

THE LONG & FOSTER MARKET MINUTE™

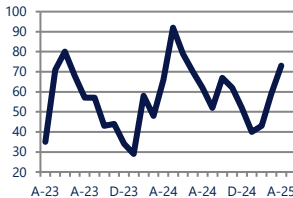
FOCUS ON: FOREST HILLS, GREAT NECK ESTATES, AND ROBINWOOD FORREST HOUSING MARKET

APRIL 2025

Zip Code(s): 23454

Units Sold

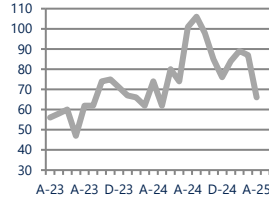
73



Up 11%
Vs. Year Ago

Active Inventory

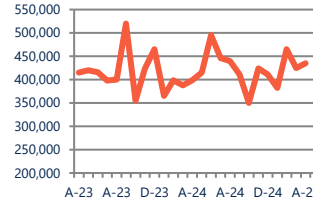
66



Down -11%
Vs. Year Ago

Median Sale Price

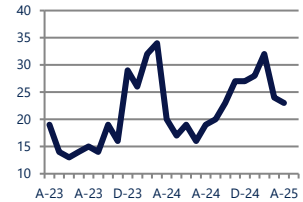
\$435,000



Up 9%
Vs. Year Ago

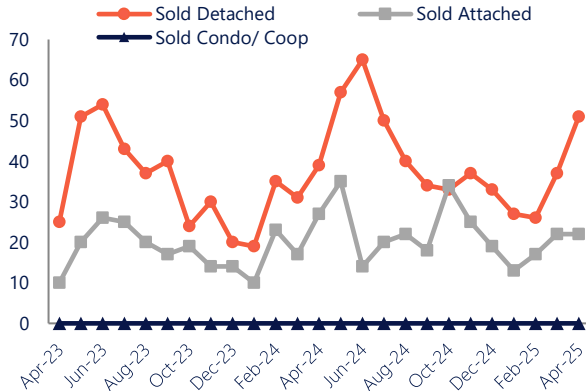
Days On Market

23



Up 15%
Vs. Year Ago

Units Sold*



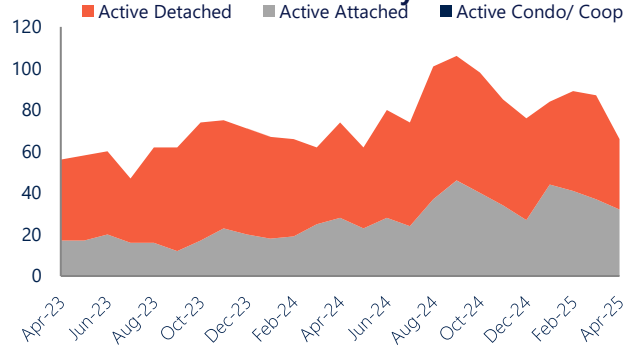
Units Sold

There was an increase in total units sold in April, with 73 sold this month in Forest Hills, Great Neck Estates, and Robinwood Forrest versus 59 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 11% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 11%. The total number of active inventory this April was 66 compared to 74 in April 2024. This month's total of 66 is lower than the previous month's total supply of available inventory of 87, a decrease of 24%.

Active Inventory*

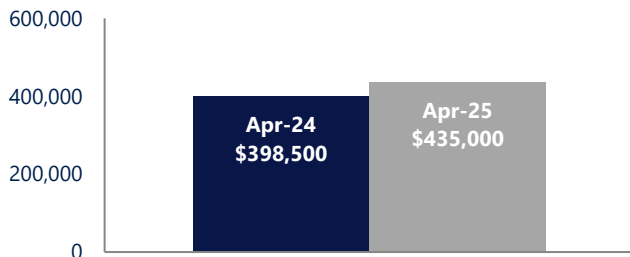


Median Sale Price

Last April, the median sale price for Forest Hills, Great Neck Estates, and Robinwood Forrest Homes was \$398,500. This April, the median sale price was \$435,000, an increase of 9% or \$36,500 compared to last year. The current median sold price is 2% 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.

