

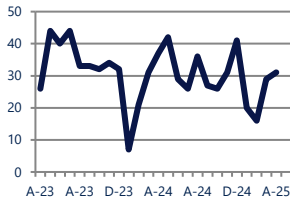
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **TUCKAHOE HOUSING MARKET**

APRIL 2025

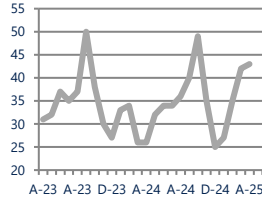
Zip Code(s): 23229

Units Sold
31



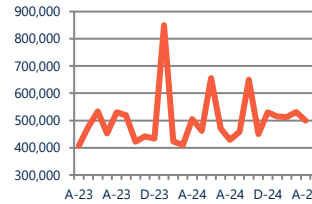
Down -16%
Vs. Year Ago

Active Inventory
43



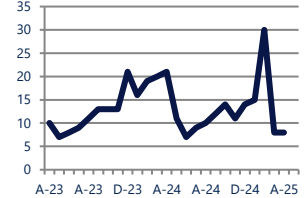
Up 65%
Vs. Year Ago

Median Sale Price
\$500,000



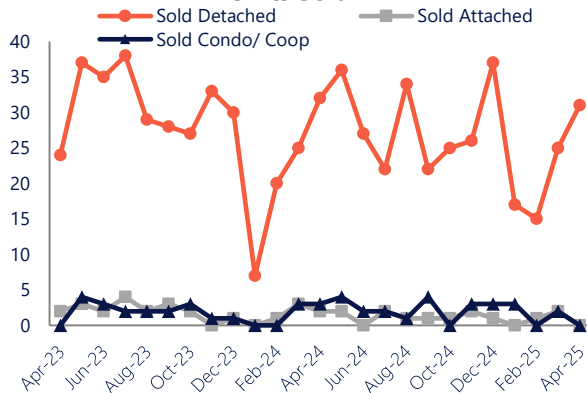
Down -1%
Vs. Year Ago

Days On Market
8



Down
Vs. Year Ago

Units Sold*



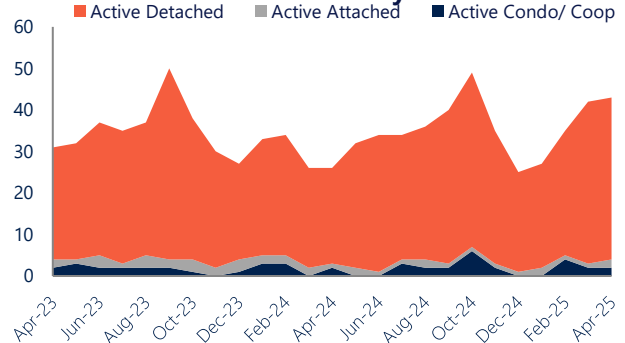
Units Sold

There was an increase in total units sold in April, with 31 sold this month in Tuckahoe versus 29 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 16% versus April 2024.

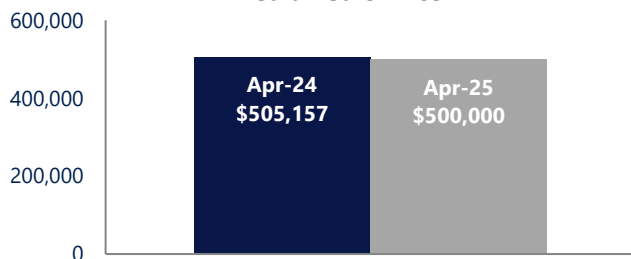
Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 65%. The total number of active inventory this April was 43 compared to 26 in April 2024. This month's total of 43 is higher than the previous month's total supply of available inventory of 42, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Tuckahoe Homes was \$505,157. This April, the median sale price was \$500,000, a decrease of 1% or \$5,157 compared to last year. The current median sold price is 6% 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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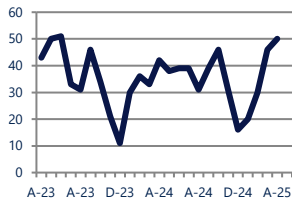
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APRIL 2025

Zip Code(s): 23229

New Listings

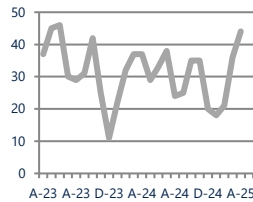
50



Up 19%
Vs. Year Ago

Current Contracts

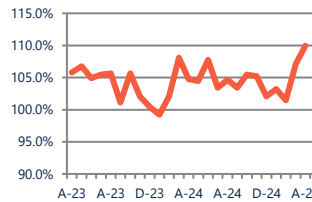
44



Up 19%
Vs. Year Ago

Sold Vs. List Price

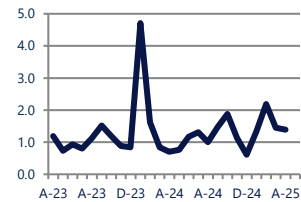
109.9%



Up 4.9%
Vs. Year Ago

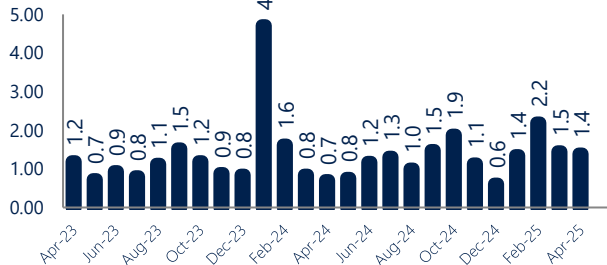
Months of Supply

1.4



Up 99%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 1.4 months of supply available in Tuckahoe, compared to 0.7 in April 2024. That is an increase of 97% versus a year ago.

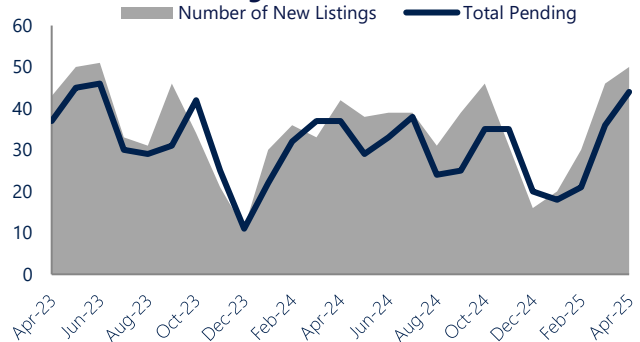
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

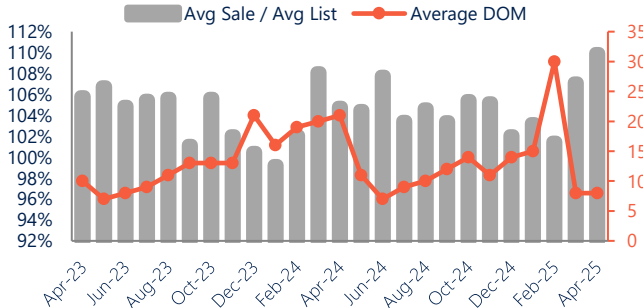
This month there were 50 homes newly listed for sale in Tuckahoe compared to 42 in April 2024, an increase of 19%.

There were 44 current contracts pending sale this April compared to 37 a year ago. The number of current contracts is 19% 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 109.9% of the average list price, which is 5.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 21. This decrease was impacted by the limited number of sales.

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