

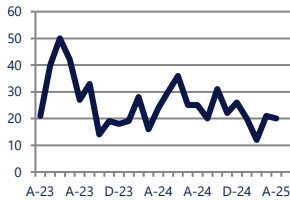
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GRAFTON, SEAFORD, AND YORKTOWN HOUSING MARKET**

APRIL 2025

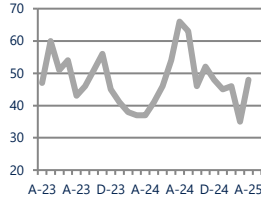
Zip Code(s): 23690, 23692 and 23696

Units Sold
20



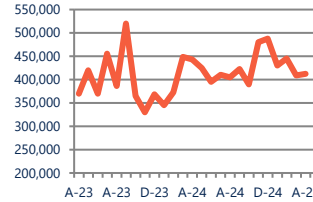
Down -17%
Vs. Year Ago

Active Inventory
48



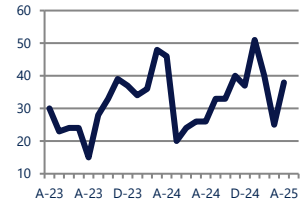
Up 30%
Vs. Year Ago

Median Sale Price
\$412,500



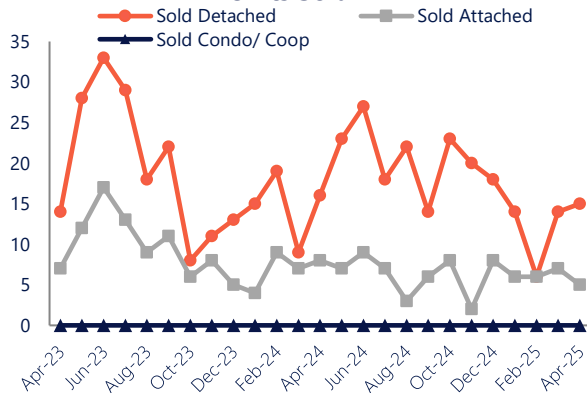
Down -7%
Vs. Year Ago

Days On Market
38



Down -17%
Vs. Year Ago

Units Sold*



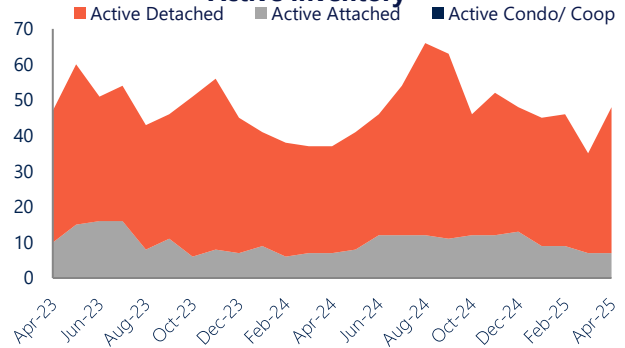
Units Sold

There was a decrease in total units sold in April, with 20 sold this month in Grafton, Seaford, and Yorktown versus 21 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2024.

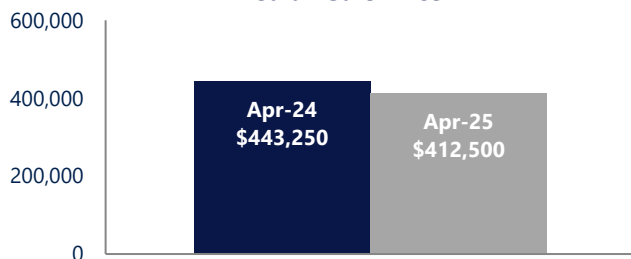
Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 30%. The total number of active inventory this April was 48 compared to 37 in April 2024. This month's total of 48 is higher than the previous month's total supply of available inventory of 35, an increase of 37%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Grafton, Seaford, and Yorktown Homes was \$443,250. This April, the median sale price was \$412,500, a decrease of 7% or \$30,750 compared to last year. The current median sold price is 1% 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.

