



The Long & Foster Market Minute™

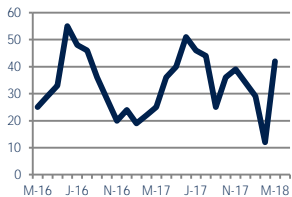
Focus On: Westhampton Housing Market

March 2018

Zip Code(s): 23226

Units Sold

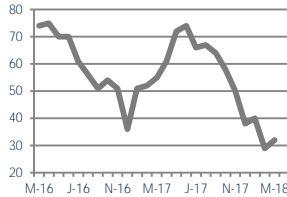
42



Up
Vs. Year Ago

Active Inventory

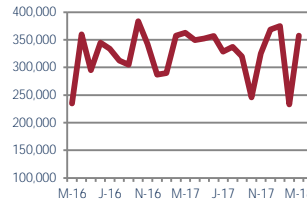
32



Down -42%
Vs. Year Ago

Median Sale Price

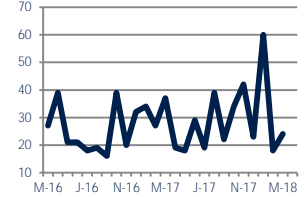
\$357,350



Down -2%
Vs. Year Ago

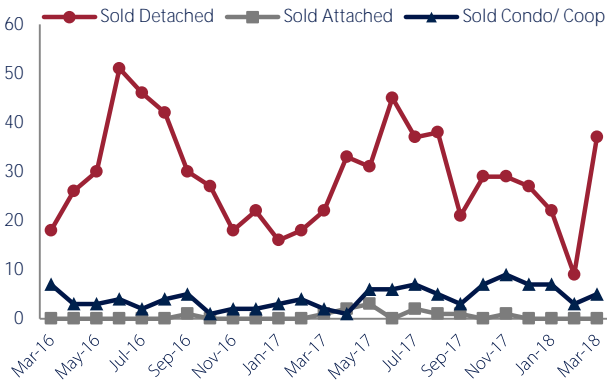
Days On Market

24



Down -35%
Vs. Year Ago

Units Sold*



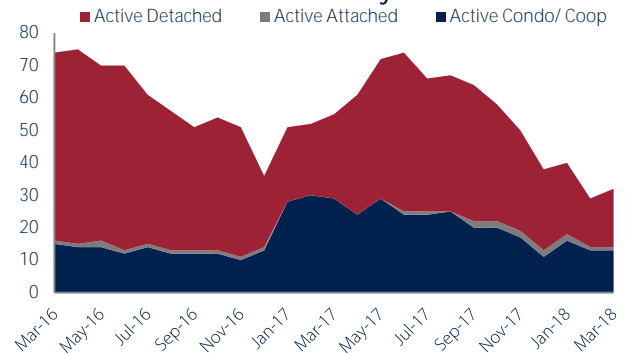
Units Sold

There was an increase in total units sold in March, with 42 sold this month in Westhampton. This month's total units sold was higher than at this time last year.

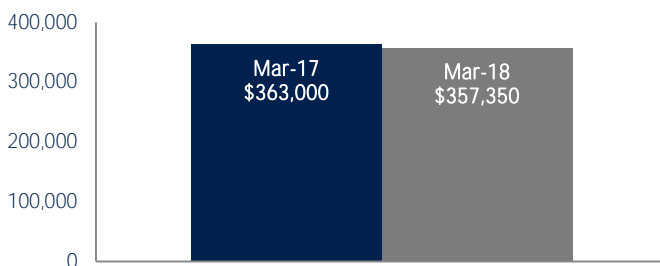
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 42%. The total number of active inventory this March was 32 compared to 55 in March 2017. 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

Last March, the median sale price for Westhampton Homes was \$363,000. This March, the median sale price was \$357,350, a decrease of \$5,650 compared to last year. The current median sold price is higher than in February.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

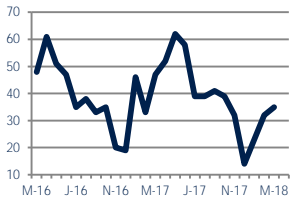
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March 2018

Zip Code(s): 23226

New Listings

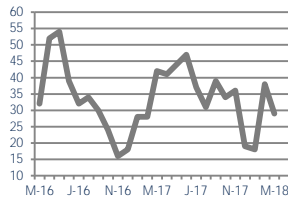
35



Down -26%
Vs. Year Ago

Current Contracts

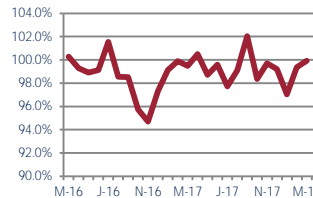
29



Down -31%
Vs. Year Ago

Sold Vs. List Price

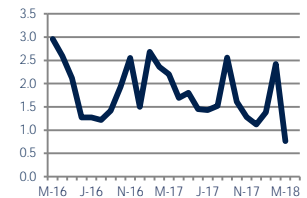
99.9%



No Change
Vs. Year Ago

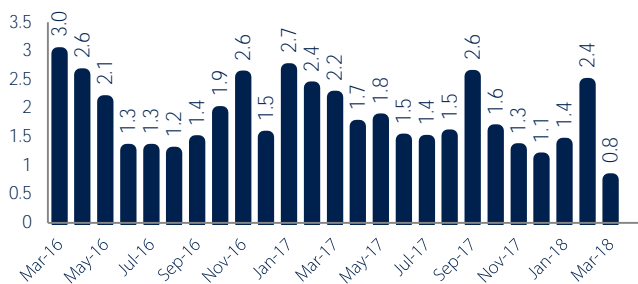
Months of Supply

0.8



Down -65%
Vs. Year Ago

Months Of Supply



Months of Supply

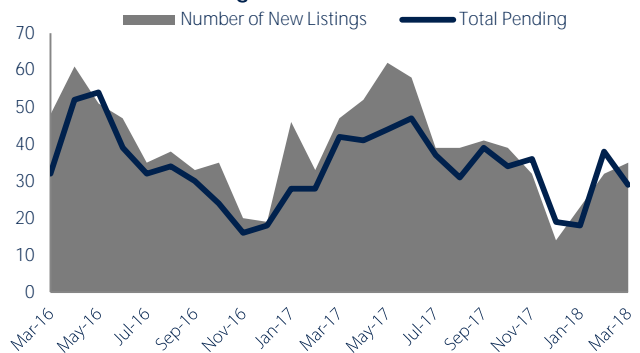
In March, there was 0.8 months of supply available in Westhampton, compared to 2.2 in March 2017. That is a decrease of 65% versus a year ago.

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.

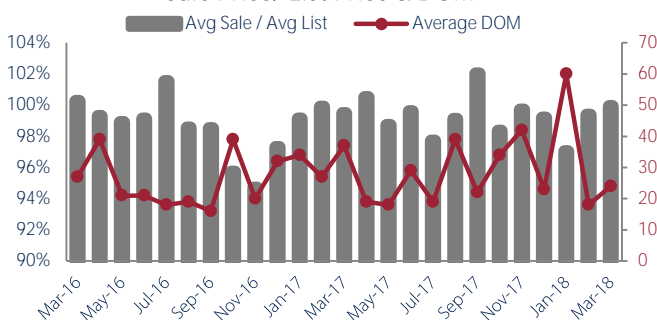
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Westhampton compared to 47 in March 2017, a decrease of 26%. There were 29 current contracts pending sale this March compared to 42 a year ago. The number of current contracts is 31% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Westhampton was 99.9% 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 24, lower than the average last year, which was 37, a decrease of 35%.



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