

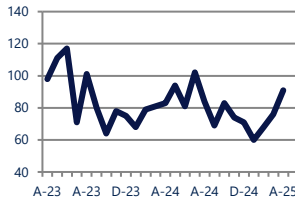
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: RIVER TERRACE, BUCKROE BEACH, AND WESTERN HAMPTON CITY HOUSING MARKET

APRIL 2025

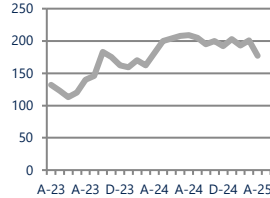
Zip Code(s): 23663, 23664, 23667, 23668 and 23669

**Units Sold**  
91



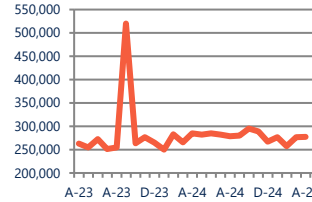
**Up 10%**  
Vs. Year Ago

**Active Inventory**  
177



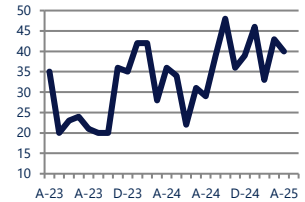
**Down -2%**  
Vs. Year Ago

**Median Sale Price**  
\$277,000



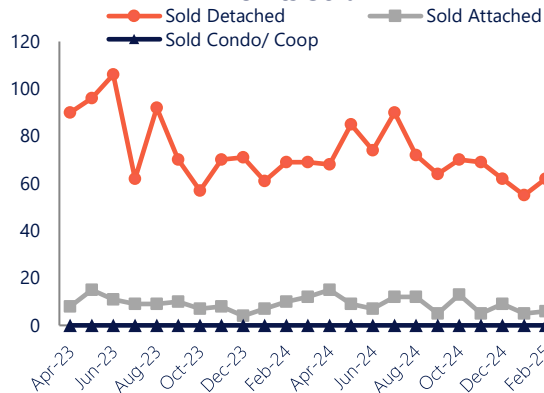
**Down -3%**  
Vs. Year Ago

**Days On Market**  
40



**Up 11%**  
Vs. Year Ago

## Units Sold\*



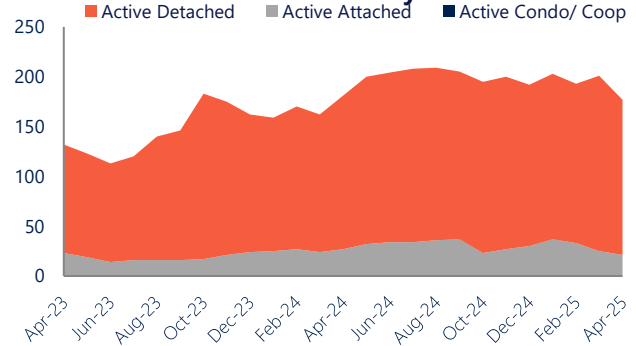
## Units Sold

There was an increase in total units sold in April, with 91 sold this month in River Terrace, Buckroe Beach, and Western Hampton City versus 76 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 2%. The total number of active inventory this April was 177 compared to 181 in April 2024. This month's total of 177 is lower than the previous month's total supply of available inventory of 201, a decrease of 12%.

## Active Inventory\*

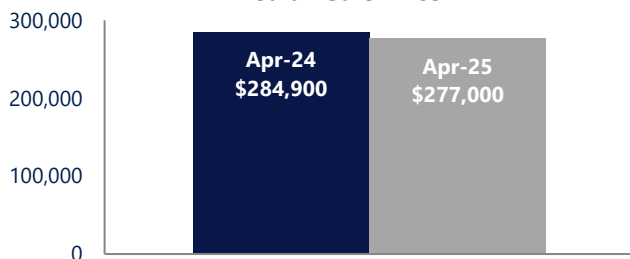


## Median Sale Price

Last April, the median sale price for River Terrace, Buckroe Beach, and Western Hampton City Homes was \$284,900. This April, the median sale price was \$277,000, a decrease of 3% or \$7,900 compared to last year. The current median sold price is approximately the same as the median price in March.

