



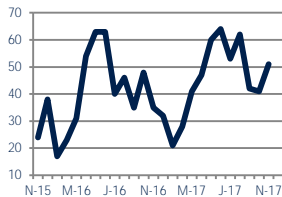
Focus On: Tuckahoe Housing Market

November 2017

Zip Code(s): 23229

Units Sold

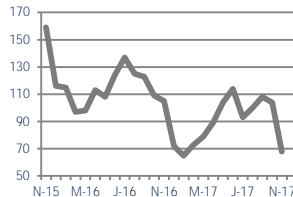
51



Up
Vs. Year Ago

Active Inventory

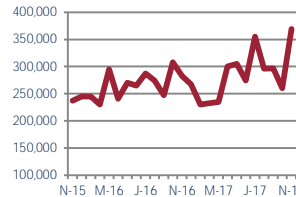
68



Down -35%
Vs. Year Ago

Median Sale Price

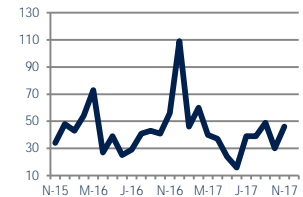
\$369,000



Up 31%
Vs. Year Ago

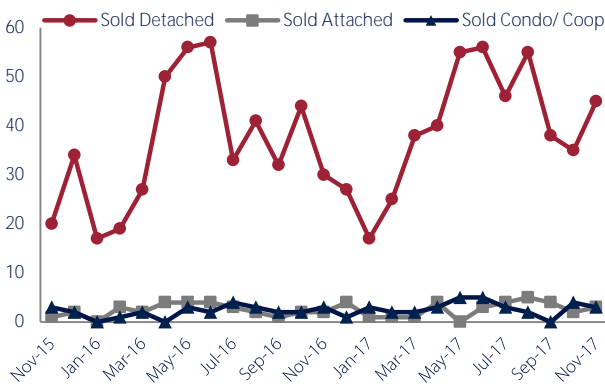
Days On Market

46



Down -18%
Vs. Year Ago

Units Sold*



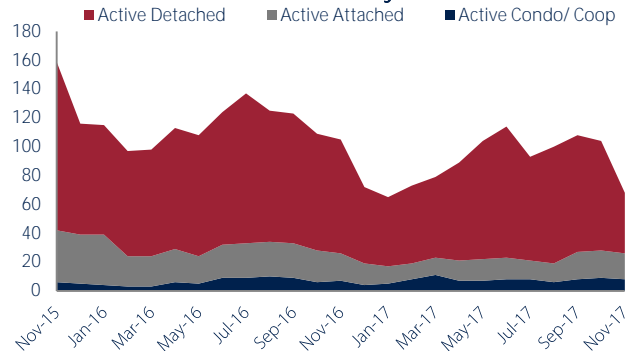
Units Sold

There was an increase in total units sold in November, with 51 sold this month in Tuckahoe. This month's total units sold was higher than at this time last year.

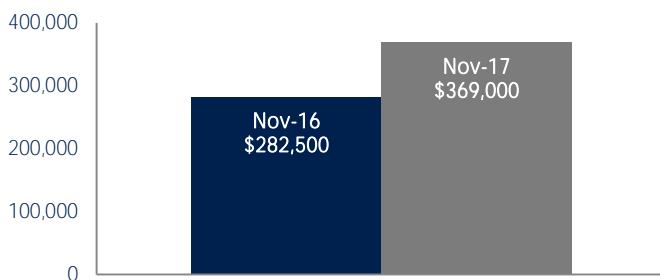
Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 35%. The total number of active inventory this November was 68 compared to 105 in November 2016. This month's total of 68 is lower than the previous month's total supply of available inventory of 104, a decrease of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Tuckahoe Homes was \$282,500. This November, the median sale price was \$369,000, an increase of \$86,500 compared to last year. The current median sold price is higher than in October.

