

THE LONG & FOSTER MARKET MINUTE™

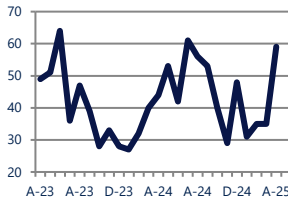
FOCUS ON: **LAMBERTS POINT, GHENT, AND ALT HOUSING MARKET**

APRIL 2025

Zip Code(s): 23508, 23517, 23507, 23501, 23510 and 23514

Units Sold

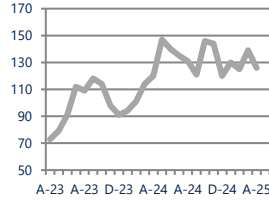
59



Up 34%
Vs. Year Ago

Active Inventory

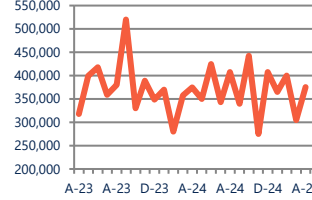
126



Up 5%
Vs. Year Ago

Median Sale Price

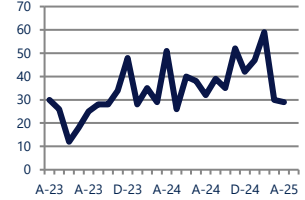
\$375,000



No Change
Vs. Year Ago

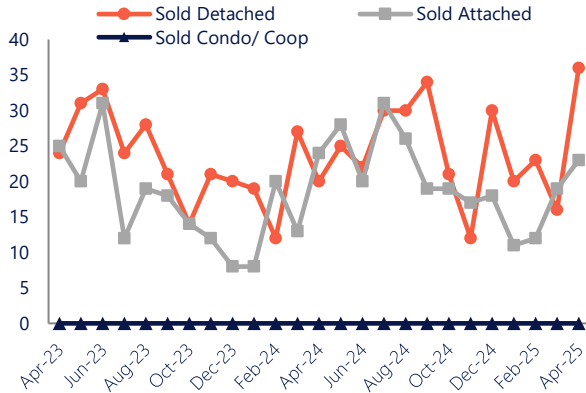
Days On Market

29



Down -43%
Vs. Year Ago

Units Sold*



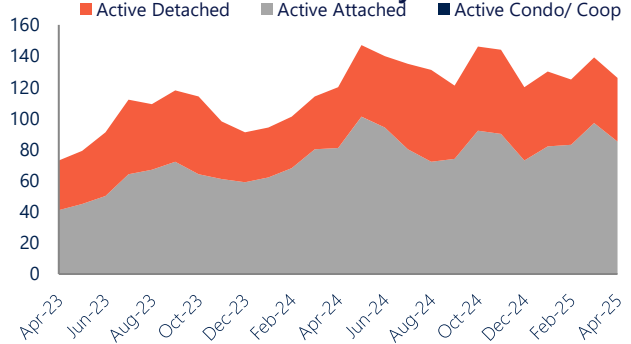
Units Sold

There was an increase in total units sold in April, with 59 sold this month in Lamberts Point, Ghent, and Alt. This month's total units sold was higher than at this time last year.

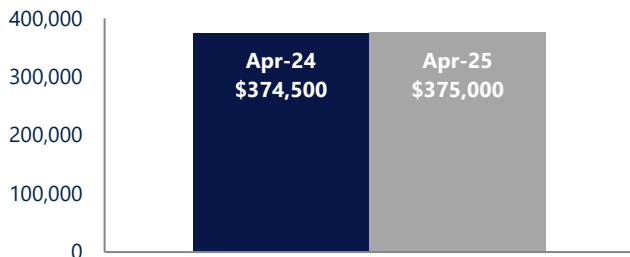
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 5%. The total number of active inventory this April was 126 compared to 120 in April 2024. This month's total of 126 is lower than the previous month's total supply of available inventory of 139, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lamberts Point, Ghent, and Alt Homes was \$374,500. This April, the median sale price was \$375,000, which is similar compared to a year ago. The current median sold price is 23% 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.