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



River Terrace, Buckroe Beach, and Western Hampton City are defined as properties listed in zip code/s 23663, 23664, 23667, 23668 and 23669.

\*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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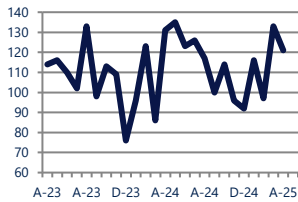
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APRIL 2025

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## New Listings

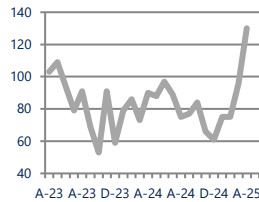
121



Down -8%  
Vs. Year Ago

## Current Contracts

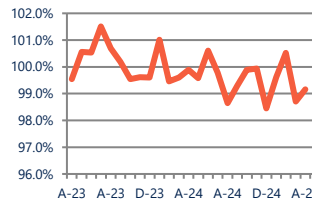
130



Up 44%  
Vs. Year Ago

## Sold Vs. List Price

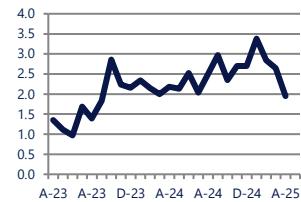
99.2%



Down -0.7%  
Vs. Year Ago

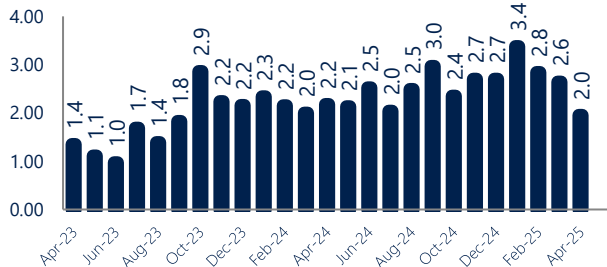
## Months of Supply

2.0



Down -11%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

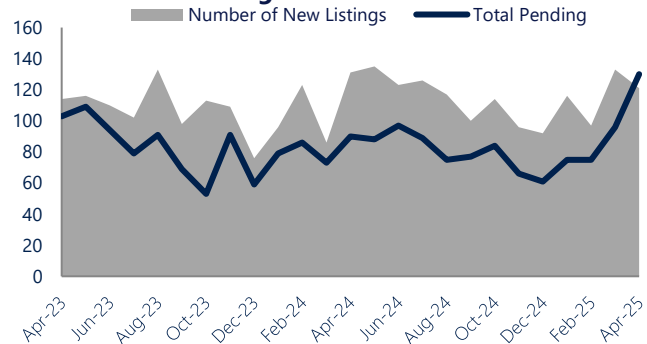
In April, there was 1.9 months of supply available in River Terrace, Buckroe Beach, and Western Hampton City, compared to 2.2 in April 2024. That is a decrease of 11% versus a year ago.

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.

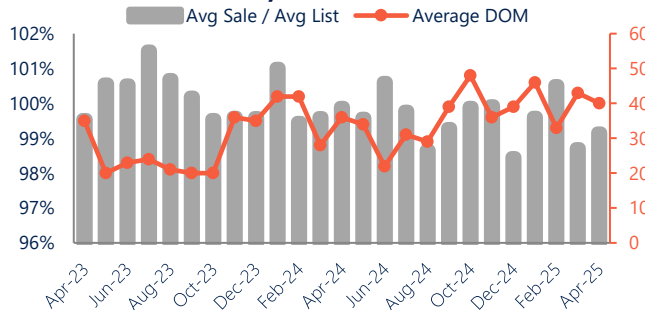
## New Listings & Current Contracts

This month there were 121 homes newly listed for sale in River Terrace, Buckroe Beach, and Western Hampton City compared to 131 in April 2024, a decrease of 8%. There were 130 current contracts pending sale this April compared to 90 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 River Terrace, Buckroe Beach, and Western Hampton City was 99.2% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 36, an increase of 11%.

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