

THE LONG & FOSTER MARKET MINUTE™

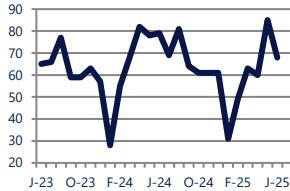
FOCUS ON: **EASTWOOD AND MAMMOTH OAK HOUSING MARKET**

JUNE 2025

Zip Code(s): 23602 and 23606

Units Sold

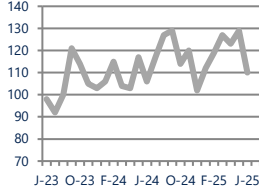
68



Down -14%
Vs. Year Ago

Active Inventory

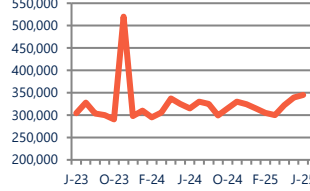
110



Up 4%
Vs. Year Ago

Median Sale Price

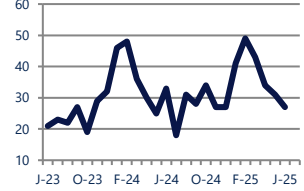
\$345,000



Up 10%
Vs. Year Ago

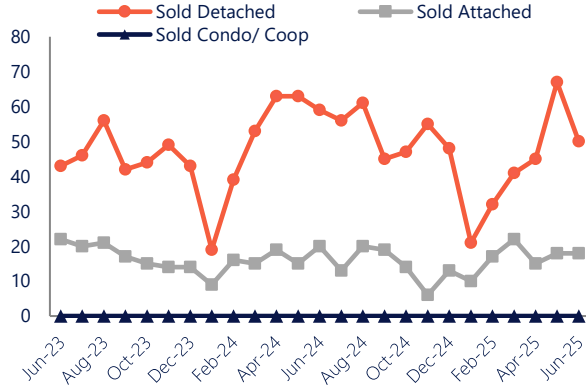
Days On Market

27



Down -18%
Vs. Year Ago

Units Sold*



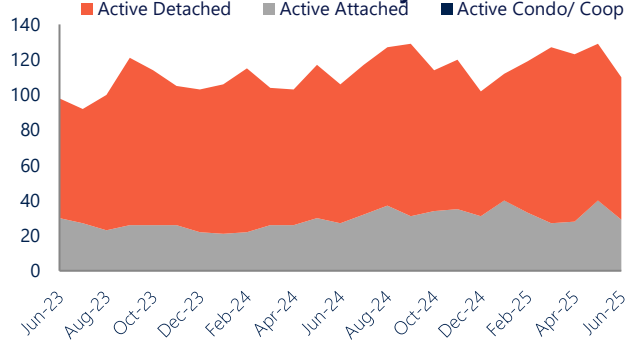
Units Sold

There was a decrease in total units sold in June, with 68 sold this month in Eastwood and Mammoth Oak versus 85 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 14% versus June 2024.

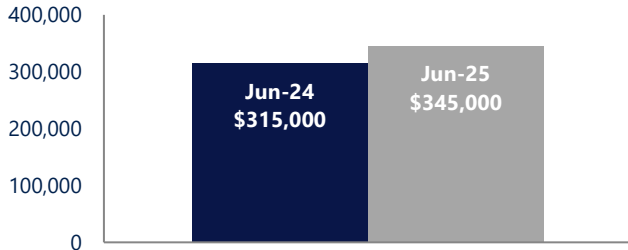
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 4%. The total number of active inventory this June was 110 compared to 106 in June 2024. This month's total of 110 is lower than the previous month's total supply of available inventory of 129, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Eastwood and Mammoth Oak Homes was \$315,000. This June, the median sale price was \$345,000, an increase of 10% or \$30,000 compared to last year. The current median sold price is 2% higher than in May.

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

Eastwood and Mammoth Oak are defined as properties listed in zip code/s 23602 and 23606.

*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.

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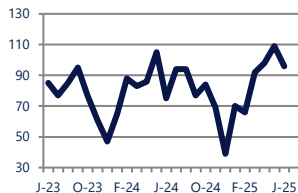
FOCUS ON: **EASTWOOD AND MAMMOTH OAK HOUSING MARKET**

JUNE 2025

Zip Code(s): 23602 and 23606

New Listings

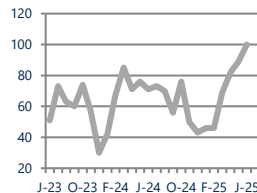
96



Up 28%
Vs. Year Ago

Current Contracts

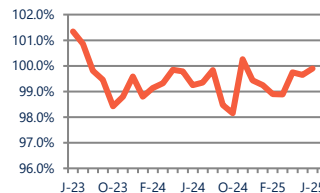
100



Up 41%
Vs. Year Ago

Sold Vs. List Price

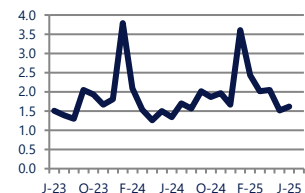
99.9%



Up 0.7%
Vs. Year Ago

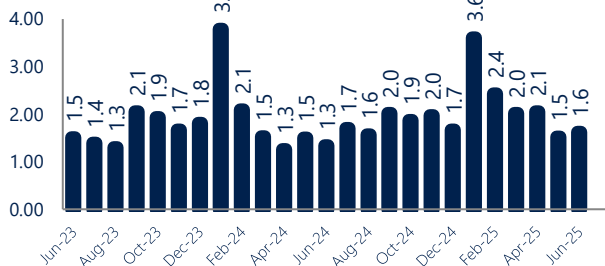
Months of Supply

1.6



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

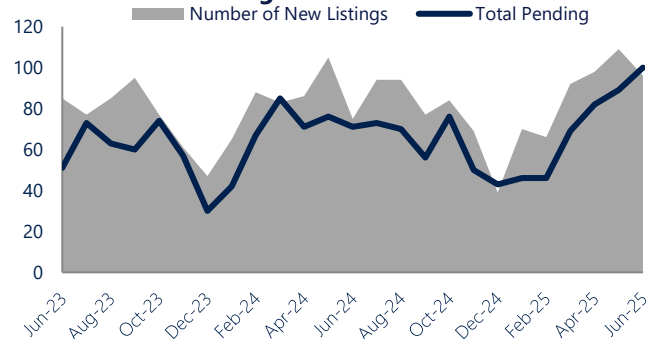
In June, there was 1.6 months of supply available in Eastwood and Mammoth Oak, compared to 1.3 in June 2024. That is an increase of 21% versus a year ago.

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.

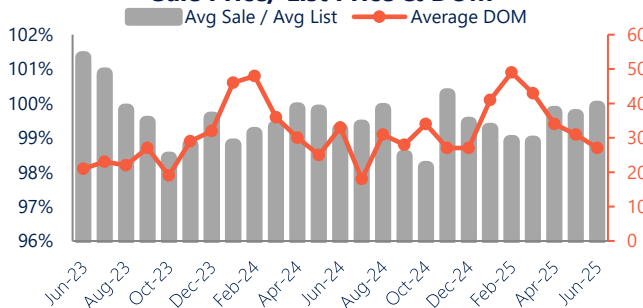
New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Eastwood and Mammoth Oak compared to 75 in June 2024, an increase of 28%. There were 100 current contracts pending sale this June compared to 71 a year ago. The number of current contracts is 41% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Eastwood and Mammoth Oak was 99.9% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 33, a decrease of 18%.

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