

THE LONG & FOSTER MARKET MINUTE™

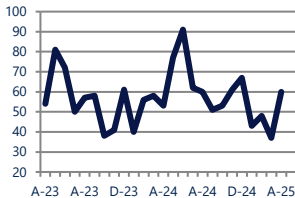
FOCUS ON: MILTEER ACRES AND NORTHERN SUFFOLK CITY HOUSING MARKET

APRIL 2025

Zip Code(s): 23433, 23436, 23432 and 23435

Units Sold

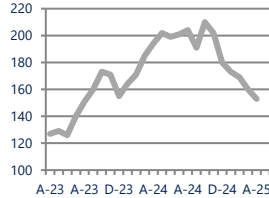
60



Up 13%
Vs. Year Ago

Active Inventory

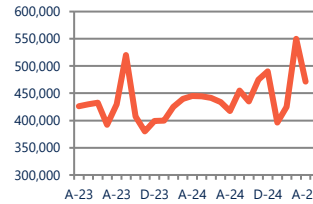
153



Down -21%
Vs. Year Ago

Median Sale Price

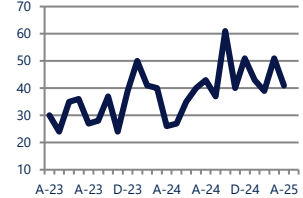
\$471,700



Up 6%
Vs. Year Ago

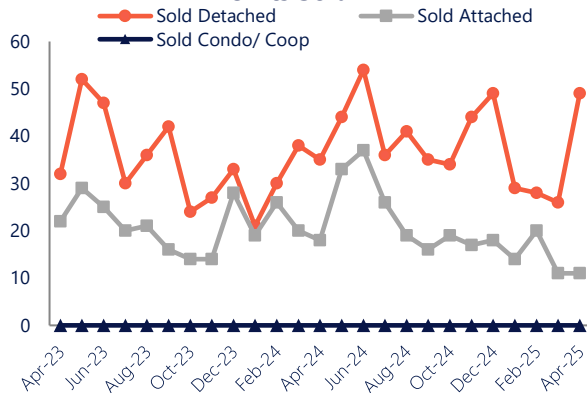
Days On Market

41



Up 58%
Vs. Year Ago

Units Sold*



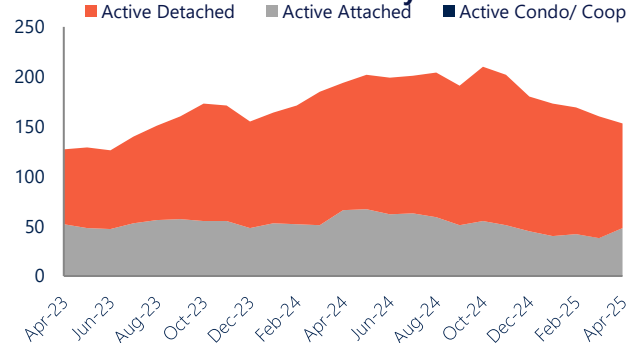
Units Sold

There was an increase in total units sold in April, with 60 sold this month in Milteer Acres and Northern Suffolk City. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 21%. The total number of active inventory this April was 153 compared to 194 in April 2024. This month's total of 153 is lower than the previous month's total supply of available inventory of 160, a decrease of 4%.

Active Inventory*

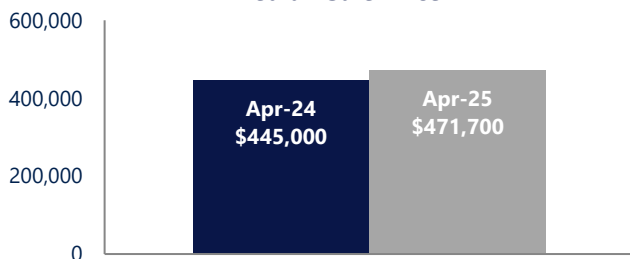


Median Sale Price

Last April, the median sale price for Milteer Acres and Northern Suffolk City Homes was \$445,000. This April, the median sale price was \$471,700, an increase of 6% or \$26,700 compared to last year. The current median sold price is 14% 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.

