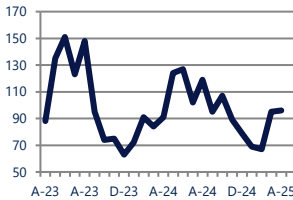


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY AND POQUOSON HOUSING MARKET**

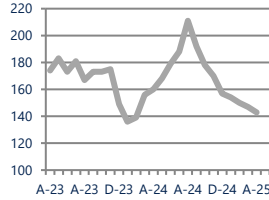
APRIL 2025

Units Sold 96



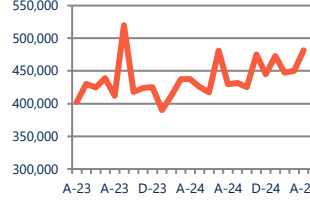
Up 5%
Vs. Year Ago

Active Inventory 143



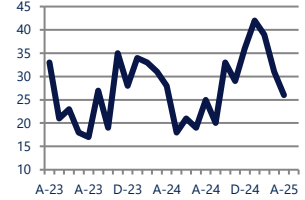
Down -11%
Vs. Year Ago

Median Sale Price \$481,632



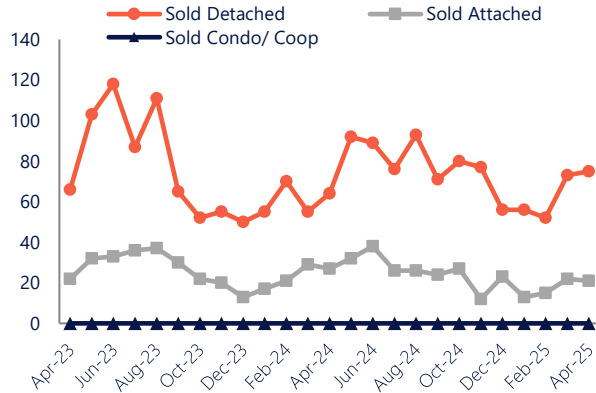
Up 10%
Vs. Year Ago

Days On Market 26



Down -7%
Vs. Year Ago

Units Sold*



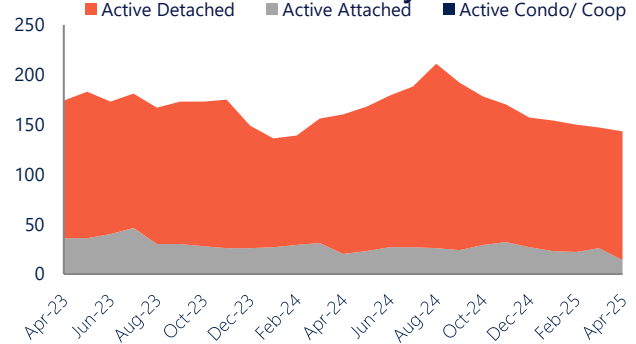
Units Sold

There was an increase in total units sold in April, with 96 sold this month in York County and Poquoson versus 95 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

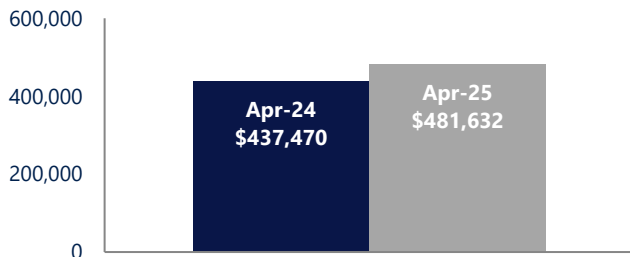
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 11%. The total number of active inventory this April was 143 compared to 160 in April 2024. This month's total of 143 is lower than the previous month's total supply of available inventory of 147, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for York County and Poquoson Homes was \$437,470. This April, the median sale price was \$481,632, an increase of 10% or \$44,162 compared to last year. The current median sold price is 7% higher 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.

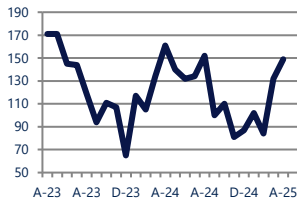
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY AND POQUOSON HOUSING MARKET**

APRIL 2025

New Listings

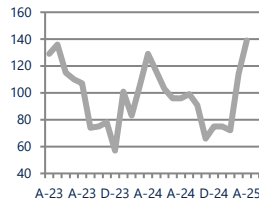
149



Down -7%
Vs. Year Ago

Current Contracts

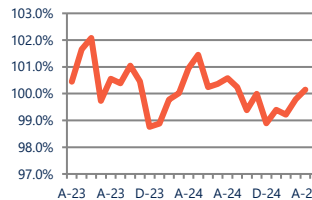
139



Up 8%
Vs. Year Ago

Sold Vs. List Price

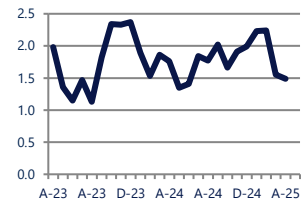
100.2%



Down -0.8%
Vs. Year Ago

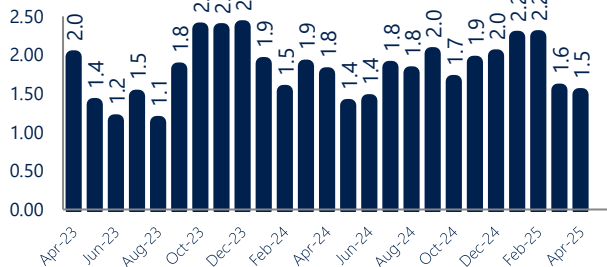
Months of Supply

1.5



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

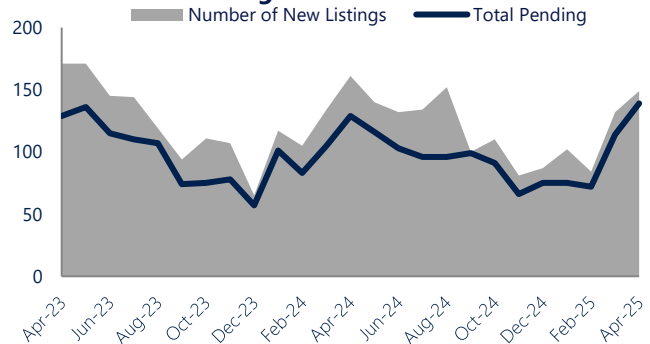
In April, there was 1.5 months of supply available in York County and Poquoson, compared to 1.8 in April 2024. That is a decrease of 15% versus a year ago.

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.

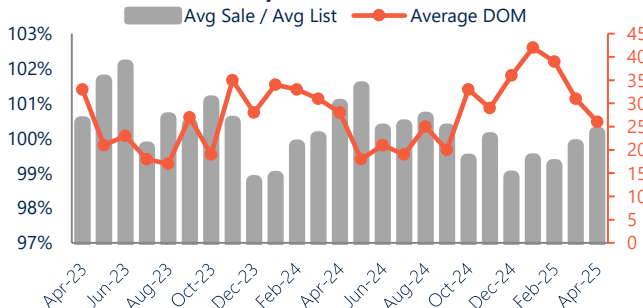
New Listings & Current Contracts

This month there were 149 homes newly listed for sale in York County and Poquoson compared to 161 in April 2024, a decrease of 7%. There were 139 current contracts pending sale this April compared to 129 a year ago. The number of current contracts is 8% 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 York County and Poquoson was 100.2% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 28, a decrease of 7%.