Lamberts Point, Ghent, and Alt are defined as properties listed in zip code/s 23508, 23517, 23507, 23501, 23510 and 23514.

*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

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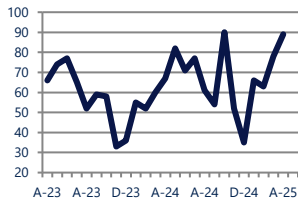
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APRIL 2025

Zip Code(s): 23508, 23517, 23507, 23501, 23510 and 23514

New Listings

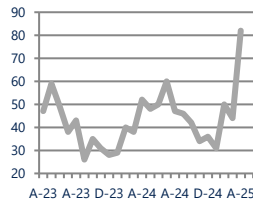
89



Up 33%
Vs. Year Ago

Current Contracts

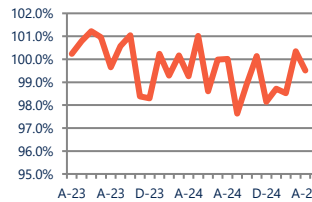
82



Up 58%
Vs. Year Ago

Sold Vs. List Price

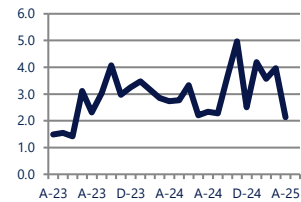
99.5%



No Change
Vs. Year Ago

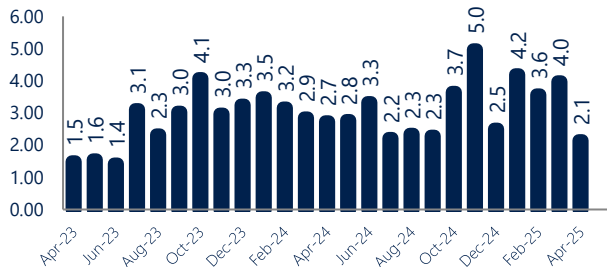
Months of Supply

2.1



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

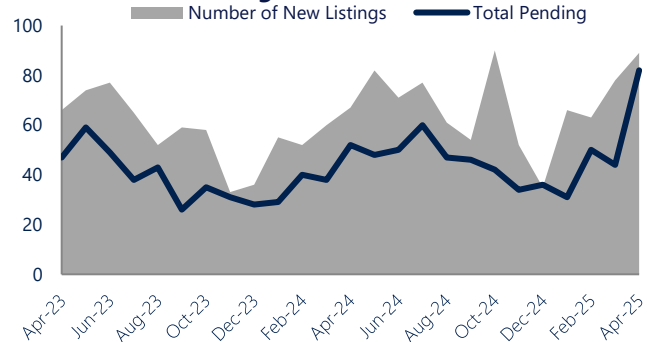
In April, there was 2.1 months of supply available in Lamberts Point, Ghent, and Alt, compared to 2.7 in April 2024. That is a decrease of 22% versus a year ago.

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.

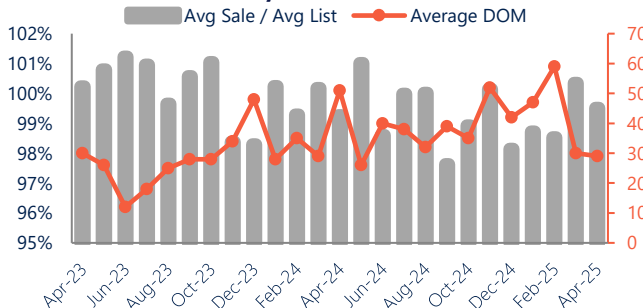
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Lamberts Point, Ghent, and Alt compared to 67 in April 2024, an increase of 33%. There were 82 current contracts pending sale this April compared to 52 a year ago. The number of current contracts is 58% 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 Lamberts Point, Ghent, and Alt was 99.5% 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 29, lower than the average last year, which was 51, a decrease of 43%.

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