



The Long & Foster Market Minute™

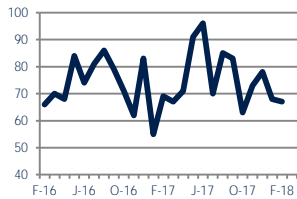
Focus On: Riverdale, Greenwood Farms, and Eastern Hampton City Housing Market

February 2018

Zip Code(s): 23661 and 23666

Units Sold

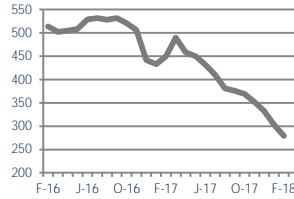
67



Down -3%
Vs. Year Ago

Active Inventory

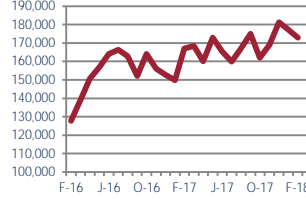
279



Down -38%
Vs. Year Ago

Median Sale Price

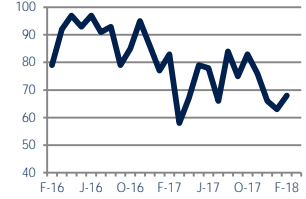
\$173,000



Up 4%
Vs. Year Ago

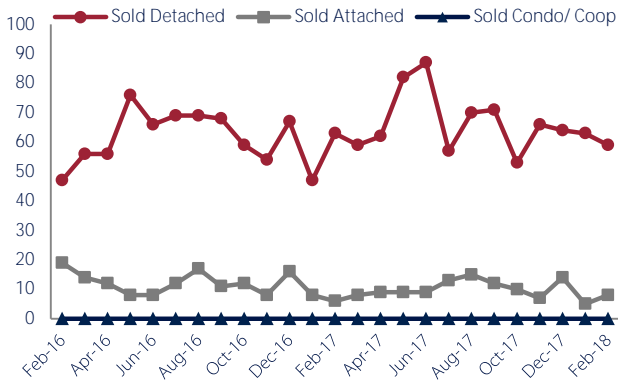
Days On Market

68



Down -18%
Vs. Year Ago

Units Sold*



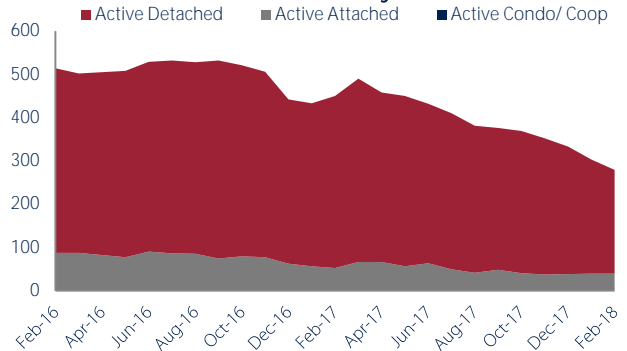
Units Sold

There was a decrease in total units sold in February, with 67 sold this month in Riverdale, Greenwood Farms, and Eastern Hampton City versus 68 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 3% versus February 2017.

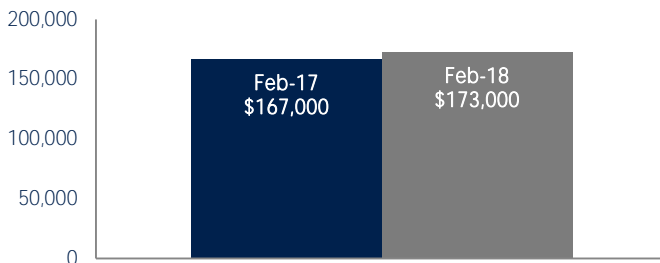
Active Inventory

Versus last year, the total number of homes available this month is lower by 171 units or 38%. The total number of active inventory this February was 279 compared to 450 in February 2017. This month's total of 279 is lower than the previous month's total supply of available inventory of 303, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Riverdale, Greenwood Farms, and Eastern Hampton City Homes was \$167,000. This February, the median sale price was \$173,000, an increase of 4% or \$6,000 compared to last year. The current median sold price is 2% lower than in January.

