

# THE LONG & FOSTER MARKET MINUTE™

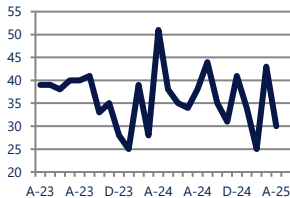
FOCUS ON: **NEWMARKET HOUSING MARKET**

APRIL 2025

Zip Code(s): 23607, 23609 and 23605

## Units Sold

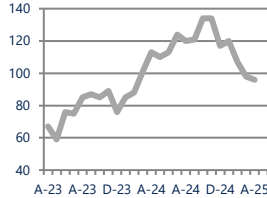
30



**Down**  
Vs. Year Ago

## Active Inventory

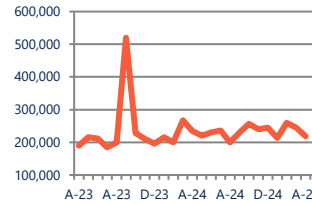
96



**Down -15%**  
Vs. Year Ago

## Median Sale Price

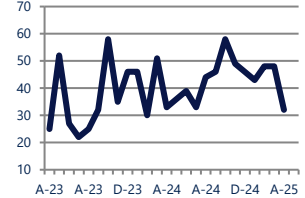
\$218,000



**Down -7%**  
Vs. Year Ago

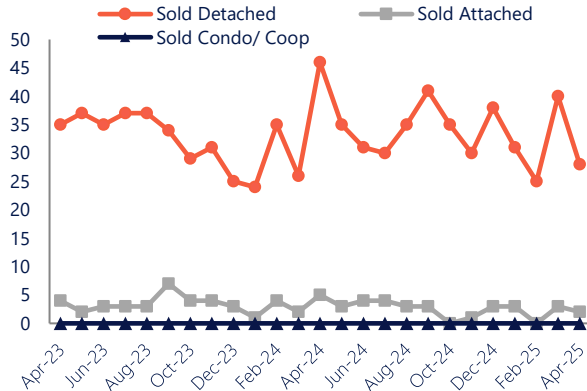
## Days On Market

32



**Down -3%**  
Vs. Year Ago

## Units Sold\*



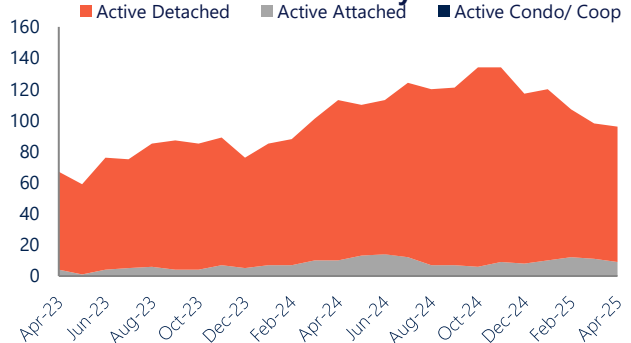
## Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 30 sold this month in Newmarket. This month's total units sold was lower than at this time last year, a decrease from April 2024.

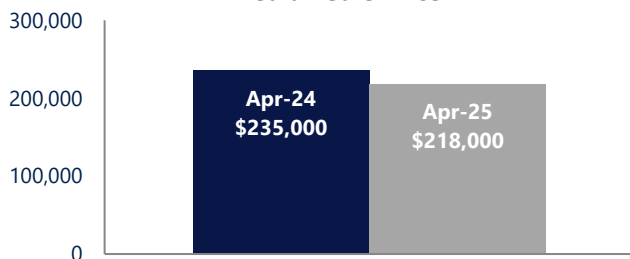
## Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 15%. The total number of active inventory this April was 96 compared to 113 in April 2024. This month's total of 96 is lower than the previous month's total supply of available inventory of 98, a decrease of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Newmarket Homes was \$235,000. This April, the median sale price was \$218,000, a decrease of 7% or \$17,000 compared to last year. The current median sold price is 11% 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.

