



# The Long & Foster Market Minute™

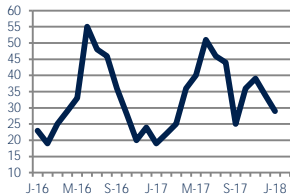
Focus On: Westhampton Housing Market

January 2018

Zip Code(s): 23226

## Units Sold

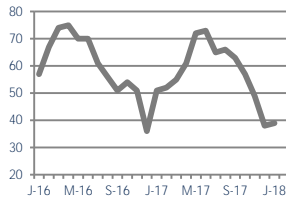
29



Up  
Vs. Year Ago

## Active Inventory

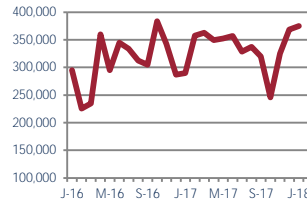
39



Down -24%  
Vs. Year Ago

## Median Sale Price

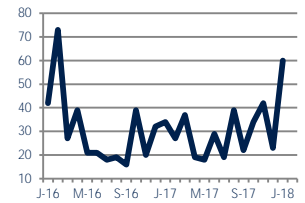
\$375,000



Up  
Vs. Year Ago

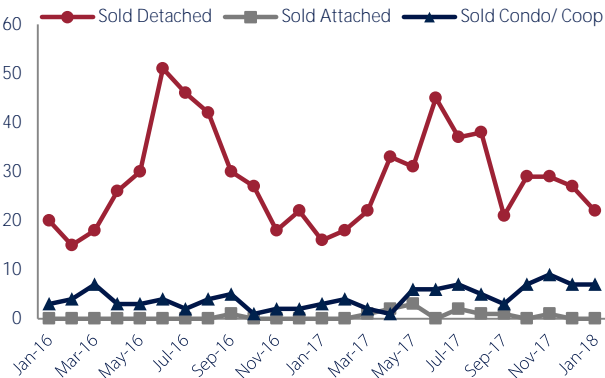
## Days On Market

60



Up  
Vs. Year Ago

## Units Sold\*



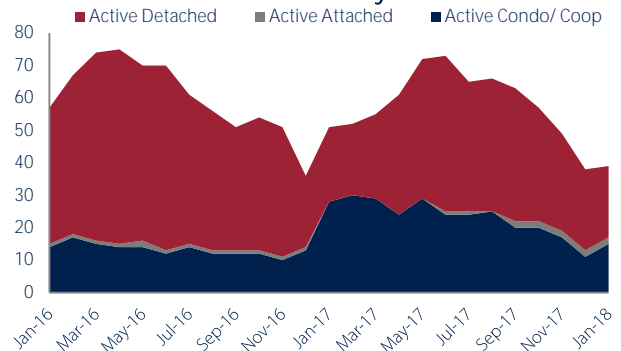
## Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 29 sold this month in Westhampton. This month's total units sold was higher than at this time last year, an increase from January 2017.

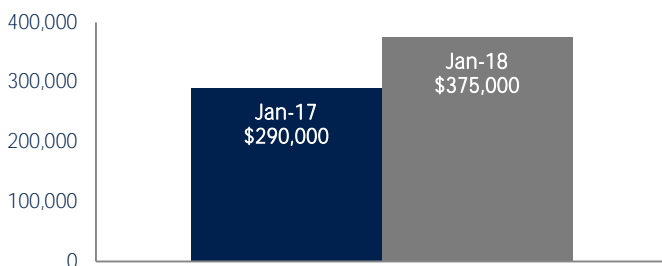
## Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 24%. The total number of active inventory this January was 39 compared to 51 in January 2017. This month's total of 39 is higher than the previous month's total supply of available inventory of 38, an increase of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Westhampton Homes was \$290,000. This January, the median sale price was \$375,000, an increase of \$85,000 compared to last year. The current median sold price is higher than in December.

