



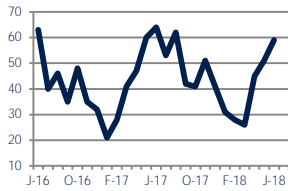
The Long & Foster Market Minute™

Focus On: Tuckahoe Housing Market

June 2018

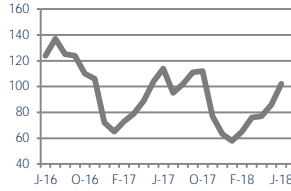
Zip Code(s): 23229

Units Sold
59



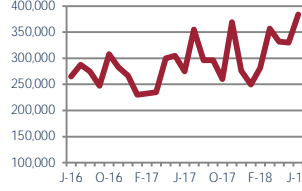
Down -8%
Vs. Year Ago

Active Inventory
102



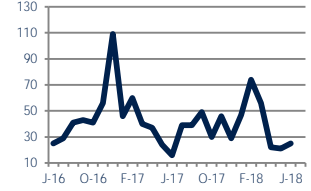
Down -11%
Vs. Year Ago

Median Sale Price
\$384,000



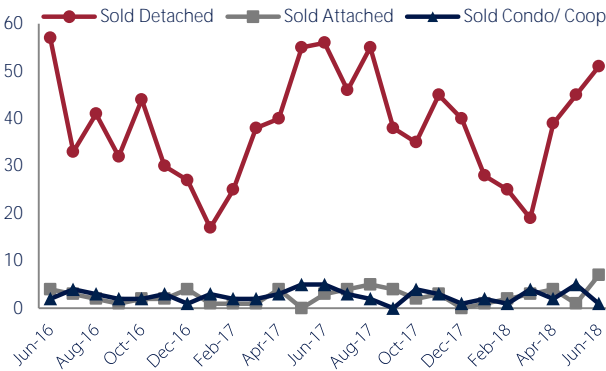
Up
Vs. Year Ago

Days On Market
25



Up 56%
Vs. Year Ago

Units Sold*



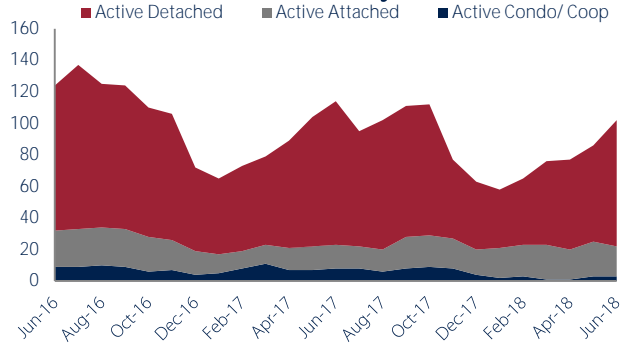
Units Sold

There was an increase in total units sold in June, with 59 sold this month in Tuckahoe versus 51 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 8% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 11%. The total number of active inventory this June was 102 compared to 114 in June 2017. This month's total of 102 is higher than the previous month's total supply of available inventory of 86, an increase of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Tuckahoe Homes was \$274,500. This June, the median sale price was \$384,000, an increase of \$109,500 compared to last year. The current median sold price is higher than in May.

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



Tuckahoe are defined as properties listed in zip code/s 23229.

*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.



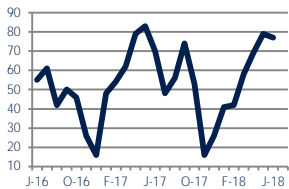


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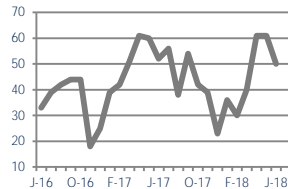
Zip Code(s): 23229

New Listings
77



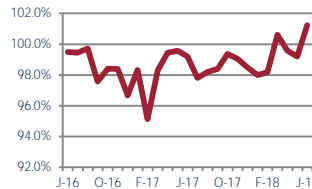
Up 10%
Vs. Year Ago

Current Contracts
50



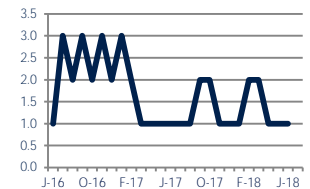
Down -4%
Vs. Year Ago

Sold Vs. List Price
101.2%



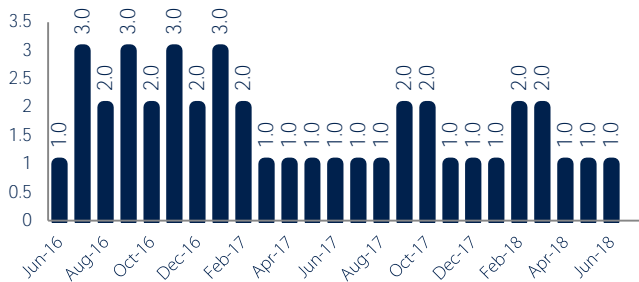
Up 2%
Vs. Year Ago

Months of Supply
1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

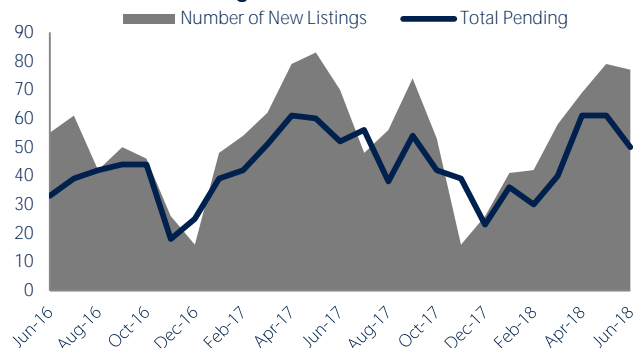
In June, there was 1.7 months of supply available in Tuckahoe. The amount of supply is similar compared to a year ago.

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.

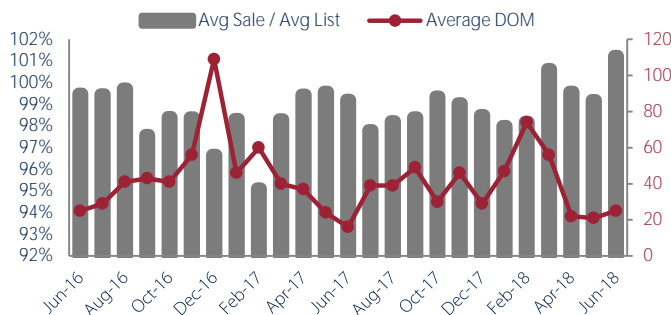
New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Tuckahoe compared to 70 in June 2017, an increase of 10%. There were 50 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 4% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Tuckahoe was 101.2% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 16, an increase of 56%.



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