

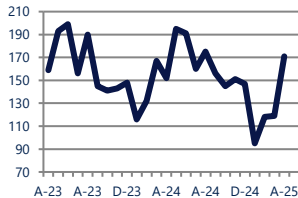
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUFFOLK CITY HOUSING MARKET**

APRIL 2025

Units Sold

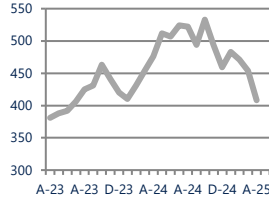
171



Up 13%
Vs. Year Ago

Active Inventory

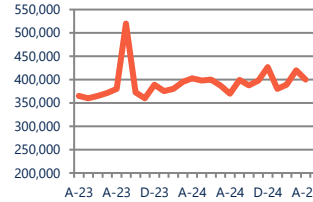
408



Down -14%
Vs. Year Ago

Median Sale Price

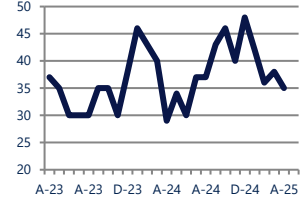
\$400,000



Down -1%
Vs. Year Ago

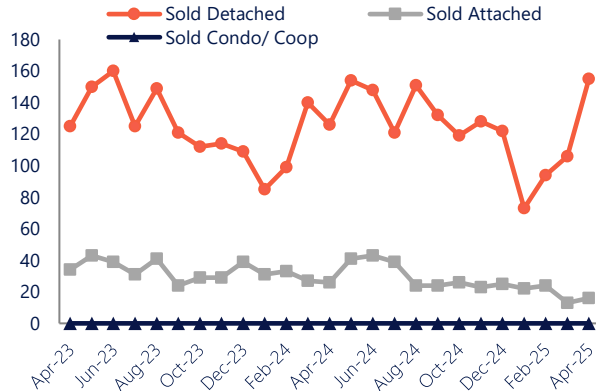
Days On Market

35



Up 21%
Vs. Year Ago

Units Sold*



Units Sold

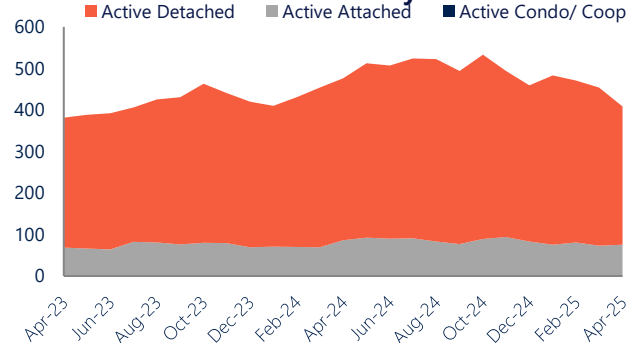
There was an increase in total units sold in April, with 171 sold this month in Suffolk City. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 14%. The total number of active inventory this April was 408 compared to 476 in April 2024.

This month's total of 408 is lower than the previous month's total supply of available inventory of 454, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Suffolk City Homes was \$402,708. This April, the median sale price was \$400,000, a decrease of 1% or \$2,708 compared to last year. The current median sold price is 5% lower than in March.

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

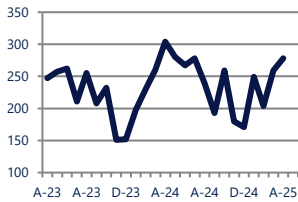
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FOCUS ON: **SUFFOLK CITY HOUSING MARKET**

APRIL 2025

New Listings

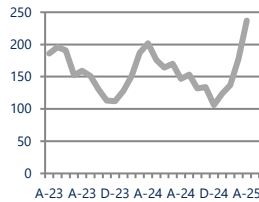
278



Down -9%
Vs. Year Ago

Current Contracts

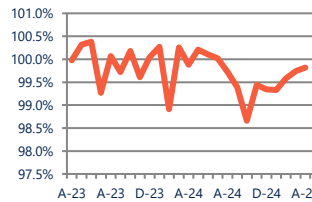
237



Up 17%
Vs. Year Ago

Sold Vs. List Price

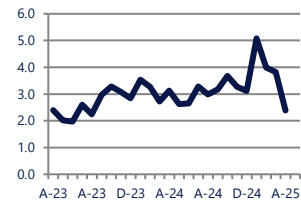
99.8%



No Change
Vs. Year Ago

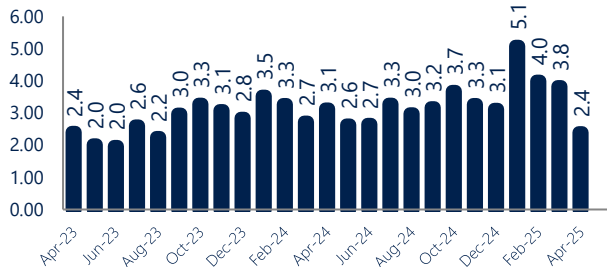
Months of Supply

2.4



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

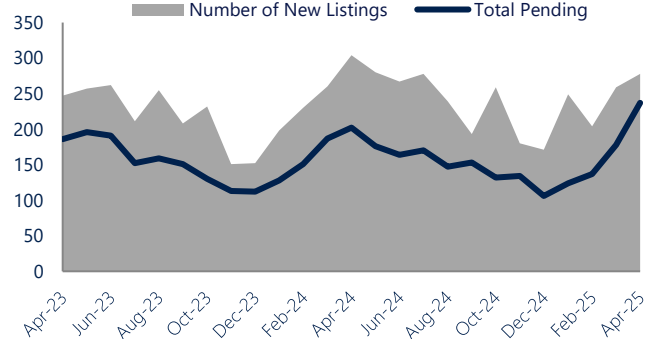
In April, there was 2.4 months of supply available in Suffolk City, compared to 3.1 in April 2024. That is a decrease of 24% versus a year ago.

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.

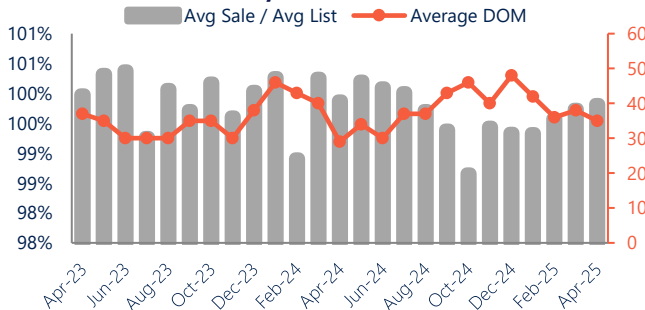
New Listings & Current Contracts

This month there were 278 homes newly listed for sale in Suffolk City compared to 304 in April 2024, a decrease of 9%. There were 237 current contracts pending sale this April compared to 202 a year ago. The number of current contracts is 17% 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 Suffolk City was 99.8% 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 35, higher than the average last year, which was 29, an increase of 21%.