



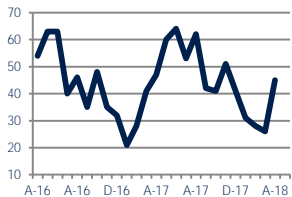
Focus On: Tuckahoe Housing Market

April 2018

Zip Code(s): 23229

Units Sold

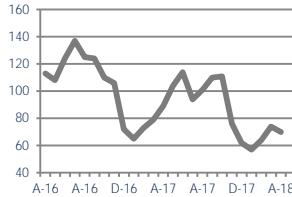
45



Down -4%
Vs. Year Ago

Active Inventory

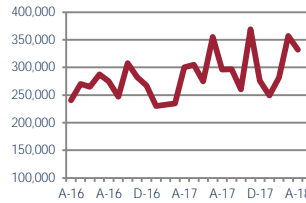
70



Down -21%
Vs. Year Ago

Median Sale Price

\$331,999



Up 11%
Vs. Year Ago

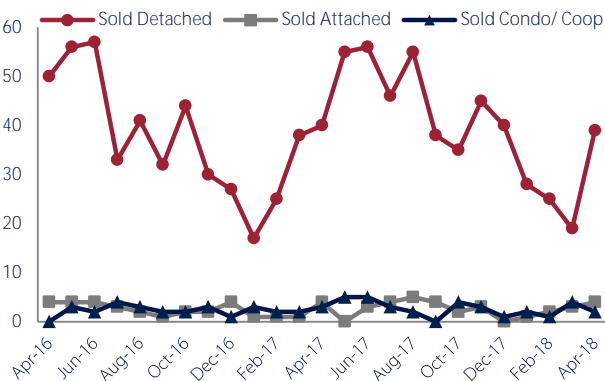
Days On Market

22



Down -41%
Vs. Year Ago

Units Sold*



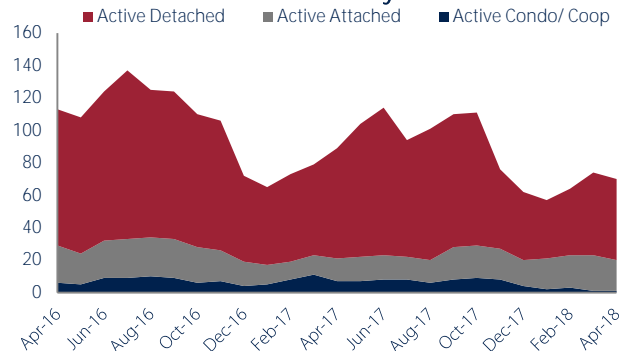
Units Sold

There was an increase in total units sold in April, with 45 sold this month in Tuckahoe. This month's total units sold was lower than at this time last year.

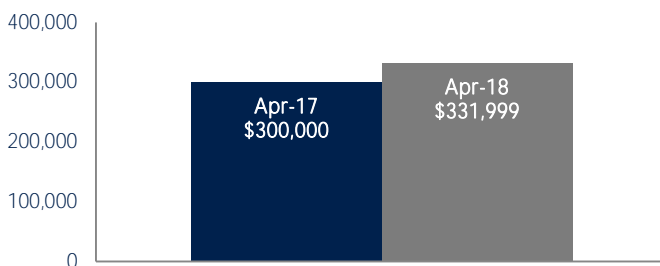
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 21%. The total number of active inventory this April was 70 compared to 89 in April 2017. This month's total of 70 is lower than the previous month's total supply of available inventory of 74, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Tuckahoe Homes was \$300,000. This April, the median sale price was \$331,999, an increase of 11% or \$31,999 compared to last year. The current median sold price is 7% 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.



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.



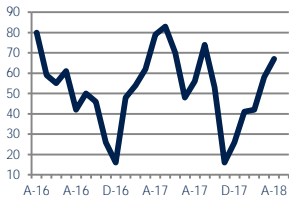
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April 2018

Zip Code(s): 23229

New Listings

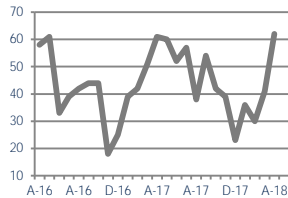
67



Down -15%
Vs. Year Ago

Current Contracts

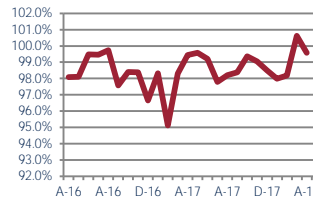
62



Up 2%
Vs. Year Ago

Sold Vs. List Price

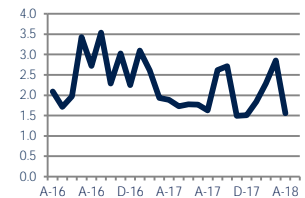
99.6%



No Change
Vs. Year Ago

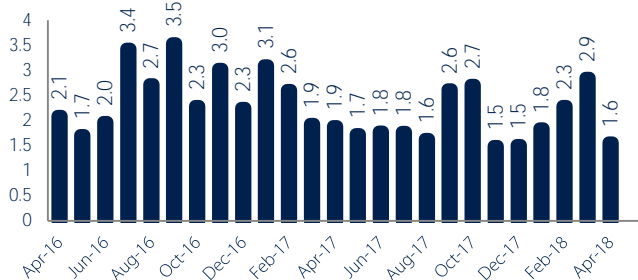
Months of Supply

1.6



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

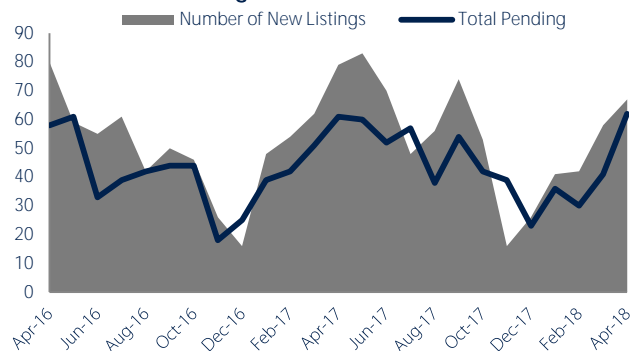
In April, there was 1.6 months of supply available in Tuckahoe, compared to 1.9 in April 2017. That is a decrease of 18% versus a year ago.

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.

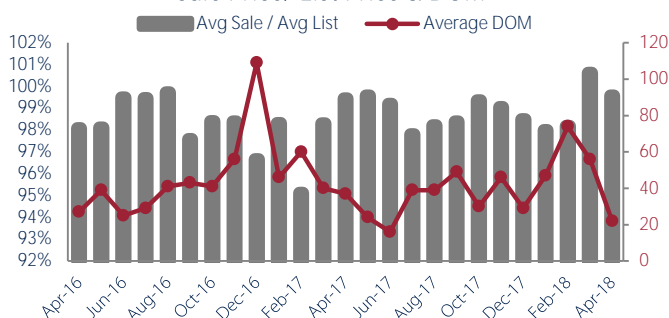
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Tuckahoe compared to 79 in April 2017, a decrease of 15%. There were 62 current contracts pending sale this April compared to 61 a year ago. The number of current contracts is 2% 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 Tuckahoe was 99.6% 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 22, lower than the average last year, which was 37, a decrease of 41%.



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