

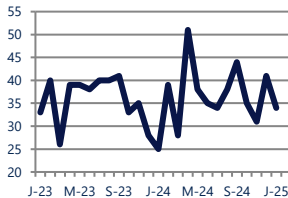
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NEWMARKET HOUSING MARKET** JANUARY 2025

Zip Code(s): 23607, 23609 and 23605

## Units Sold

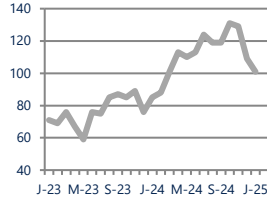
34



**Up**  
Vs. Year Ago

## Active Inventory

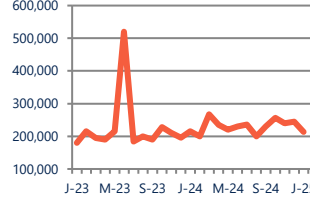
101



**Up 19%**  
Vs. Year Ago

## Median Sale Price

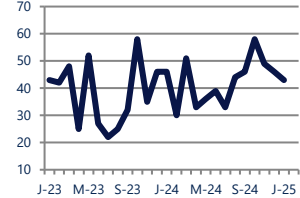
\$213,000



**Down -1%**  
Vs. Year Ago

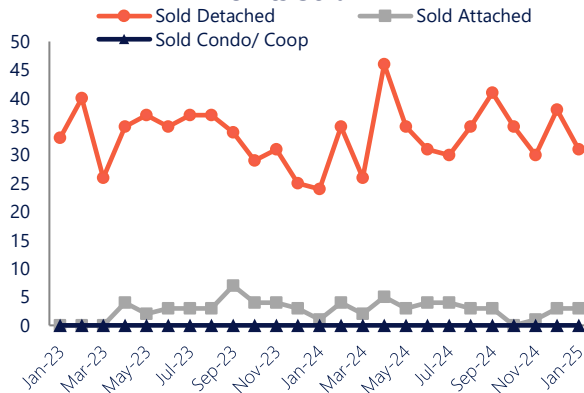
## Days On Market

43



**Down -7%**  
Vs. Year Ago

## Units Sold\*



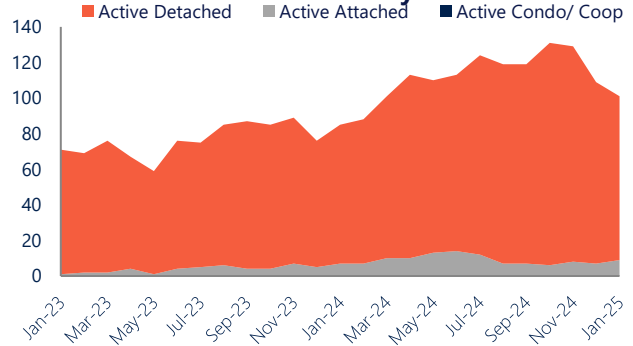
## Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 34 sold this month in Newmarket. This month's total units sold was higher than at this time last year, an increase from January 2024.

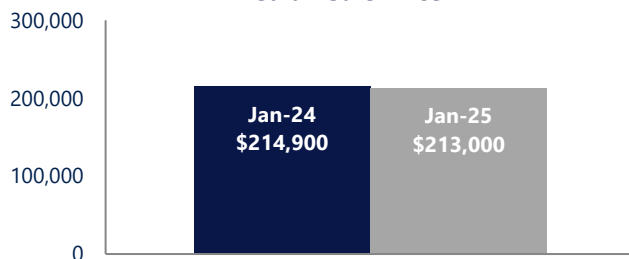
## Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 19%. The total number of active inventory this January was 101 compared to 85 in January 2024. This month's total of 101 is lower than the previous month's total supply of available inventory of 109, a decrease of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Newmarket Homes was \$214,900. This January, the median sale price was \$213,000, a decrease of 1% or \$1,900 compared to last year. The current median sold price is 13% 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.