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

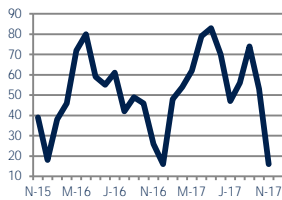
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November 2017

Zip Code(s): 23229

New Listings

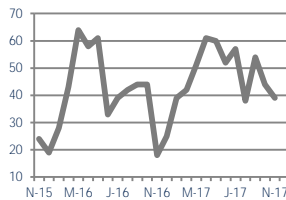
16



Down -38%
Vs. Year Ago

Current Contracts

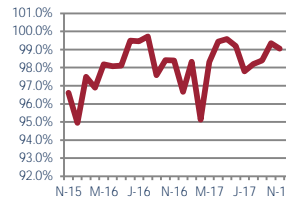
39



Up 117%
Vs. Year Ago

Sold Vs. List Price

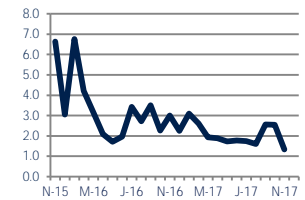
99.1%



Up 0.7%
Vs. Year Ago

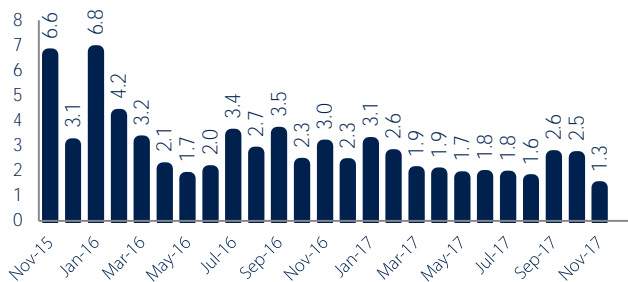
Months of Supply

1.3



Down -56%
Vs. Year Ago

Months Of Supply



Months of Supply

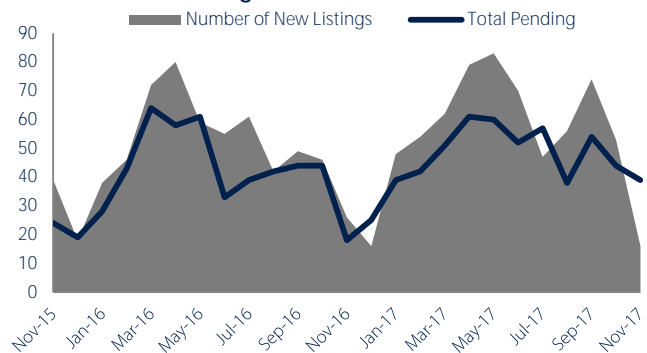
In November, there was 1.3 months of supply available in Tuckahoe, compared to 3.0 in November 2016. That is a decrease of 56% versus a year ago.

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.

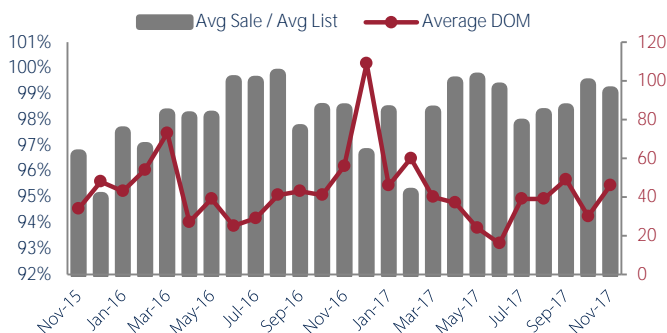
New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Tuckahoe compared to 26 in November 2016, a decrease of 38%. There were 39 current contracts pending sale this November compared to 18 a year ago. The number of current contracts is 117% higher than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Tuckahoe was 99.1% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 56, a decrease of 18%.