

THE LONG & FOSTER MARKET MINUTE™

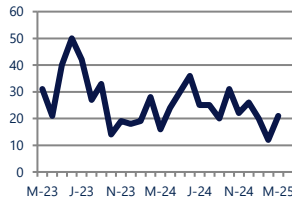
FOCUS ON: **GRAFTON, SEAFORD, AND YORKTOWN HOUSING MARKET**

MARCH 2025

Zip Code(s): 23690, 23692 and 23696

Units Sold

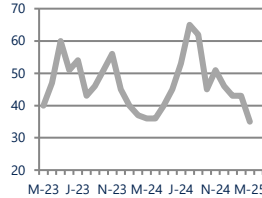
21



Up
Vs. Year Ago

Active Inventory

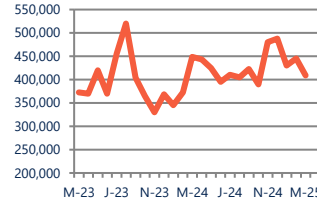
35



Down -3%
Vs. Year Ago

Median Sale Price

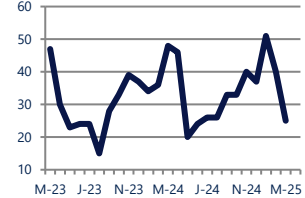
\$409,000



Down -9%
Vs. Year Ago

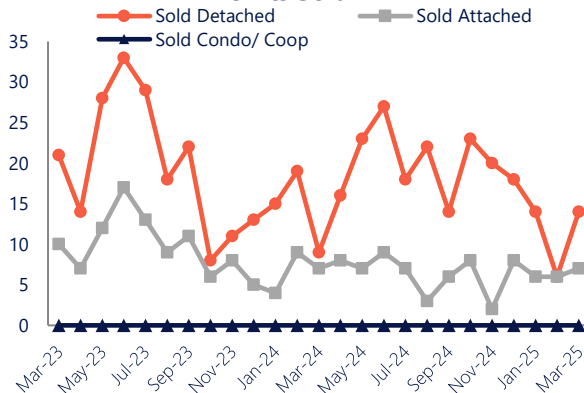
Days On Market

25



Down -48%
Vs. Year Ago

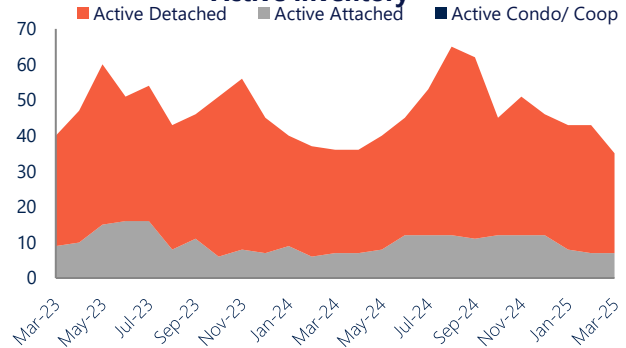
Units Sold*



Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 21 sold this month in Grafton, Seaford, and Yorktown. This month's total units sold was higher than at this time last year, an increase from March 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 3%. The total number of active inventory this March was 35 compared to 36 in March 2024.

This month's total of 35 is lower than the previous month's total supply of available inventory of 43, a decrease of 19%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Grafton, Seaford, and Yorktown Homes was \$449,000. This March, the median sale price was \$409,000, a decrease of 9% or \$40,000 compared to last year. The current median sold price is 8% lower than in February.

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.

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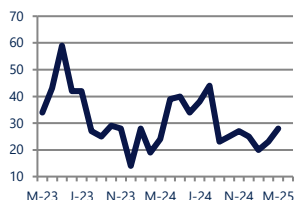
FOCUS ON: **GRAFTON, SEAFORD, AND YORKTOWN HOUSING MARKET**

MARCH 2025

Zip Code(s): 23690, 23692 and 23696

New Listings

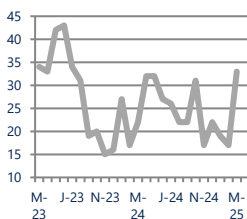
28



Up 17%
Vs. Year Ago

Current Contracts

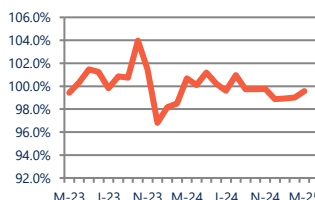
33



Up 50%
Vs. Year Ago

Sold Vs. List Price

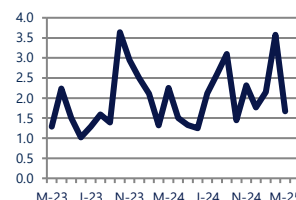
99.6%



Down -1.1%
Vs. Year Ago

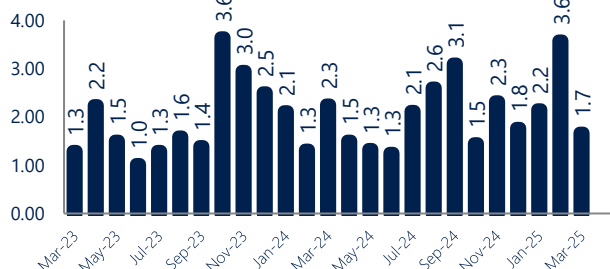
Months of Supply

1.7



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

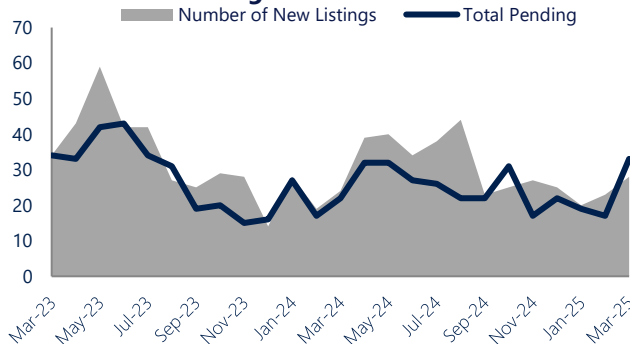
In March, there was 1.7 months of supply available in Grafton, Seaford, and Yorktown, compared to 2.3 in March 2024. That is a decrease of 26% versus a year ago.

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.

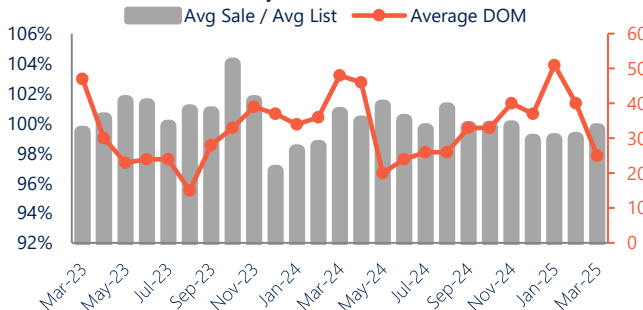
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Grafton, Seaford, and Yorktown compared to 24 in March 2024, an increase of 17%. There were 33 current contracts pending sale this March compared to 22 a year ago. The number of current contracts is 50% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Grafton, Seaford, and Yorktown was 99.6% 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 25, lower than the average last year, which was 48, a decrease of 48%.

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