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

Westhampton are defined as properties listed in zip code/s 23226.

\*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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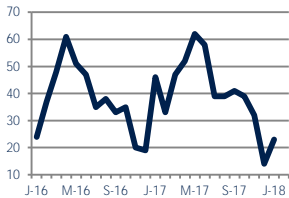
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January 2018

Zip Code(s): 23226

### New Listings

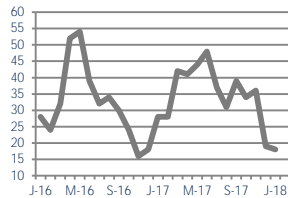
23



Down -50%  
Vs. Year Ago

### Current Contracts

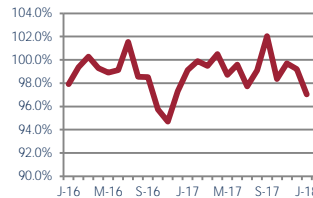
18



Down -36%  
Vs. Year Ago

### Sold Vs. List Price

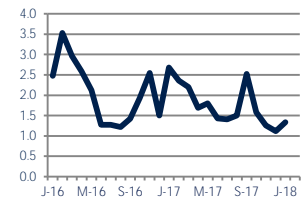
97.0%



Down -2.1%  
Vs. Year Ago

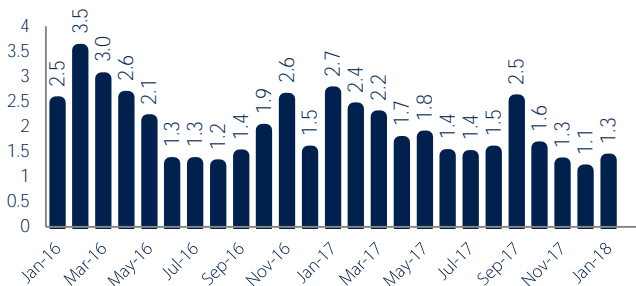
### Months of Supply

1.3



Down -50%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

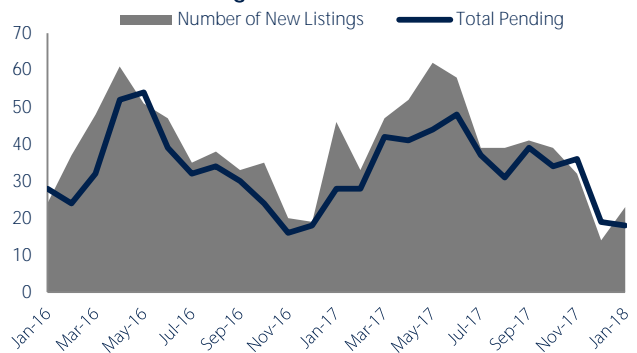
In January, there was 1.3 months of supply available in Westhampton, compared to 2.7 in January 2017. That is a decrease of 50% versus a year ago.

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.

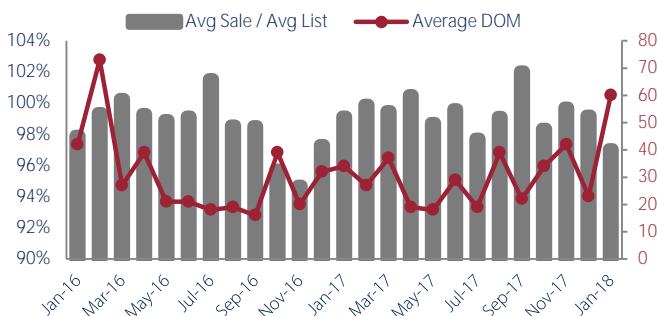
### New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Westhampton compared to 46 in January 2017, a decrease of 50%. There were 18 current contracts pending sale this January compared to 28 a year ago. The number of current contracts is 36% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Westhampton was 97.0% of the average list price, which is 2.1% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 34. This increase was impacted by the limited number of sales.



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