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

Riverdale, Greenwood Farms, and Eastern Hampton City are defined as properties listed in zip code/s 23661 and 23666.

*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.



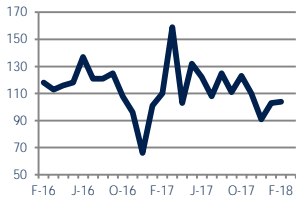
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 23661 and 23666

New Listings

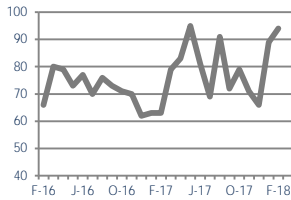
104



Down -5%
Vs. Year Ago

Current Contracts

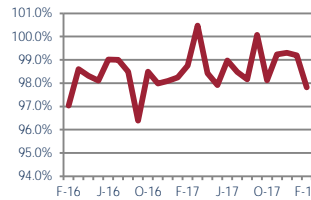
94



Up 49%
Vs. Year Ago

Sold Vs. List Price

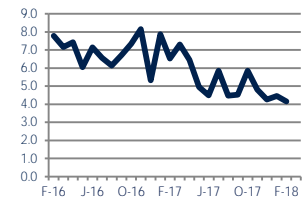
97.8%



Down -0.9%
Vs. Year Ago

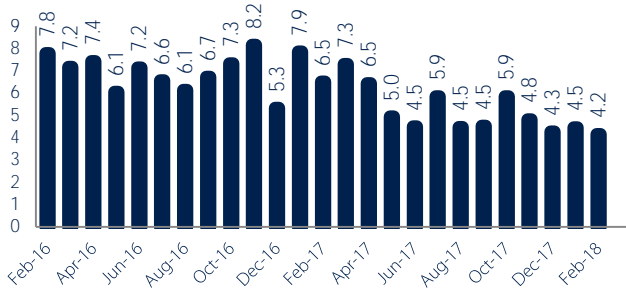
Months of Supply

4.2



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

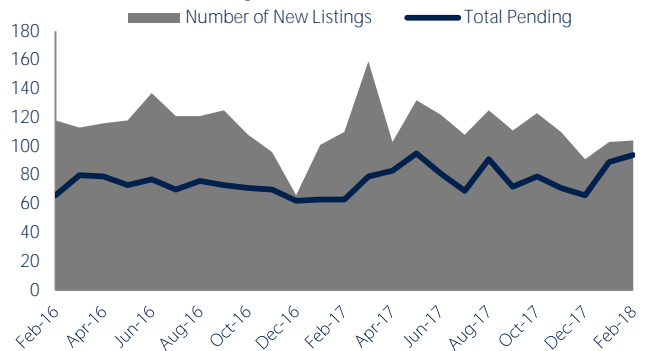
In February, there was 4.2 months of supply available in Riverdale, Greenwood Farms, and Eastern Hampton City, compared to 6.5 in February 2017. That is a decrease of 36% versus a year ago.

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.

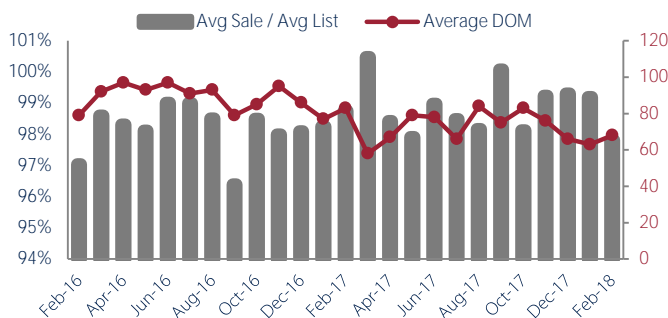
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Riverdale, Greenwood Farms, and Eastern Hampton City compared to 110 in February 2017, a decrease of 5%. There were 94 current contracts pending sale this February compared to 63 a year ago. The number of current contracts is 49% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Riverdale, Greenwood Farms, and Eastern Hampton City was 97.8% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 83, a decrease of 18%.



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