

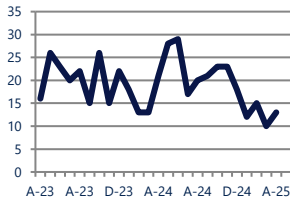
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHUMBERLAND COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

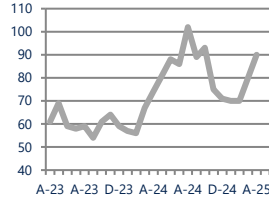
13



Down
Vs. Year Ago

Active Inventory

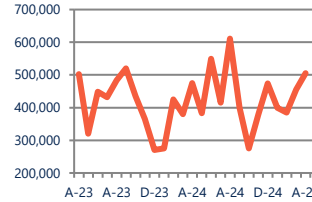
90



Up 22%
Vs. Year Ago

Median Sale Price

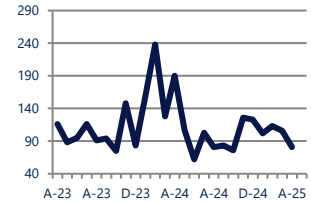
\$505,000



Up 6%
Vs. Year Ago

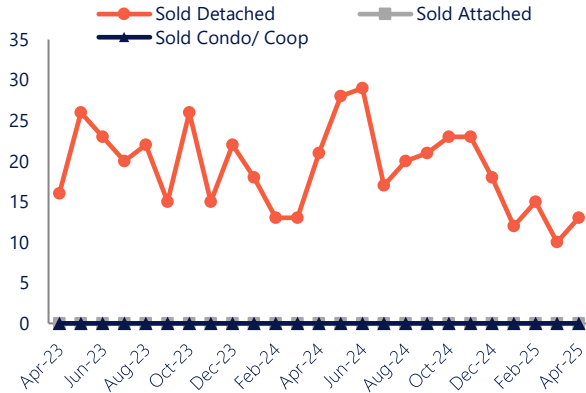
Days On Market

81



Down
Vs. Year Ago

Units Sold*



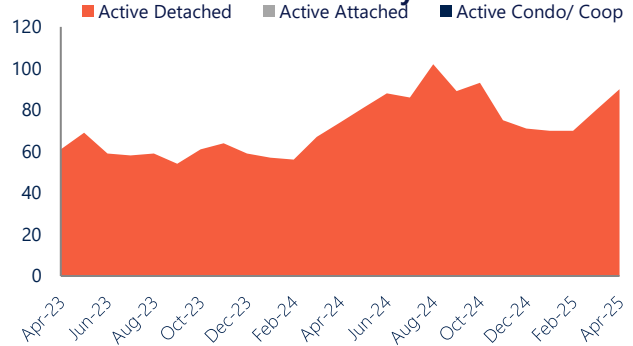
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 13 sold this month in Northumberland County. This month's total units sold was lower than at this time last year, a decrease from April 2024.

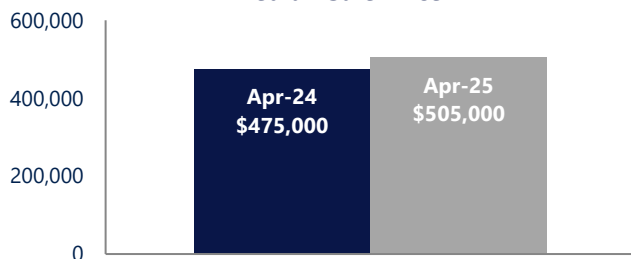
Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 22%. The total number of active inventory this April was 90 compared to 74 in April 2024. This month's total of 90 is higher than the previous month's total supply of available inventory of 80, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Northumberland County Homes was \$475,000. This April, the median sale price was \$505,000, an increase of 6% or \$30,000 compared to last year. The current median sold price is 11% higher 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.

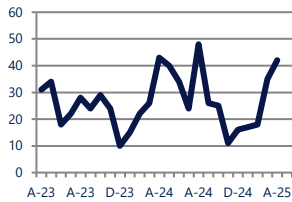
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHUMBERLAND COUNTY HOUSING MARKET**

APRIL 2025

New Listings

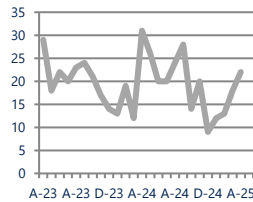
42



Down -2%
Vs. Year Ago

Current Contracts

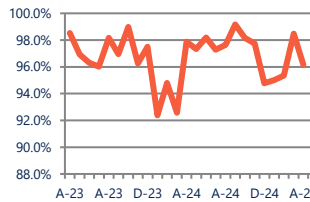
22



Down -29%
Vs. Year Ago

Sold Vs. List Price

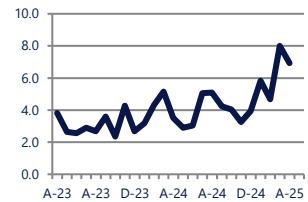
96.2%



Down -1.7%
Vs. Year Ago

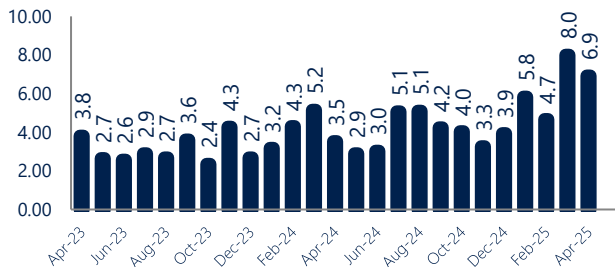
Months of Supply

6.9



Up 97%
Vs. Year Ago

Months Of Supply



Months of Supply

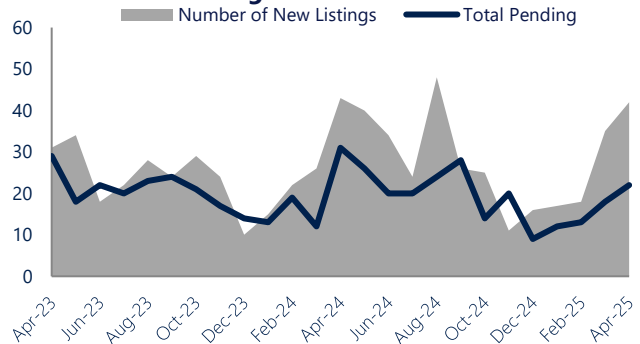
In April, there was 6.9 months of supply available in Northumberland County, compared to 3.5 in April 2024. That is an increase of 96% versus a year ago.

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.

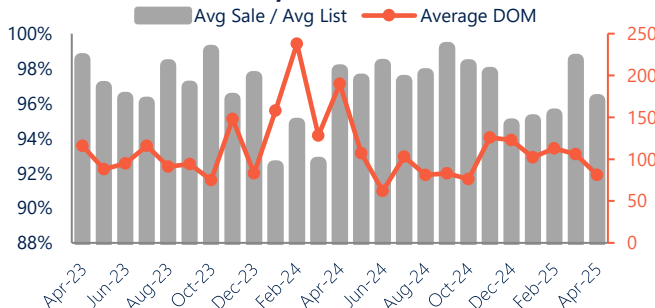
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Northumberland County compared to 43 in April 2024, a decrease of 2%. There were 22 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 29% 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 Northumberland County was 96.2% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 81, lower than the average last year, which was 190. This decrease was impacted by the limited number of sales.