Newmarket are defined as properties listed in zip code/s 23607, 23609 and 23605.

\*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™

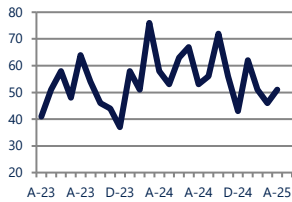
FOCUS ON: **NEWMARKET HOUSING MARKET**

APRIL 2025

Zip Code(s): 23607, 23609 and 23605

### New Listings

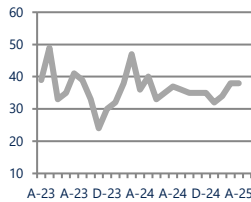
51



**Down -12%**  
Vs. Year Ago

### Current Contracts

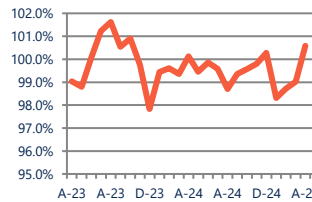
38



**Up 6%**  
Vs. Year Ago

### Sold Vs. List Price

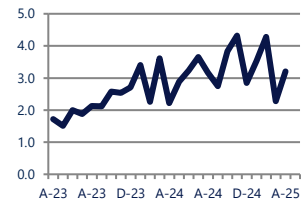
100.6%



**No Change**  
Vs. Year Ago

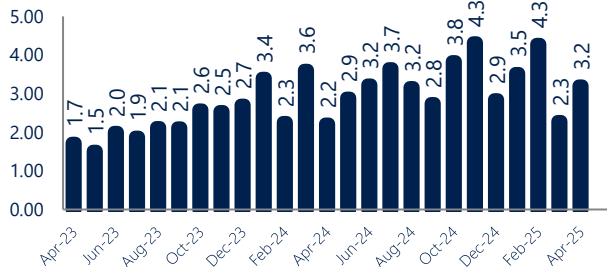
### Months of Supply

3.2



**Up 44%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

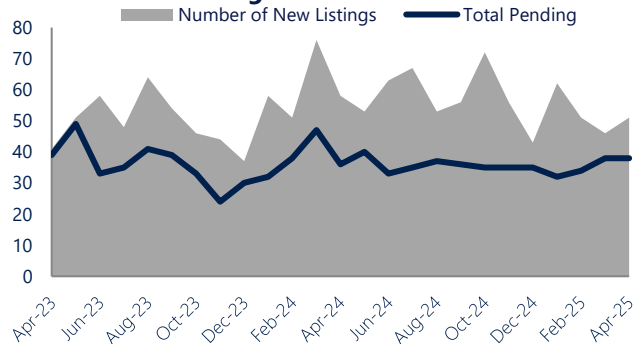
In April, there was 3.2 months of supply available in Newmarket, compared to 2.2 in April 2024. That is an increase of 44% versus a year ago.

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.

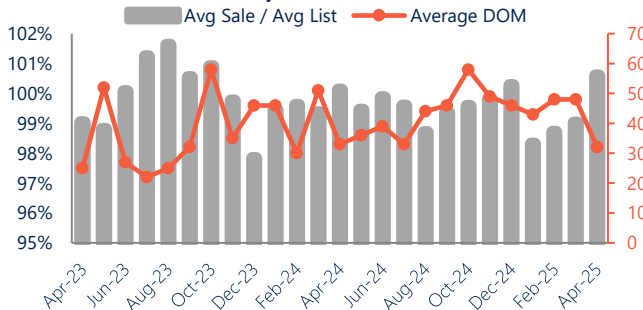
### New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Newmarket compared to 58 in April 2024, a decrease of 12%. There were 38 current contracts pending sale this April compared to 36 a year ago. The number of current contracts remained stable as compared to last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Newmarket was 100.6% 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 32, lower than the average last year, which was 33, a decrease of 3%.

Newmarket are defined as properties listed in zip code/s 23607, 23609 and 23605.

\*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.