Median Sale Price



Forest Hills, Great Neck Estates, and Robinwood Forrest are defined as properties listed in zip code/s 23454.

*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™

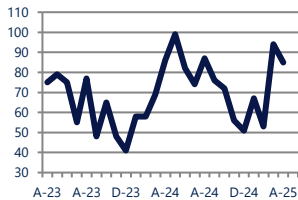
FOCUS ON: FOREST HILLS, GREAT NECK ESTATES, AND ROBINWOOD FORREST HOUSING MARKET

APRIL 2025

Zip Code(s): 23454

New Listings

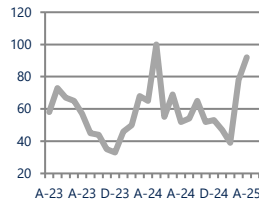
85



Down -1%
Vs. Year Ago

Current Contracts

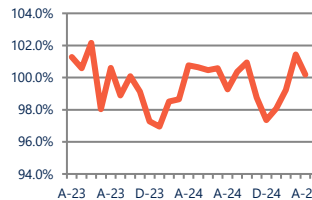
92



Up 42%
Vs. Year Ago

Sold Vs. List Price

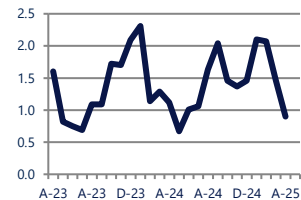
100.2%



Down -0.6%
Vs. Year Ago

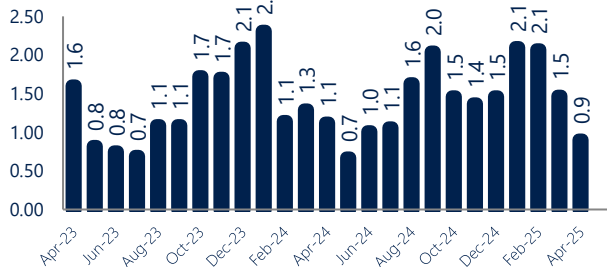
Months of Supply

0.9



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

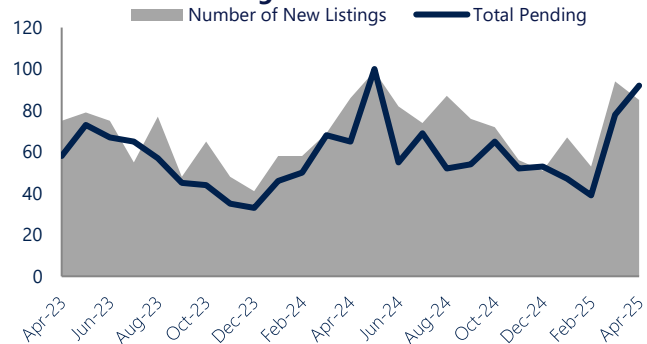
In April, there was 0.9 months of supply available in Forest Hills, Great Neck Estates, and Robinwood Forrest, compared to 1.1 in April 2024. That is a decrease of 19% versus a year ago.

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.

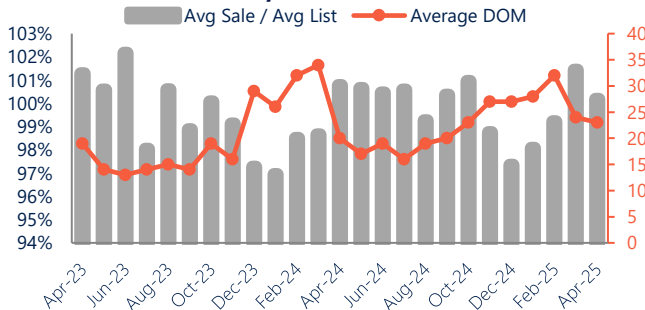
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Forest Hills, Great Neck Estates, and Robinwood Forrest compared to 86 in April 2024, a decrease of 1%. There were 92 current contracts pending sale this April compared to 65 a year ago. The number of current contracts is 42% 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 Forest Hills, Great Neck Estates, and Robinwood Forrest was 100.2% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 20, an increase of 15%.

Forest Hills, Great Neck Estates, and Robinwood Forrest are defined as properties listed in zip code/s 23454.

*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.