Median Sale Price



Milteer Acres and Northern Suffolk City are defined as properties listed in zip code/s 23433, 23436, 23432 and 23435.

*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™

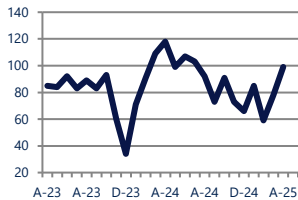
FOCUS ON: MILTEER ACRES AND NORTHERN SUFFOLK CITY HOUSING MARKET

APRIL 2025

Zip Code(s): 23433, 23436, 23432 and 23435

New Listings

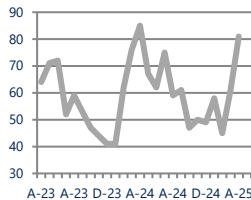
99



Down -16%
Vs. Year Ago

Current Contracts

81



Down -5%
Vs. Year Ago

Sold Vs. List Price

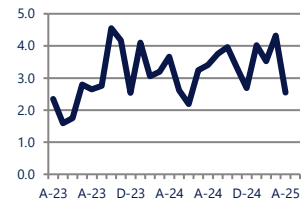
99.5%



Down -0.7%
Vs. Year Ago

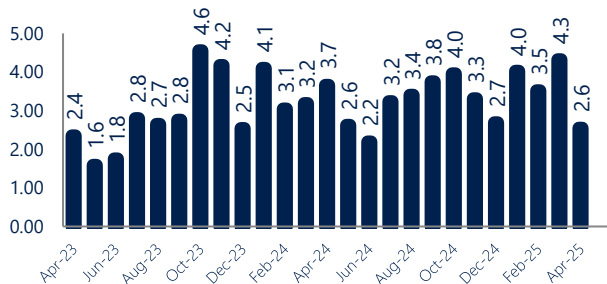
Months of Supply

2.6



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

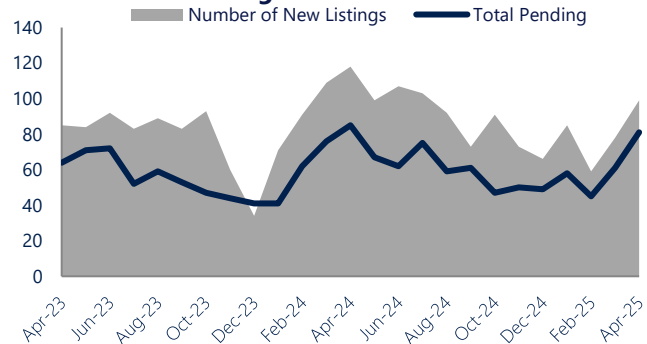
In April, there was 2.6 months of supply available in Milteer Acres and Northern Suffolk City, compared to 3.7 in April 2024. That is a decrease of 30% versus a year ago.

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.

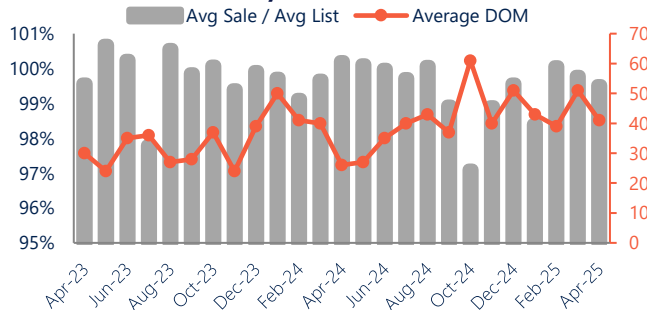
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Milteer Acres and Northern Suffolk City compared to 118 in April 2024, a decrease of 16%. There were 81 current contracts pending sale this April compared to 85 a year ago. The number of current contracts is 5% lower 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 Milteer Acres and Northern Suffolk City was 99.5% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 26, an increase of 58%.

Milteer Acres and Northern Suffolk City are defined as properties listed in zip code/s 23433, 23436, 23432 and 23435.

*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.