

THE LONG & FOSTER MARKET MINUTE™

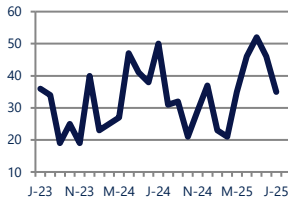
FOCUS ON: **GAYTON, GODWIN, AND WELLESLEY HOUSING MARKET**

JULY 2025

Zip Code(s): 23233

Units Sold

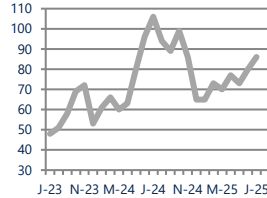
35



Down -30%
Vs. Year Ago

Active Inventory

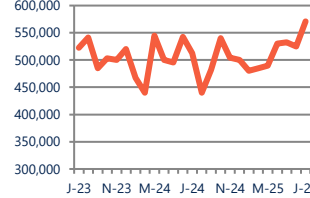
86



Down -19%
Vs. Year Ago

Median Sale Price

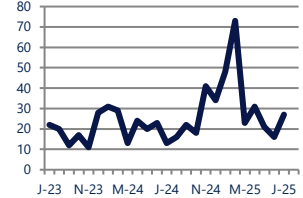
\$570,950



Up 11%
Vs. Year Ago

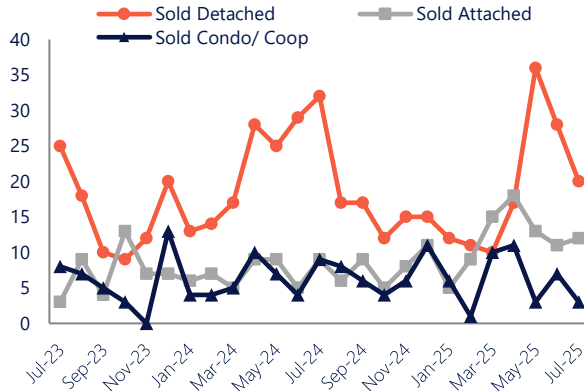
Days On Market

27



Up
Vs. Year Ago

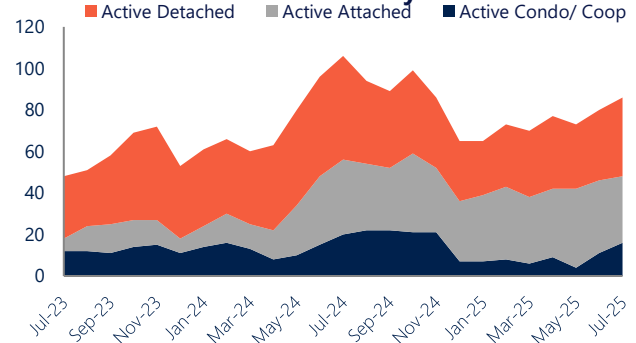
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 35 sold this month in Gayton, Godwin, and Wellesley versus 46 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 30% versus July 2024.

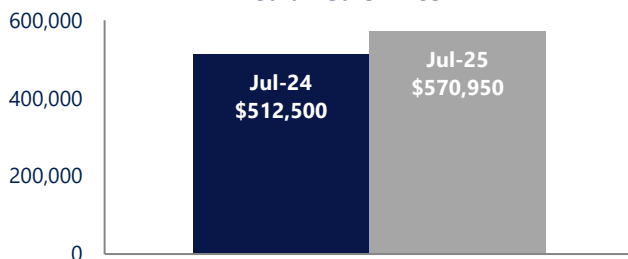
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 19%. The total number of active inventory this July was 86 compared to 106 in July 2024. This month's total of 86 is higher than the previous month's total supply of available inventory of 80, an increase of 8%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Gayton, Godwin, and Wellesley Homes was \$512,500. This July, the median sale price was \$570,950, an increase of 11% or \$58,450 compared to last year. The current median sold price is 9% higher than in June.

