

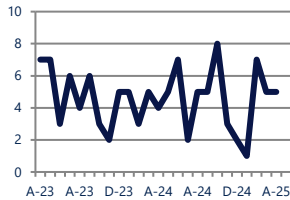
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KING & QUEEN COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

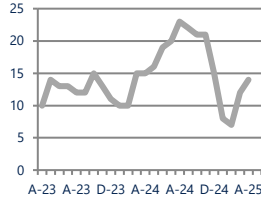
5



Up 25%
Vs. Year Ago

Active Inventory

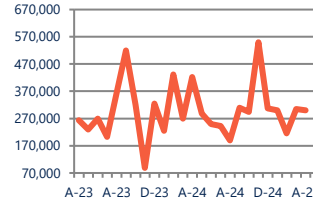
14



Down -7%
Vs. Year Ago

Median Sale Price

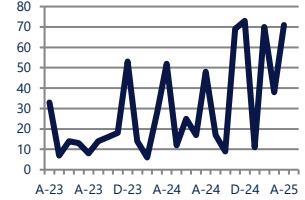
\$299,950



Down
Vs. Year Ago

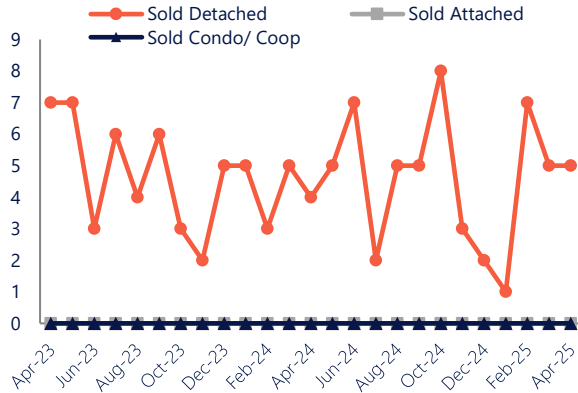
Days On Market

71



Up 37%
Vs. Year Ago

Units Sold*



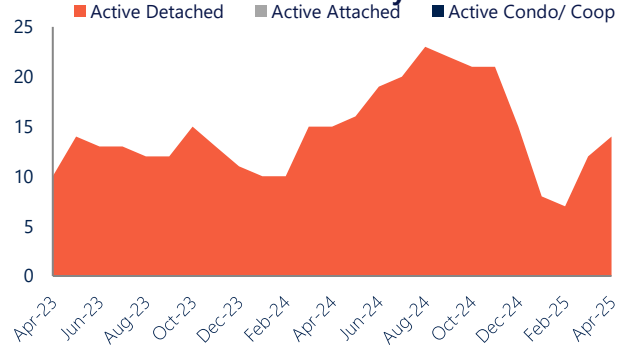
Units Sold

The number of units sold remained stable in April, with 5 sold this month in King & Queen County. This month's total units sold was higher than at this time last year, an increase of 25% versus April 2024.

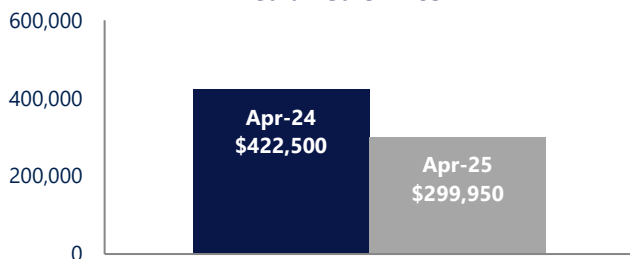
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 7%. The total number of active inventory this April was 14 compared to 15 in April 2024. This month's total of 14 is higher than the previous month's total supply of available inventory of 12, an increase of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for King & Queen County Homes was \$422,500. This April, the median sale price was \$299,950, a decrease of \$122,550 compared to last year. The current median sold price is 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.

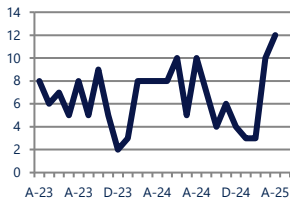
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KING & QUEEN COUNTY HOUSING MARKET**

APRIL 2025

New Listings

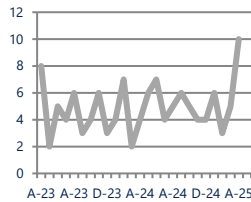
12



Up 50%
Vs. Year Ago

Current Contracts

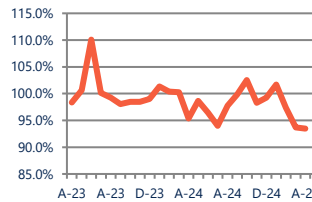
10



Up 150%
Vs. Year Ago

Sold Vs. List Price

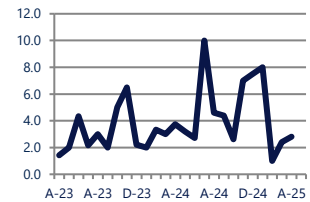
93.5%



Down -2%
Vs. Year Ago

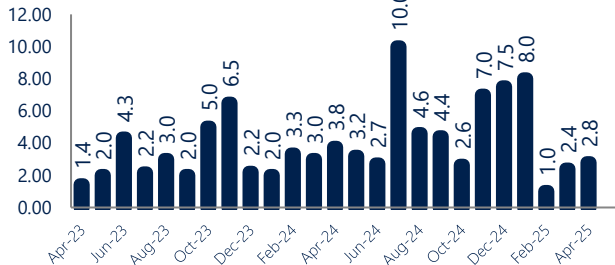
Months of Supply

2.8



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

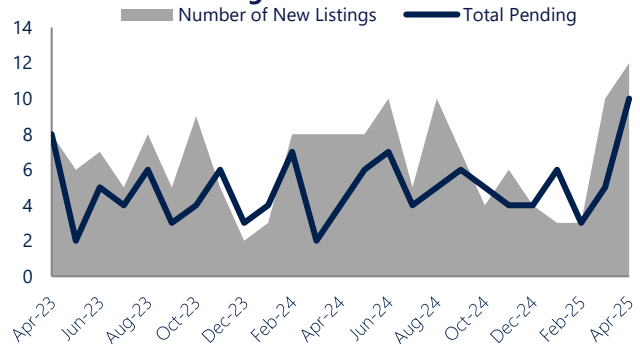
In April, there was 2.8 months of supply available in King & Queen County, compared to 3.8 in April 2024. That is a decrease of 25% versus a year ago.

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.

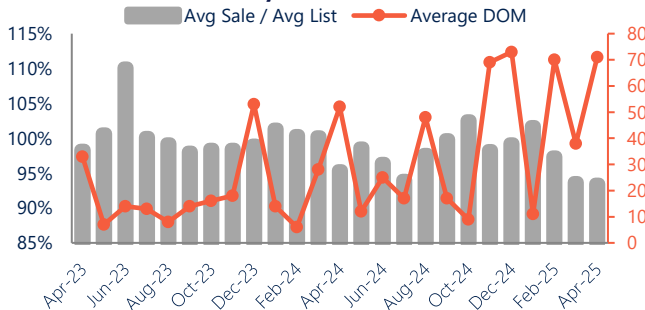
New Listings & Current Contracts

This month there were 12 homes newly listed for sale in King & Queen County compared to 8 in April 2024, an increase of 50%. There were 10 current contracts pending sale this April compared to 4 a year ago. The number of current contracts is 150% 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 King & Queen County was 93.5% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 71, higher than the average last year, which was 52, an increase of 37%.