

THE LONG & FOSTER MARKET MINUTE™

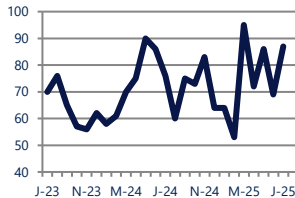
FOCUS ON: RIVERDALE, GREENWOOD FARMS, AND EASTERN HAMPTON CITY HOUSING MARKET

JULY 2025

Zip Code(s): 23661 and 23666

Units Sold

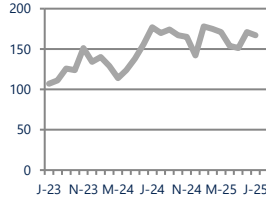
87



Up 14%
Vs. Year Ago

Active Inventory

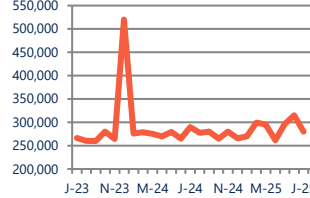
167



Down -6%
Vs. Year Ago

Median Sale Price

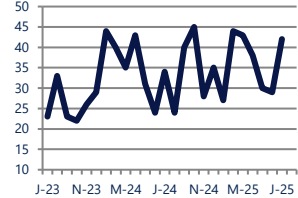
\$280,000



Down -3%
Vs. Year Ago

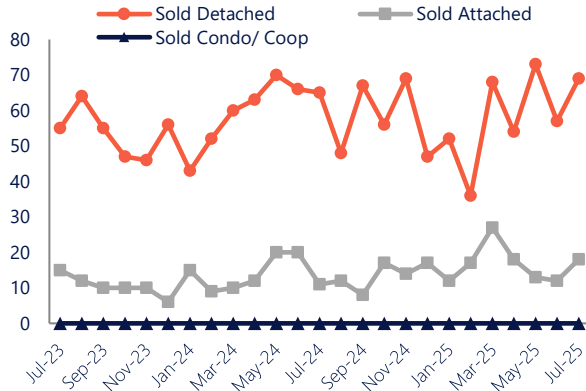
Days On Market

42



Up 24%
Vs. Year Ago

Units Sold*



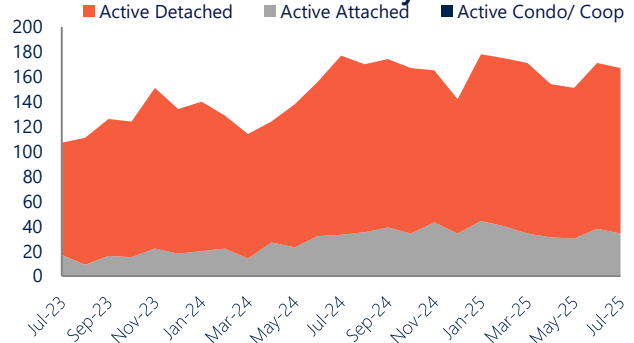
Units Sold

There was an increase in total units sold in July, with 87 sold this month in Riverdale, Greenwood Farms, and Eastern Hampton City versus 69 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 14% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 6%. The total number of active inventory this July was 167 compared to 177 in July 2024. This month's total of 167 is lower than the previous month's total supply of available inventory of 171, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Riverdale, Greenwood Farms, and Eastern Hampton City Homes was \$290,000. This July, the median sale price was \$280,000, a decrease of 3% or \$10,000 compared to last year. The current median sold price is 11% lower 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.

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.

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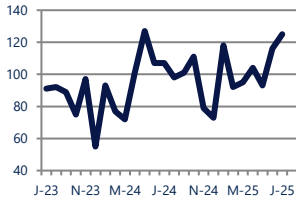
FOCUS ON: RIVERDALE, GREENWOOD FARMS, AND EASTERN HAMPTON CITY HOUSING MARKET

JULY 2025

Zip Code(s): 23661 and 23666

New Listings

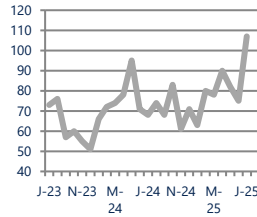
125



Up 17%
Vs. Year Ago

Current Contracts

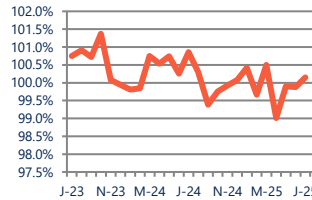
107



Up 57%
Vs. Year Ago

Sold Vs. List Price

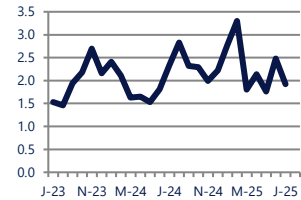
100.2%



Down -0.7%
Vs. Year Ago

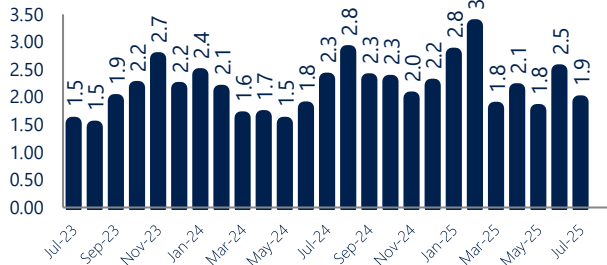
Months of Supply

1.9



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

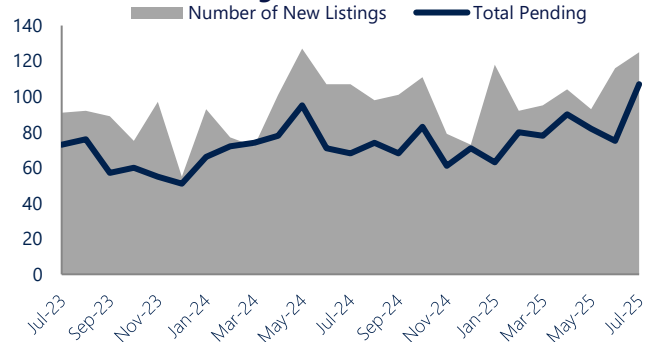
In July, there was 1.9 months of supply available in Riverdale, Greenwood Farms, and Eastern Hampton City, compared to 2.3 in July 2024. That is a decrease of 18% versus a year ago.

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.

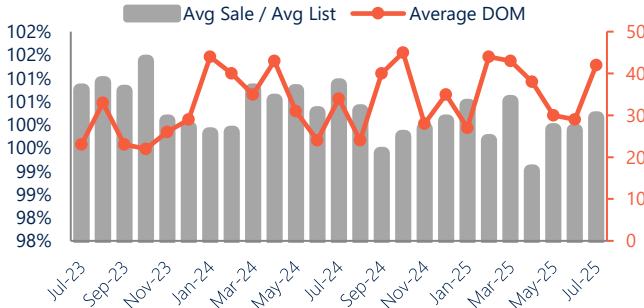
New Listings & Current Contracts

This month there were 125 homes newly listed for sale in Riverdale, Greenwood Farms, and Eastern Hampton City compared to 107 in July 2024, an increase of 17%. There were 107 current contracts pending sale this July compared to 68 a year ago. The number of current contracts is 57% 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 Riverdale, Greenwood Farms, and Eastern Hampton City was 100.2% 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 42, higher than the average last year, which was 34, an increase of 24%.

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