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

Gayton, Godwin, and Wellesley are defined as properties listed in zip code/s 23233.

*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.

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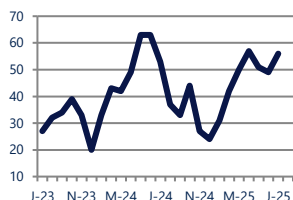
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JULY 2025

Zip Code(s): 23233

New Listings

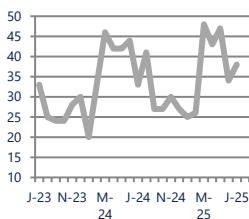
56



Up 6%
Vs. Year Ago

Current Contracts

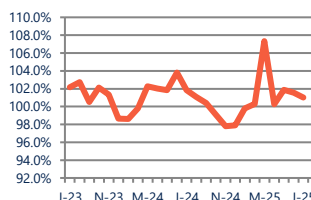
38



Up 15%
Vs. Year Ago

Sold Vs. List Price

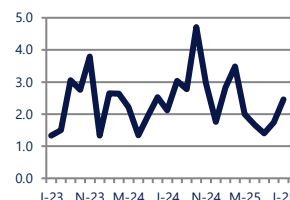
101.0%



Down -0.8%
Vs. Year Ago

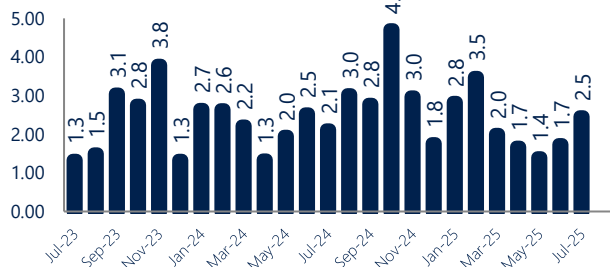
Months of Supply

2.5



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

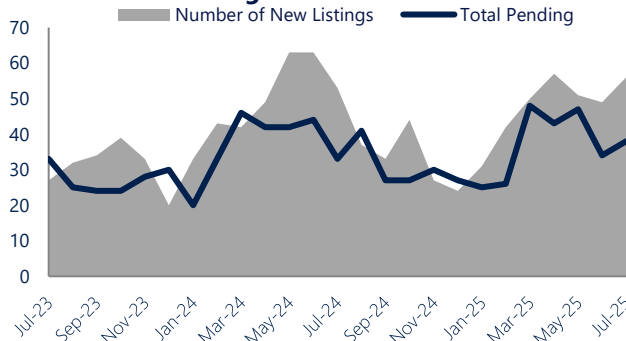
In July, there was 2.5 months of supply available in Gayton, Godwin, and Wellesley, compared to 2.1 in July 2024. That is an increase of 16% versus a year ago.

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.

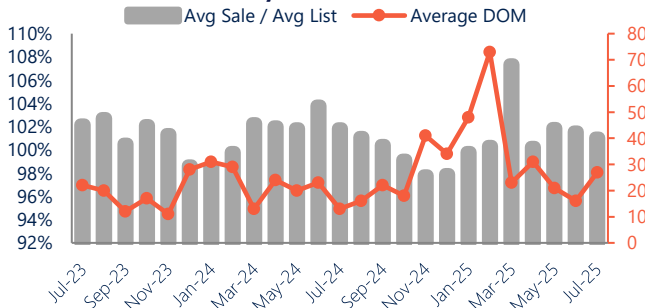
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Gayton, Godwin, and Wellesley compared to 53 in July 2024, an increase of 6%. There were 38 current contracts pending sale this July compared to 33 a year ago. The number of current contracts is 15% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Gayton, Godwin, and Wellesley was 101.0% 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 27, higher than the average last year, which was 13. This increase was impacted by the limited number of sales.

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