Grafton, Seaford, and Yorktown are defined as properties listed in zip code/s 23690, 23692 and 23696.

*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™

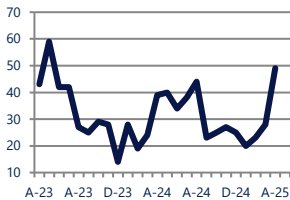
FOCUS ON: **GRAFTON, SEAFORD, AND YORKTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 23690, 23692 and 23696

New Listings

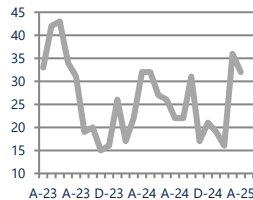
49



Up 26%
Vs. Year Ago

Current Contracts

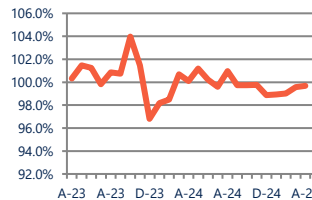
32



No Change
Vs. Year Ago

Sold Vs. List Price

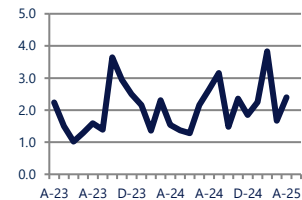
99.7%



No Change
Vs. Year Ago

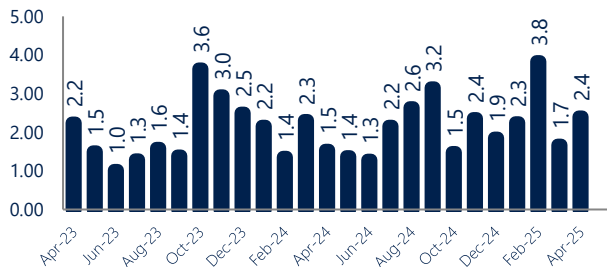
Months of Supply

2.4



Up 56%
Vs. Year Ago

Months Of Supply



Months of Supply

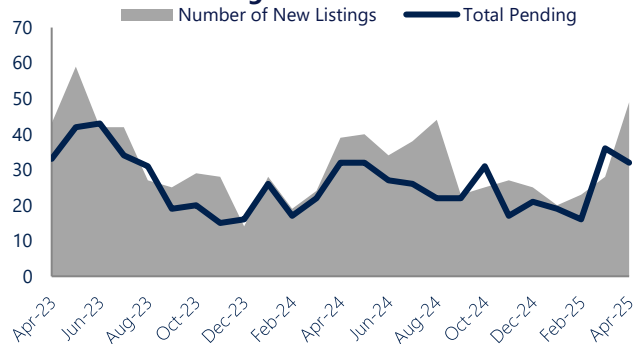
In April, there was 2.4 months of supply available in Grafton, Seaford, and Yorktown, compared to 1.5 in April 2024. That is an increase of 56% versus a year ago.

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.

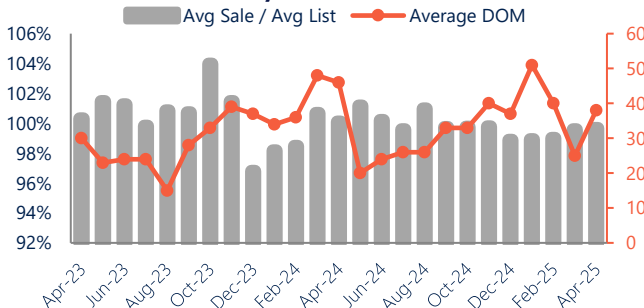
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Grafton, Seaford, and Yorktown compared to 39 in April 2024, an increase of 26%. There were 32 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 11% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Grafton, Seaford, and Yorktown was 99.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 46, a decrease of 17%.

Grafton, Seaford, and Yorktown are defined as properties listed in zip code/s 23690, 23692 and 23696.

*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.