

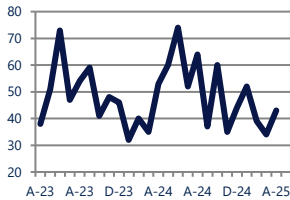
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: ISLE OF WIGHT COUNTY HOUSING MARKET

APRIL 2025

Units Sold

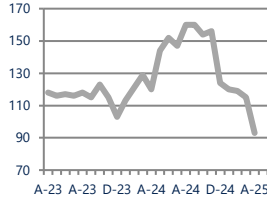
43



Down -19%
Vs. Year Ago

Active Inventory

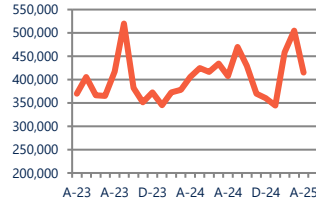
93



Down -22%
Vs. Year Ago

Median Sale Price

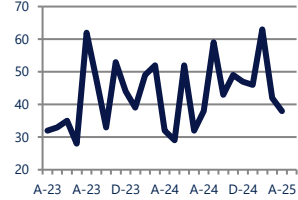
\$415,000



Up 2%
Vs. Year Ago

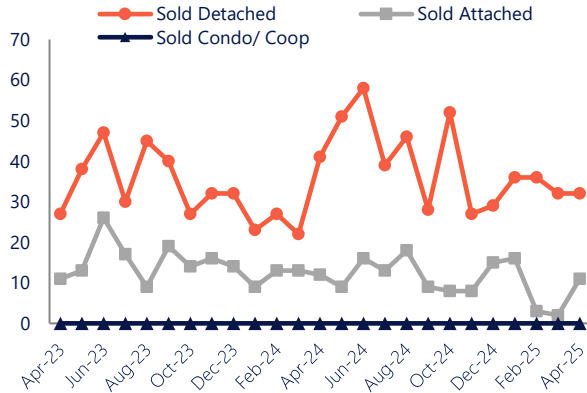
Days On Market

38



Up 19%
Vs. Year Ago

Units Sold*



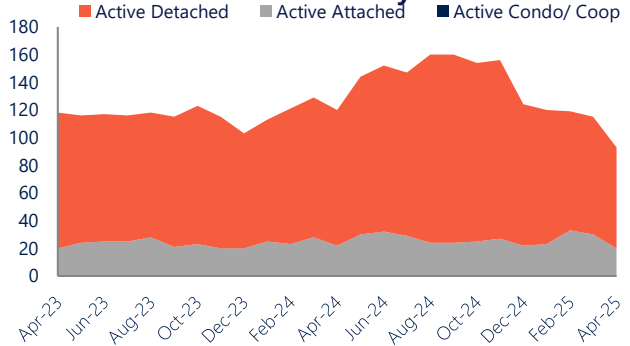
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Isle of Wight County versus 34 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2024.

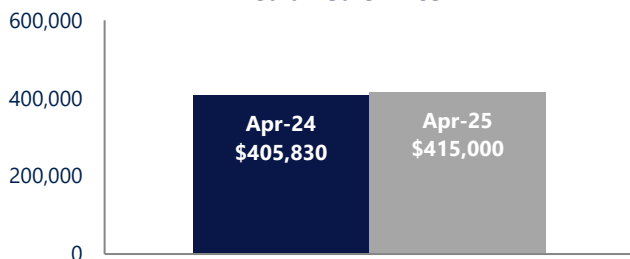
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 23%. The total number of active inventory this April was 93 compared to 120 in April 2024. This month's total of 93 is lower than the previous month's total supply of available inventory of 115, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Isle of Wight County Homes was \$405,830. This April, the median sale price was \$415,000, an increase of 2% or \$9,170 compared to last year. The current median sold price is 18% lower 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.

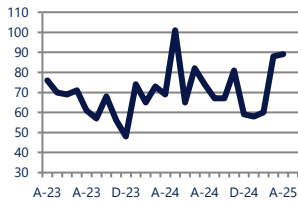
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ISLE OF WIGHT COUNTY HOUSING MARKET**

APRIL 2025

New Listings

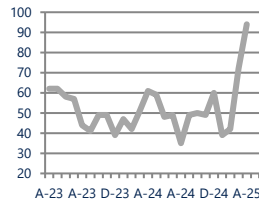
89



Up 29%
Vs. Year Ago

Current Contracts

94



Up 54%
Vs. Year Ago

Sold Vs. List Price

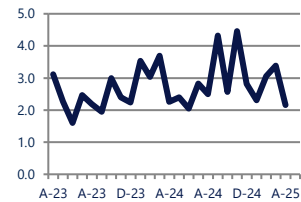
99.9%



No Change
Vs. Year Ago

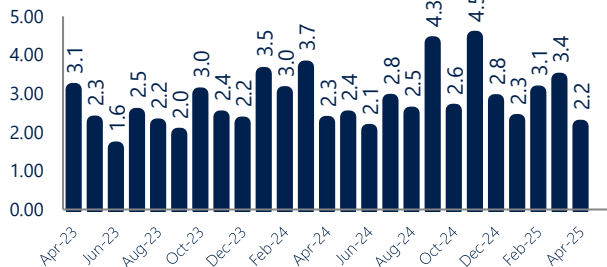
Months of Supply

2.2



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

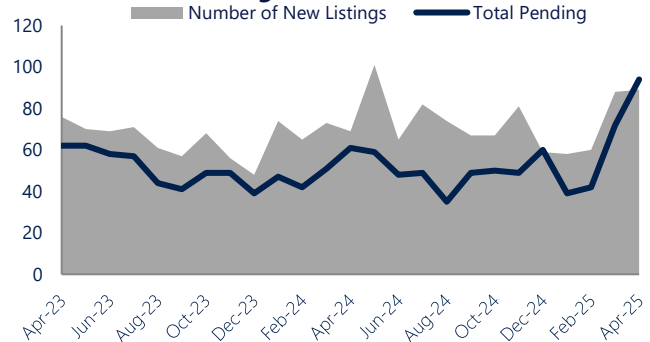
In April, there was 2.2 months of supply available in Isle of Wight County, compared to 2.3 in April 2024. That is a decrease of 4% versus a year ago.

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.

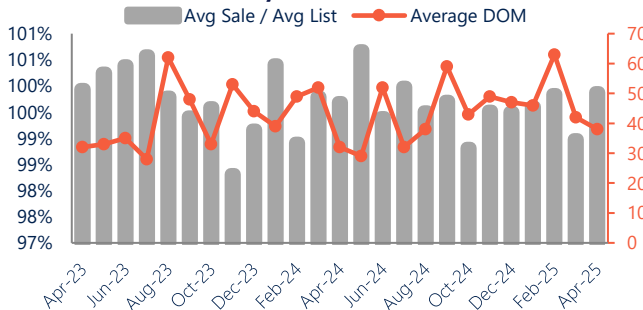
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Isle of Wight County compared to 69 in April 2024, an increase of 29%. There were 94 current contracts pending sale this April compared to 61 a year ago. The number of current contracts is 54% 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 Isle of Wight County was 99.9% 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, higher than the average last year, which was 32, an increase of 19%.