

THE LONG & FOSTER MARKET MINUTE™

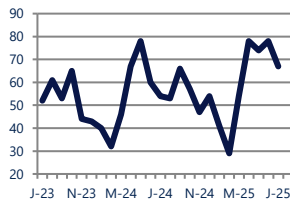
FOCUS ON: **NORTH VIRGINIA BEACH AND LINKHORN PARK HOUSING MARKET**

JULY 2025

Zip Code(s): 23451

Units Sold

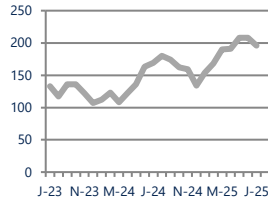
67



Up 24%
Vs. Year Ago

Active Inventory

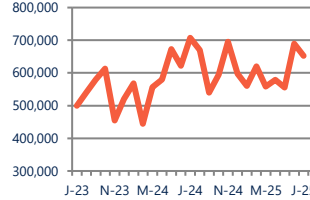
196



Up 16%
Vs. Year Ago

Median Sale Price

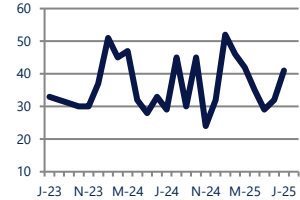
\$652,000



Down -8%
Vs. Year Ago

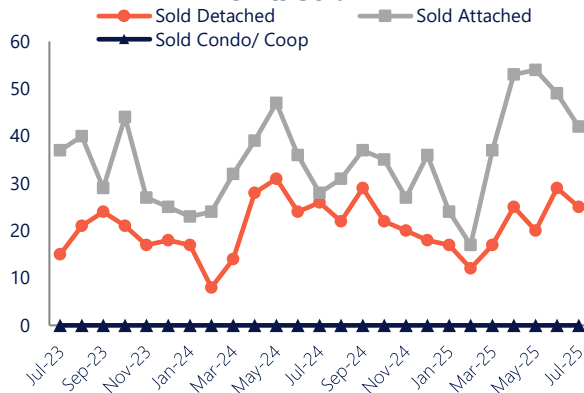
Days On Market

41



Up 41%
Vs. Year Ago

Units Sold*



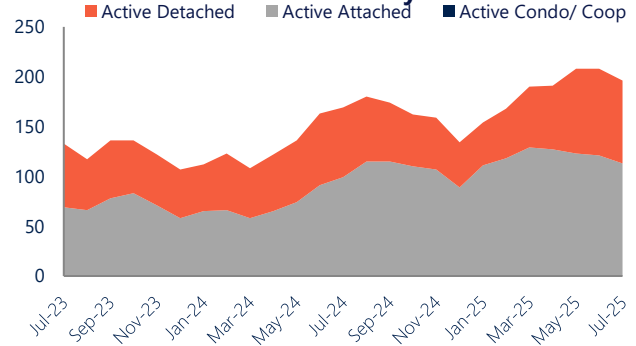
Units Sold

There was a decrease in total units sold in July, with 67 sold this month in North Virginia Beach and Linkhorn Park versus 78 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 24% versus July 2024.

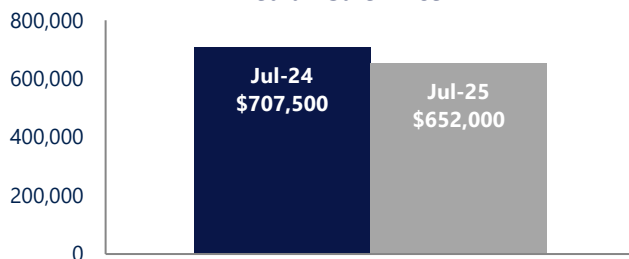
Active Inventory

Versus last year, the total number of homes available this month is higher by 27 units or 16%. The total number of active inventory this July was 196 compared to 169 in July 2024. This month's total of 196 is lower than the previous month's total supply of available inventory of 208, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for North Virginia Beach and Linkhorn Park Homes was \$707,500. This July, the median sale price was \$652,000, a decrease of 8% or \$55,500 compared to last year. The current median sold price is 6% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

North Virginia Beach and Linkhorn Park are defined as properties listed in zip code/s 23451.

*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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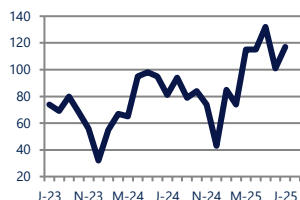
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JULY 2025

Zip Code(s): 23451

New Listings

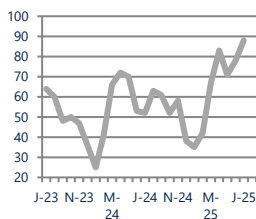
117



Up 44%
Vs. Year Ago

Current Contracts

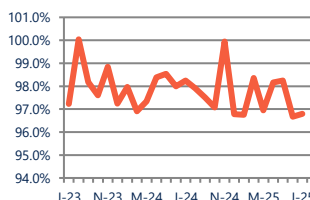
88



Up 69%
Vs. Year Ago

Sold Vs. List Price

96.8%



Down -1.5%
Vs. Year Ago

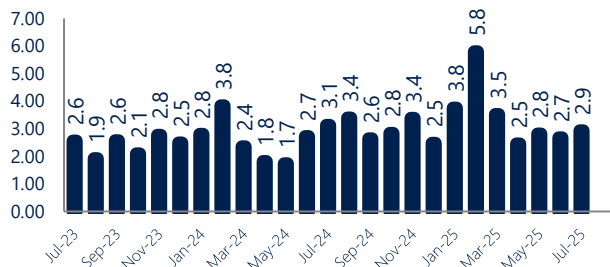
Months of Supply

2.9



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

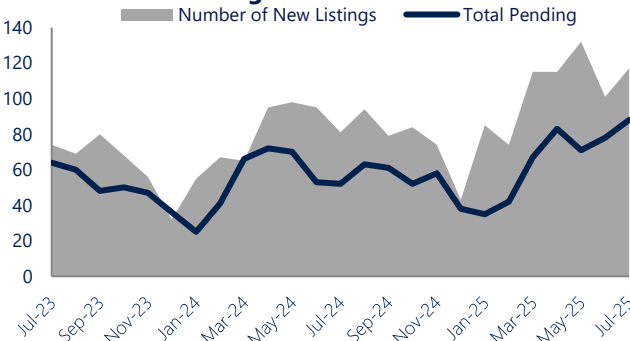
In July, there was 2.9 months of supply available in North Virginia Beach and Linkhorn Park, compared to 3.1 in July 2024. That is a decrease of 7% versus a year ago.

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.

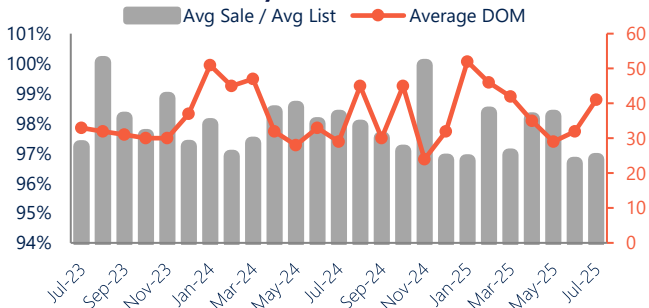
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in North Virginia Beach and Linkhorn Park compared to 81 in July 2024, an increase of 44%. There were 88 current contracts pending sale this July compared to 52 a year ago. The number of current contracts is 69% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in North Virginia Beach and Linkhorn Park was 96.8% of the average list price, which is 1.4% 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 29, an increase of 41%.

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