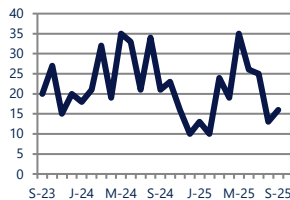


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POQUOSON CITY HOUSING MARKET** SEPTEMBER 2025

## Units Sold

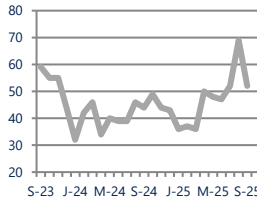
16



**Down -24%**  
Vs. Year Ago

## Active Inventory

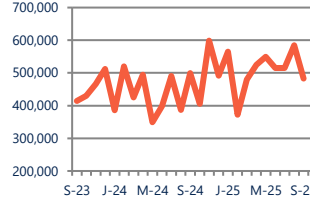
52



**Up 18%**  
Vs. Year Ago

## Median Sale Price

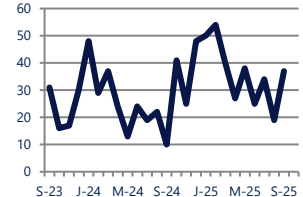
\$482,500



**Down -3%**  
Vs. Year Ago

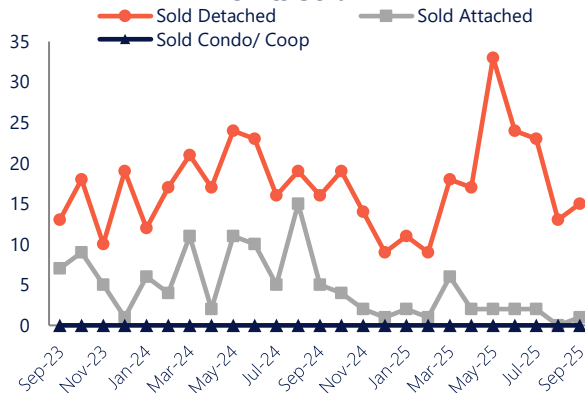
## Days On Market

37



**Up**  
Vs. Year Ago

## Units Sold\*



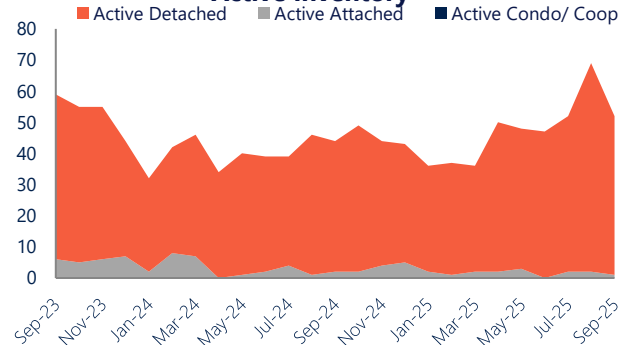
## Units Sold

There was an increase in total units sold in September, with 16 sold this month in Poquoson City versus 13 last month, an increase of 23%. This month's total units sold was lower than at this time last year, a decrease of 24% versus September 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 18%. The total number of active inventory this September was 52 compared to 44 in September 2024. This month's total of 52 is lower than the previous month's total supply of available inventory of 69, a decrease of 25%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Poquoson City Homes was \$499,900. This September, the median sale price was \$482,500, a decrease of 3% or \$17,400 compared to last year. The current median sold price is 18% lower than in August.

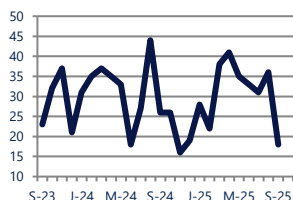
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POQUOSON CITY HOUSING MARKET** SEPTEMBER 2025

## New Listings

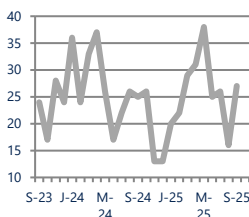
18



**Down -31%**  
Vs. Year Ago

## Current Contracts

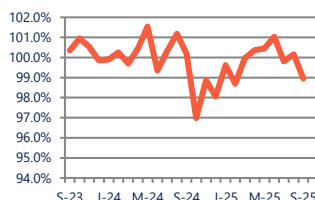
27



**Up 8%**  
Vs. Year Ago

## Sold Vs. List Price

99.0%



**Down -1.2%**  
Vs. Year Ago

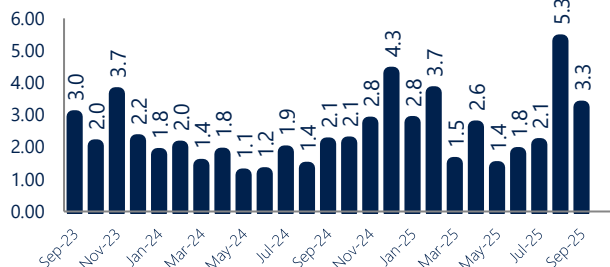
## Months of Supply

3.3



**Up 55%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

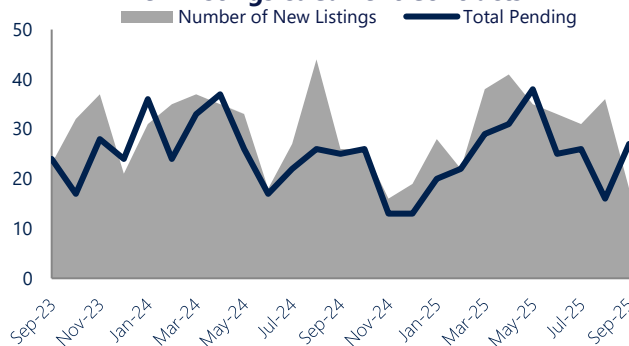
In September, there was 3.3 months of supply available in Poquoson City, compared to 2.1 in September 2024. That is an increase of 55% versus a year ago.

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.

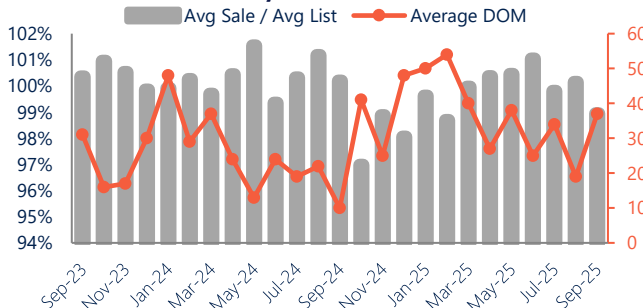
## New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Poquoson City compared to 26 in September 2024, a decrease of 31%. There were 27 current contracts pending sale this September compared to 25 a year ago. The number of current contracts is 8% higher than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Poquoson City was 99.0% of the average list price, which is 1.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 10. This increase was impacted by the limited number of sales.