Newmarket are defined as properties listed in zip code/s 23607, 23609 and 23605.

\*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

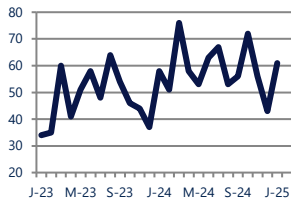
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NEWMARKET HOUSING MARKET** JANUARY 2025

Zip Code(s): 23607, 23609 and 23605

## New Listings

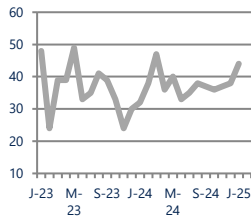
61



Up 5%  
Vs. Year Ago

## Current Contracts

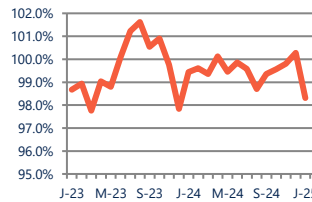
44



Up 38%  
Vs. Year Ago

## Sold Vs. List Price

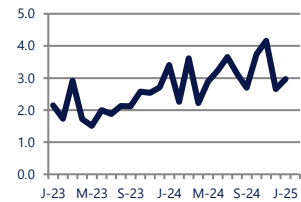
98.3%



Down -1.1%  
Vs. Year Ago

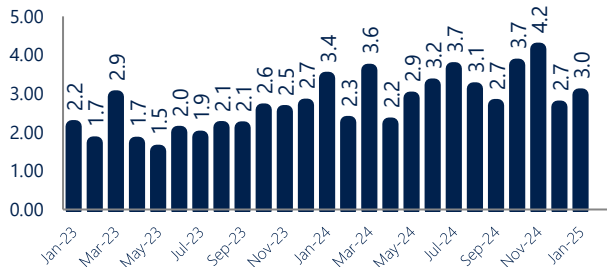
## Months of Supply

3.0



Down -13%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

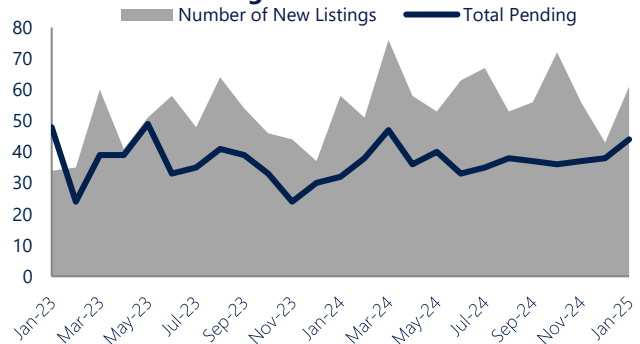
In January, there was 3.0 months of supply available in Newmarket, compared to 3.4 in January 2024. That is a decrease of 13% versus a year ago.

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.

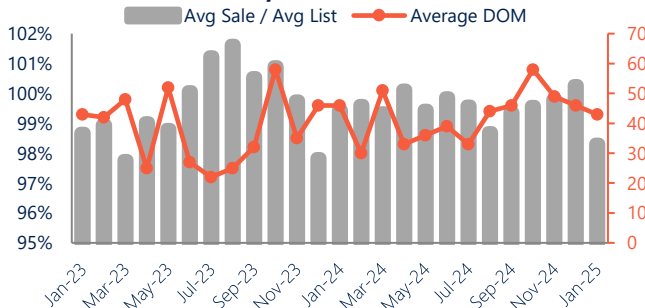
## New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Newmarket compared to 58 in January 2024, an increase of 5%. There were 44 current contracts pending sale this January compared to 32 a year ago. The number of current contracts is 38% higher 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 Newmarket was 98.3% of the average list price, which is 1.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 46, a decrease of 7%.

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