

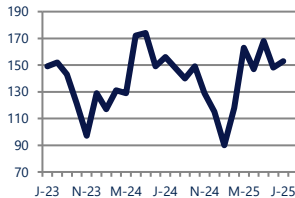
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PORTSMOUTH CITY HOUSING MARKET**

JULY 2025

Units Sold

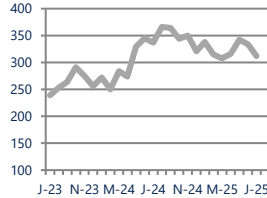
153



Down -2%
Vs. Year Ago

Active Inventory

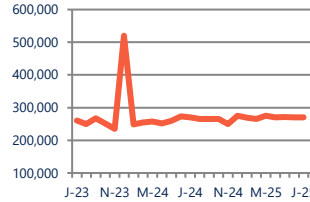
312



Down -7%
Vs. Year Ago

Median Sale Price

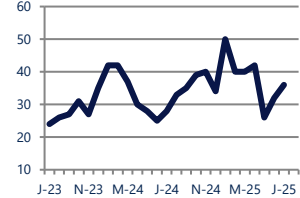
\$270,000



No Change
Vs. Year Ago

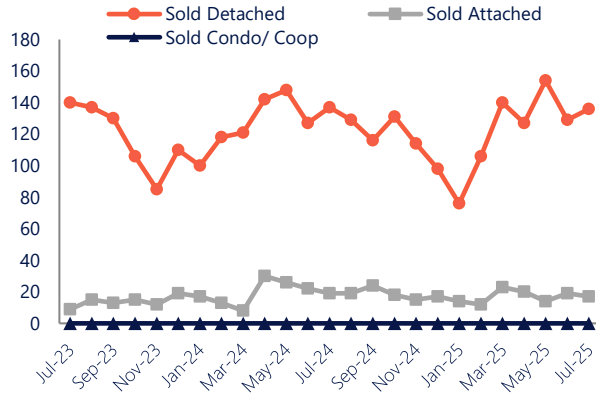
Days On Market

36



Up 29%
Vs. Year Ago

Units Sold*



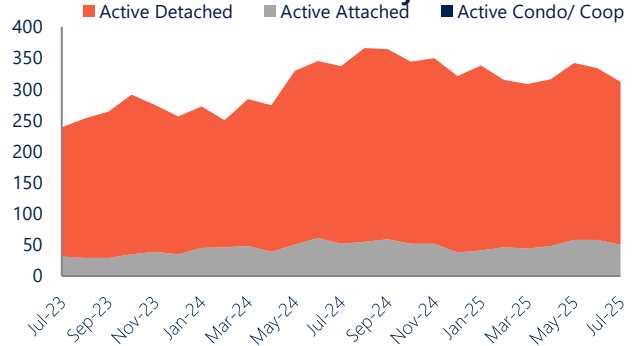
Units Sold

There was an increase in total units sold in July, with 153 sold this month in Portsmouth City versus 148 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 2% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 7%. The total number of active inventory this July was 312 compared to 337 in July 2024. This month's total of 312 is lower than the previous month's total supply of available inventory of 334, a decrease of 7%.

Active Inventory*

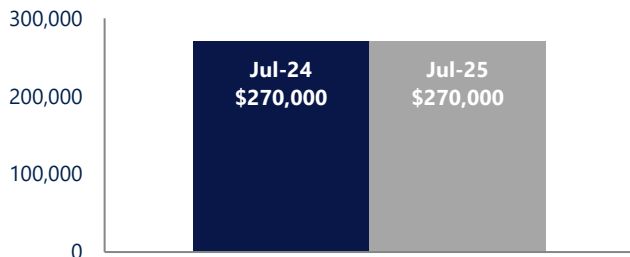


Median Sale Price

Last July, the median sale price for Portsmouth City Homes was \$270,000. This July, the median sale price was approximately the same at \$270,000. The current median sold price is also similar to the median price in June.

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

Median Sale Price



*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.

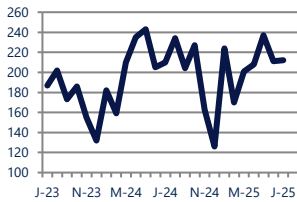
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PORTSMOUTH CITY HOUSING MARKET**

JULY 2025

New Listings

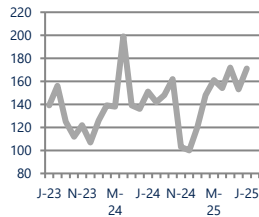
212



Up 1%
Vs. Year Ago

Current Contracts

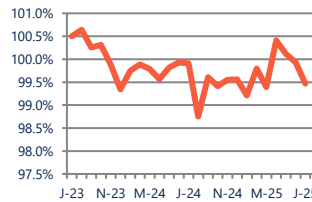
171



Up 13%
Vs. Year Ago

Sold Vs. List Price

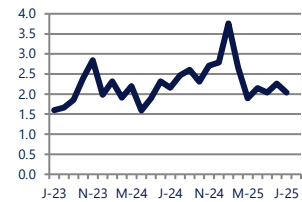
99.5%



No Change
Vs. Year Ago

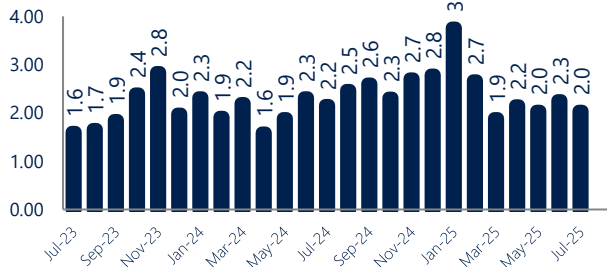
Months of Supply

2.0



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

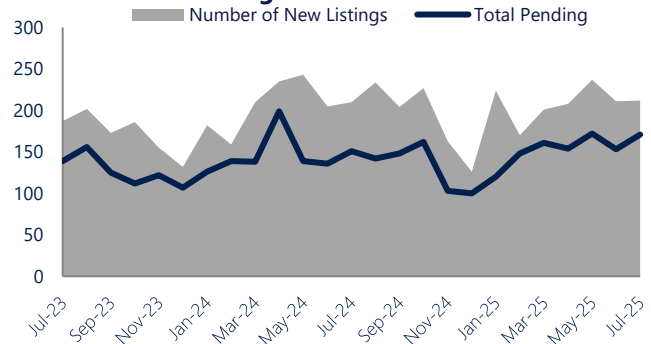
In July, there was 2.0 months of supply available in Portsmouth City, compared to 2.2 in July 2024. That is a decrease of 6% versus a year ago.

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.

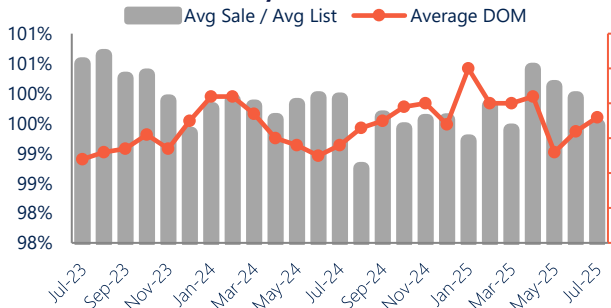
New Listings & Current Contracts

This month there were 212 homes newly listed for sale in Portsmouth City compared to 210 in July 2024, an increase of 1%. There were 171 current contracts pending sale this July compared to 151 a year ago. The number of current contracts is 13% 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 Portsmouth City 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 36, higher than the average last year, which was 28, an increase of 29%.