



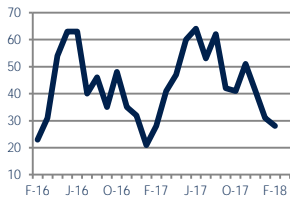
Focus On: Tuckahoe Housing Market

February 2018

Zip Code(s): 23229

Units Sold

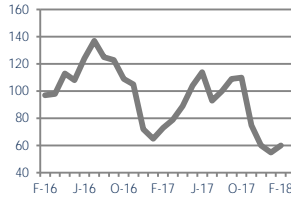
28



No Change
Vs. Year Ago

Active Inventory

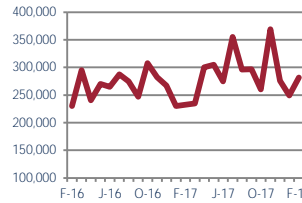
60



Down -18%
Vs. Year Ago

Median Sale Price

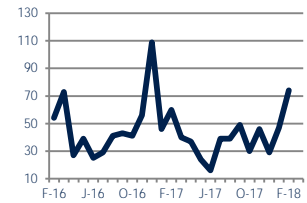
\$281,500



Up 21%
Vs. Year Ago

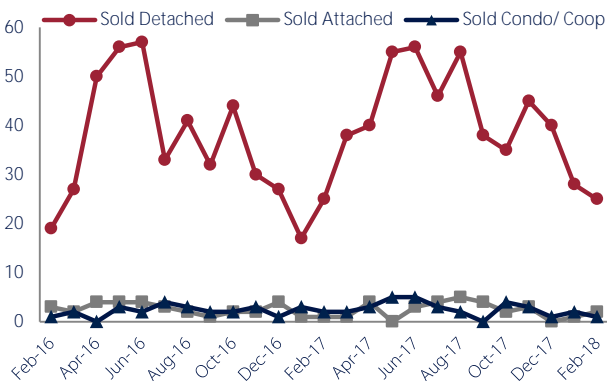
Days On Market

74



Up 23%
Vs. Year Ago

Units Sold*



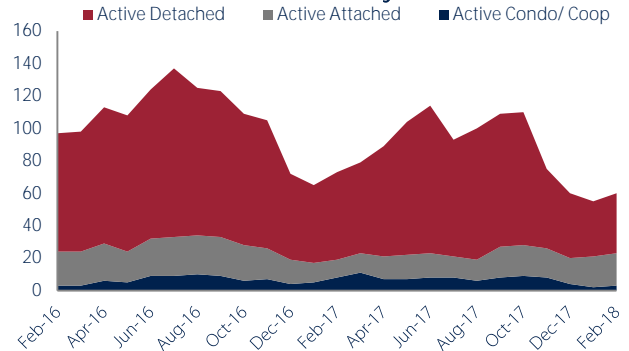
Units Sold

There was a decrease in total units sold in February, with 28 sold this month in Tuckahoe, a decrease of 10%. This month's total units sold is similar compared to a year ago.

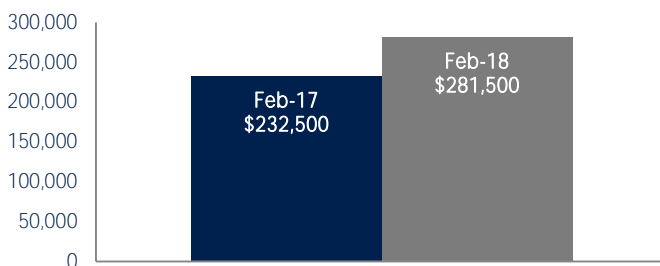
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 18%. The total number of active inventory this February was 60 compared to 73 in February 2017. This month's total of 60 is higher than the previous month's total supply of available inventory of 55, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Tuckahoe Homes was \$232,500. This February, the median sale price was \$281,500, an increase of 21% or \$49,000 compared to last year. The current median sold price is 13% higher 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.



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.





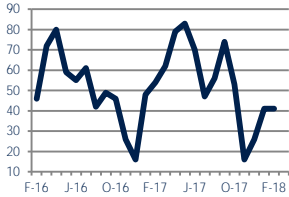
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New Listings

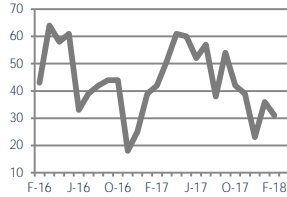
41



Down -24%
Vs. Year Ago

Current Contracts

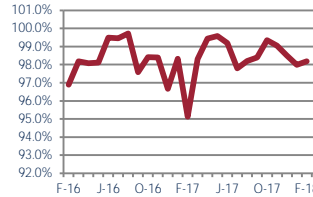
31



Down -26%
Vs. Year Ago

Sold Vs. List Price

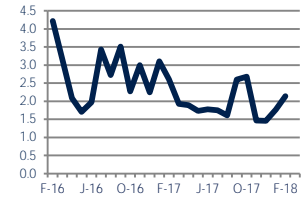
98.2%



Up 3.2%
Vs. Year Ago

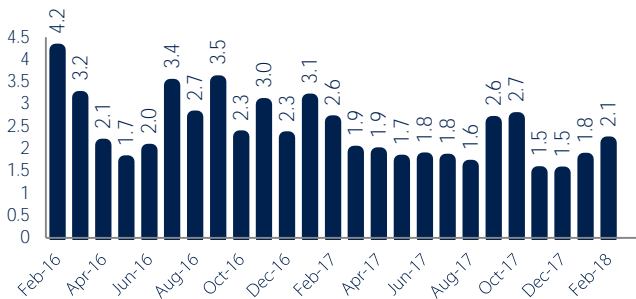
Months of Supply

2.1



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

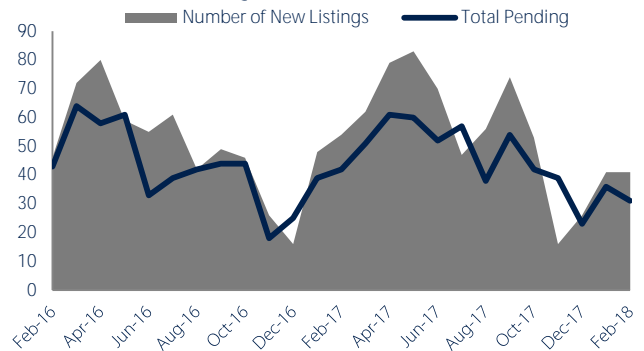
In February, there was 2.1 months of supply available in Tuckahoe, compared to 2.6 in February 2017. That is a decrease of 18% versus a year ago.

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.

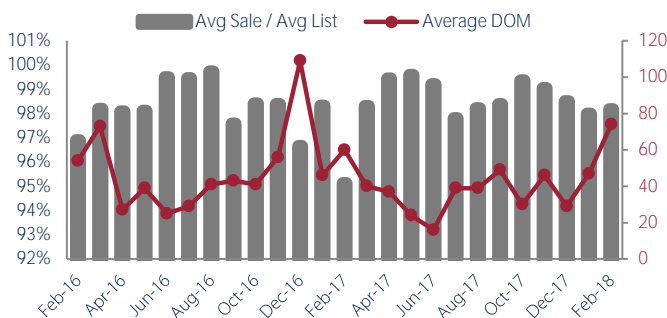
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Tuckahoe compared to 54 in February 2017, a decrease of 24%. There were 31 current contracts pending sale this February compared to 42 a year ago. The number of current contracts is 26% lower 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 Tuckahoe was 98.2% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 74, higher than the average last year, which was 60, an increase of 23%.



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