

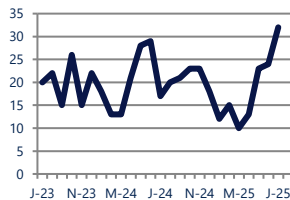
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHUMBERLAND COUNTY HOUSING MARKET**

JULY 2025

Units Sold

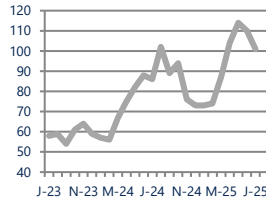
32



Up
Vs. Year Ago

Active Inventory

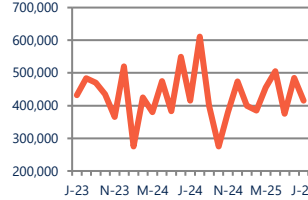
101



Up 17%
Vs. Year Ago

Median Sale Price

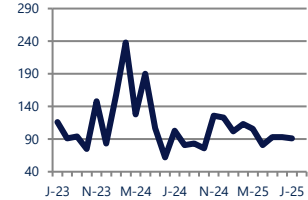
\$415,000



No Change
Vs. Year Ago

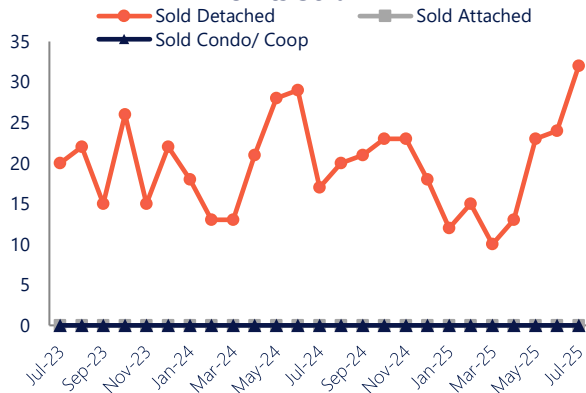
Days On Market

91



Down -12%
Vs. Year Ago

Units Sold*



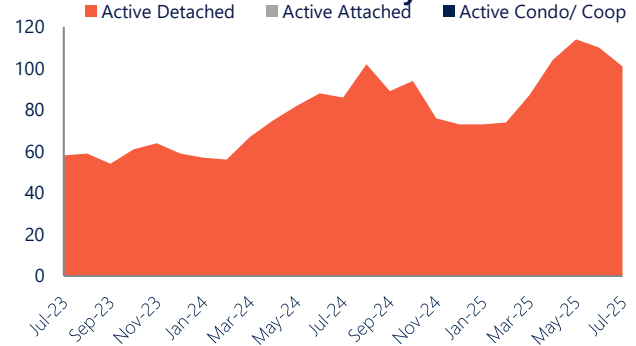
Units Sold

With relatively few transactions, there was an increase in total units sold in July, with 32 sold this month in Northumberland County. This month's total units sold was higher than at this time last year, an increase from July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 17%. The total number of active inventory this July was 101 compared to 86 in July 2024. This month's total of 101 is lower than the previous month's total supply of available inventory of 110, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Northumberland County Homes was \$415,000. This July, the median sale price was \$415,000, which is similar compared to a year ago. The current median sold price is 14% 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.

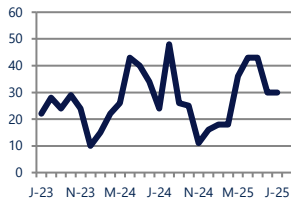
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHUMBERLAND COUNTY HOUSING MARKET**

JULY 2025

New Listings

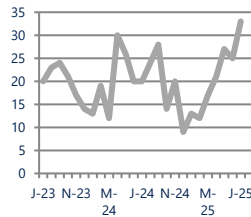
30



Up 25%
Vs. Year Ago

Current Contracts

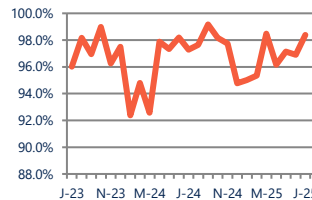
33



Up 65%
Vs. Year Ago

Sold Vs. List Price

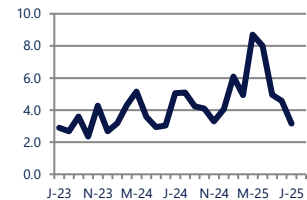
98.4%



Up 1.1%
Vs. Year Ago

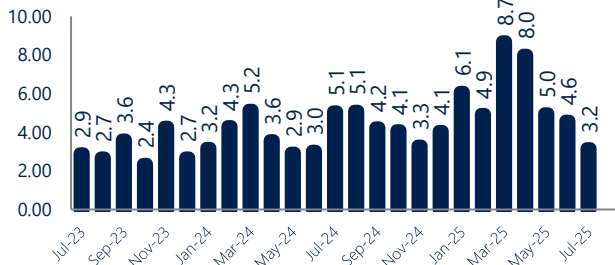
Months of Supply

3.2



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

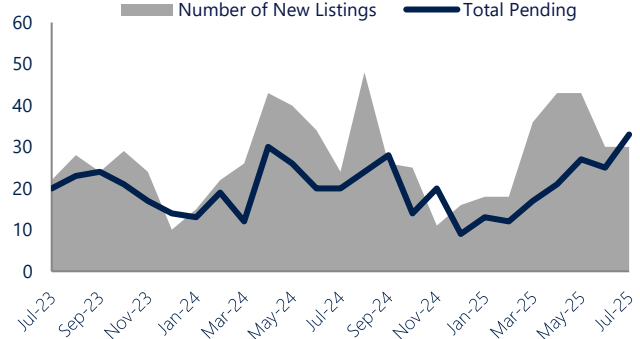
In July, there was 3.2 months of supply available in Northumberland County, compared to 5.1 in July 2024. That is a decrease of 38% versus a year ago.

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.

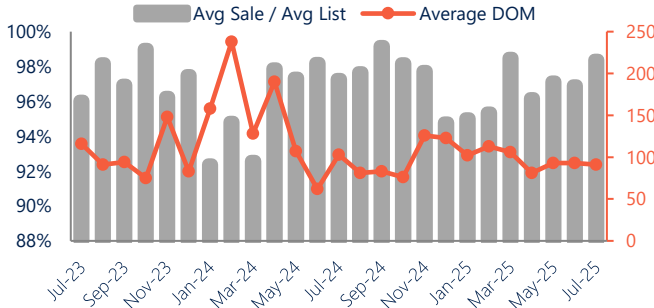
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Northumberland County compared to 24 in July 2024, an increase of 25%. There were 33 current contracts pending sale this July compared to 20 a year ago. The number of current contracts is 65% 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 Northumberland County was 98.4% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 91, lower than the average last year, which was 103, a decrease of 12%.