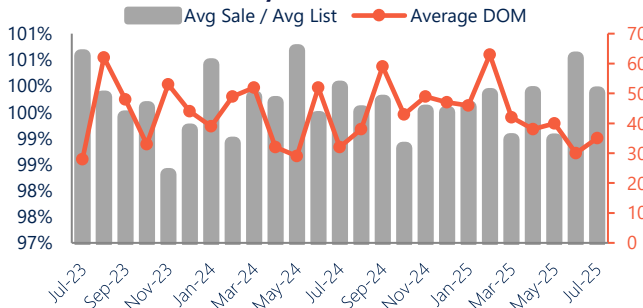
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Isle of Wight County compared to 82 in July 2024, an increase of 7%. There were 89 current contracts pending sale this July compared to 49 a year ago. The number of current contracts is 82% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Isle of Wight County was 99.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 32, an increase of 9%.