

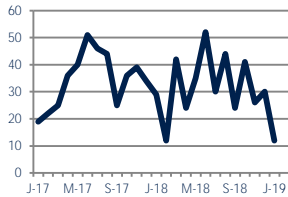
Focus On: Westhampton Housing Market

January 2019

Zip Code(s): 23226

Units Sold

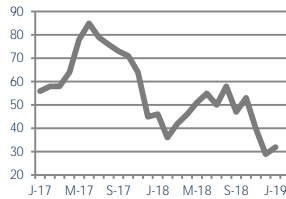
12



Down
Vs. Year Ago

Active Inventory

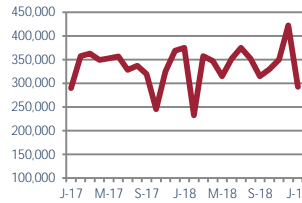
32



Down -30%
Vs. Year Ago

Median Sale Price

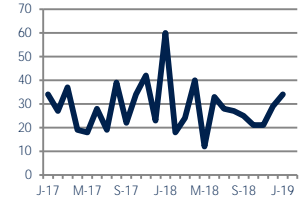
\$292,500



Down
Vs. Year Ago

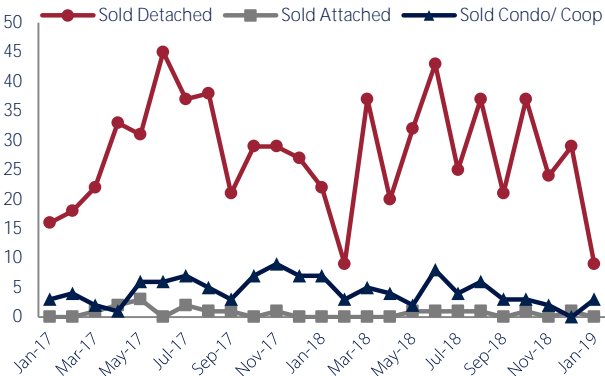
Days On Market

34



Down -43%
Vs. Year Ago

Units Sold*



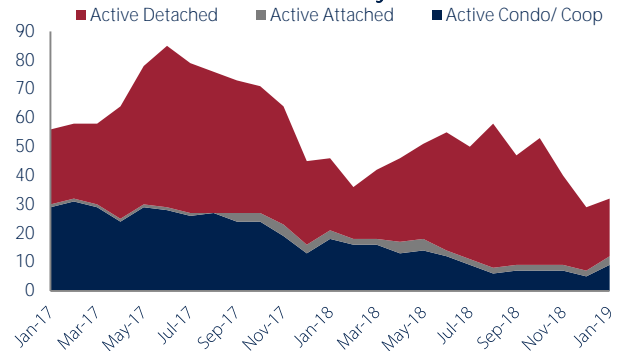
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 12 sold this month in Westhampton. This month's total units sold was lower than at this time last year, a decrease from January 2018.

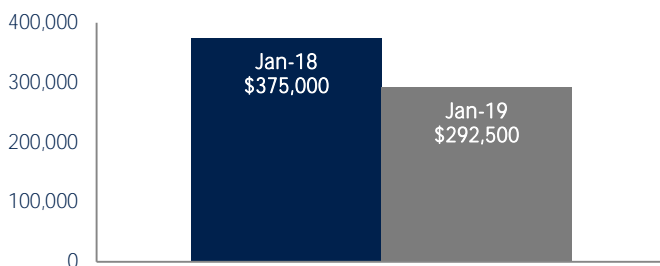
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 30%. The total number of active inventory this January was 32 compared to 46 in January 2018. This month's total of 32 is higher than the previous month's total supply of available inventory of 29, an increase of 10%.

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 \$375,000. This January, the median sale price was \$292,500, a decrease of \$82,500 compared to last year. The current median sold price is lower 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.





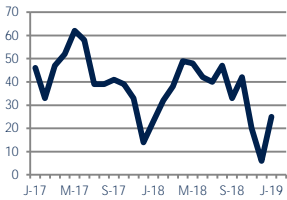
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New Listings

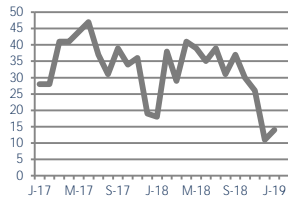
25



Up 9%
Vs. Year Ago

Current Contracts

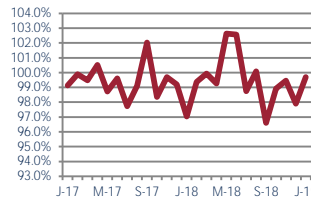
14



Down -22%
Vs. Year Ago

Sold Vs. List Price

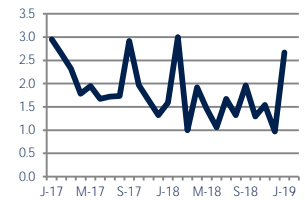
99.7%



Up 2.7%
Vs. Year Ago

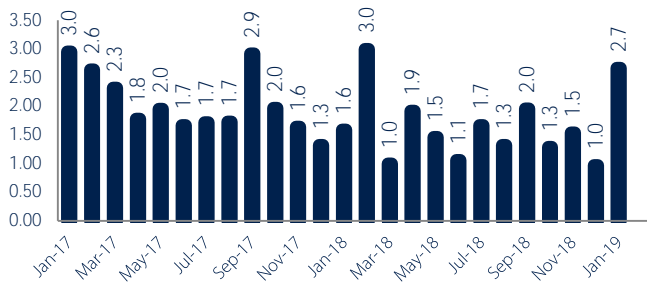
Months of Supply

2.7



Up 68%
Vs. Year Ago

Months Of Supply



Months of Supply

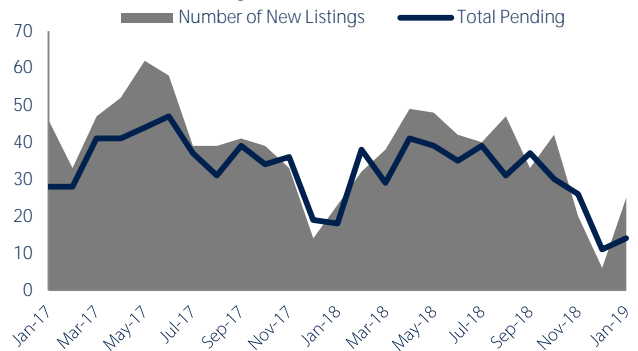
In January, there was 2.7 months of supply available in Westhampton, compared to 1.6 in January 2018. That is an increase of 68% versus a year ago.

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.

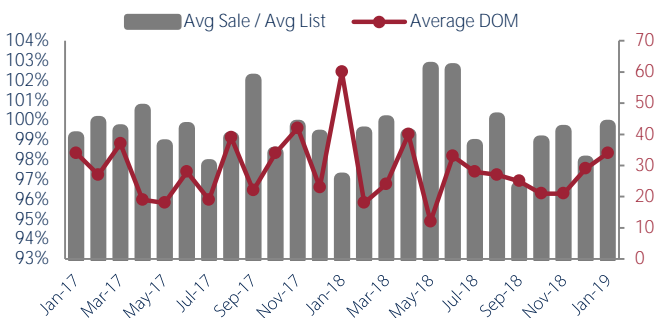
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Westhampton compared to 23 in January 2018, an increase of 9%. There were 14 current contracts pending sale this January compared to 18 a year ago. The number of current contracts is 22% 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 99.7% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 60, a decrease of 43%.



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