

# THE LONG & FOSTER MARKET MINUTE™

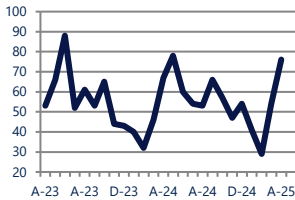
FOCUS ON: **NORTH VIRGINIA BEACH AND LINKHORN PARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 23451

## Units Sold

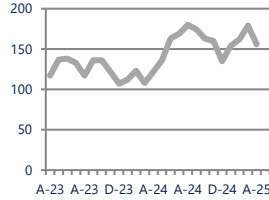
76



Up 13%  
Vs. Year Ago

## Active Inventory

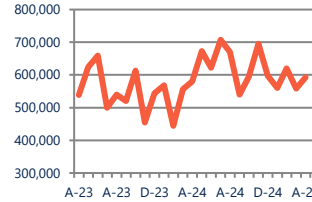
156



Up 28%  
Vs. Year Ago

## Median Sale Price

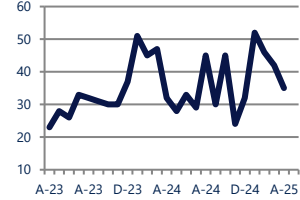
\$592,500



Up 2%  
Vs. Year Ago

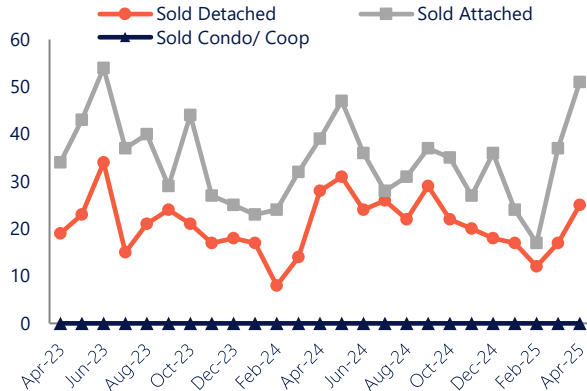
## Days On Market

35



Up 9%  
Vs. Year Ago

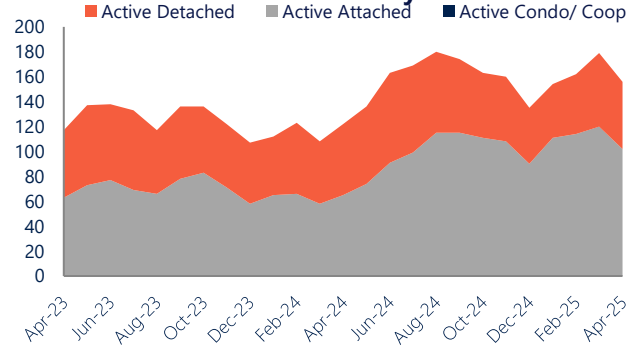
## Units Sold\*



## Units Sold

There was an increase in total units sold in April, with 76 sold this month in North Virginia Beach and Linkhorn Park. 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 higher by 34 units or 28%. The total number of active inventory this April was 156 compared to 122 in April 2024. This month's total of 156 is lower than the previous month's total supply of available inventory of 179, a decrease of 13%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for North Virginia Beach and Linkhorn Park Homes was \$580,000. This April, the median sale price was \$592,500, an increase of 2% or \$12,500 compared to last year. The current median sold price is 6% 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.

North Virginia Beach and Linkhorn Park are defined as properties listed in zip code/s 23451.

\*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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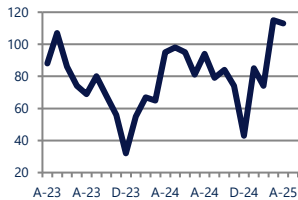
FOCUS ON: **NORTH VIRGINIA BEACH AND LINKHORN PARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 23451

## New Listings

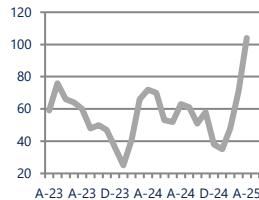
113



**Up 19%**  
Vs. Year Ago

## Current Contracts

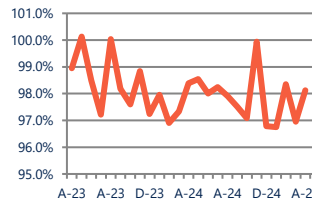
104



**Up 44%**  
Vs. Year Ago

## Sold Vs. List Price

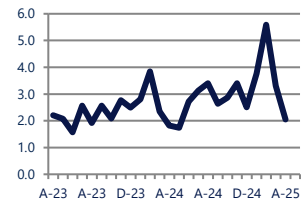
98.1%



**No Change**  
Vs. Year Ago

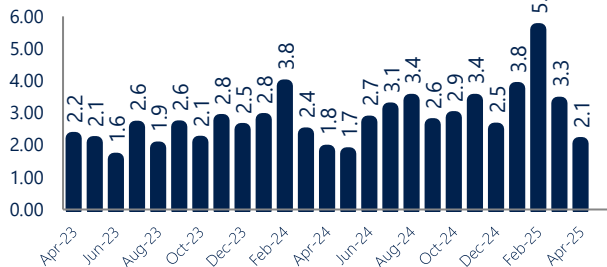
## Months of Supply

2.1



**Up 13%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

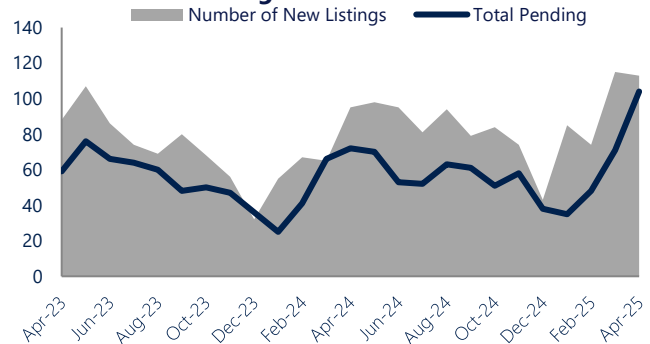
In April, there was 2.1 months of supply available in North Virginia Beach and Linkhorn Park, compared to 1.8 in April 2024. That is an increase of 13% versus a year ago.

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.

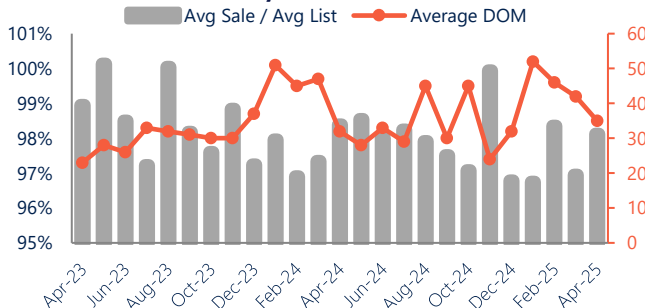
## New Listings & Current Contracts

This month there were 113 homes newly listed for sale in North Virginia Beach and Linkhorn Park compared to 95 in April 2024, an increase of 19%. There were 104 current contracts pending sale this April compared to 72 a year ago. The number of current contracts is 44% 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 North Virginia Beach and Linkhorn Park was 98.1% 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%.

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