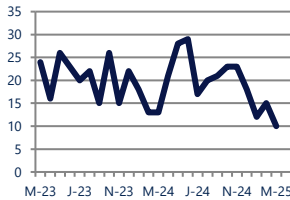


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHUMBERLAND COUNTY HOUSING MARKET**

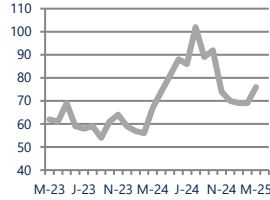
MARCH 2025

Units Sold 10



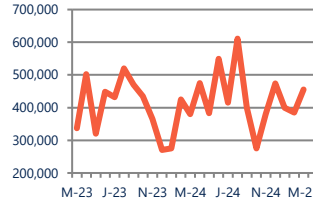
Down -23%
Vs. Year Ago

Active Inventory 76



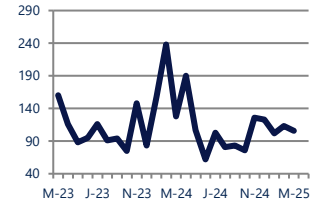
Up 13%
Vs. Year Ago

Median Sale Price \$455,000



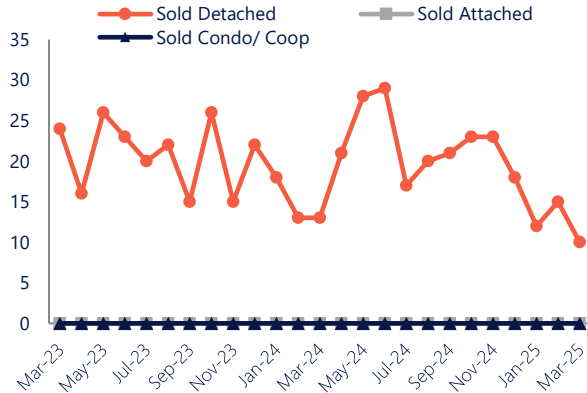
Up 20%
Vs. Year Ago

Days On Market 106



Down -17%
Vs. Year Ago

Units Sold*



Units Sold

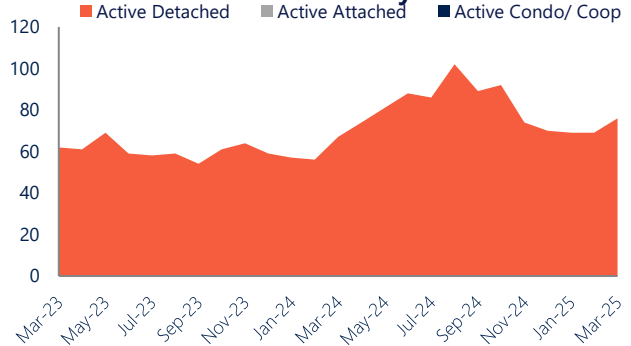
There was a decrease in total units sold in March, with 10 sold this month in Northumberland County versus 15 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 23% versus March 2024.

Active Inventory

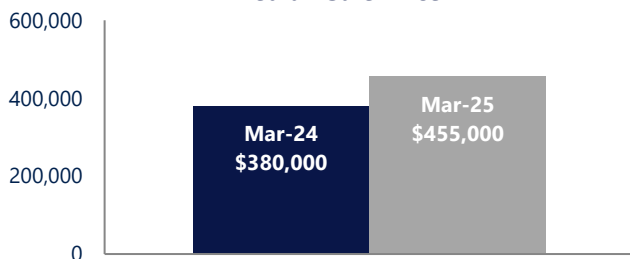
Versus last year, the total number of homes available this month is higher by 9 units or 13%. The total number of active inventory this March was 76 compared to 67 in March 2024.

This month's total of 76 is higher than the previous month's total supply of available inventory of 69, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Northumberland County Homes was \$380,000. This March, the median sale price was \$455,000, an increase of 20% or \$75,000 compared to last year. The current median sold price is 18% higher than in February.

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

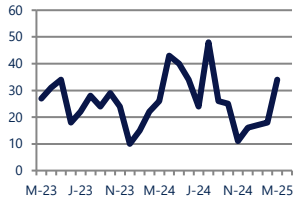
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHUMBERLAND COUNTY HOUSING MARKET**

MARCH 2025

New Listings

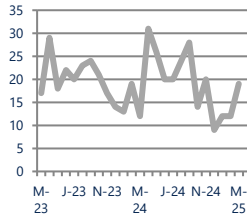
34



Up 31%
Vs. Year Ago

Current Contracts

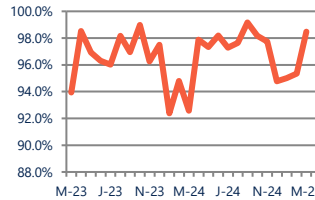
19



Up 58%
Vs. Year Ago

Sold Vs. List Price

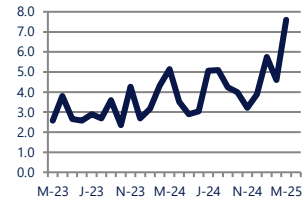
98.5%



Up
Vs. Year Ago

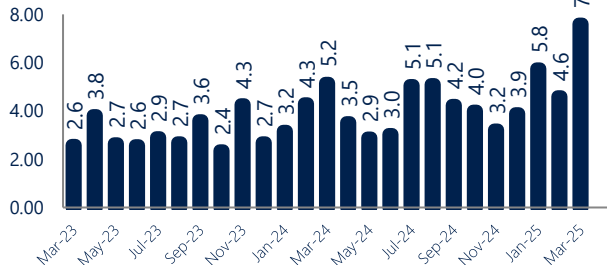
Months of Supply

7.6



Up 48%
Vs. Year Ago

Months Of Supply



Months of Supply

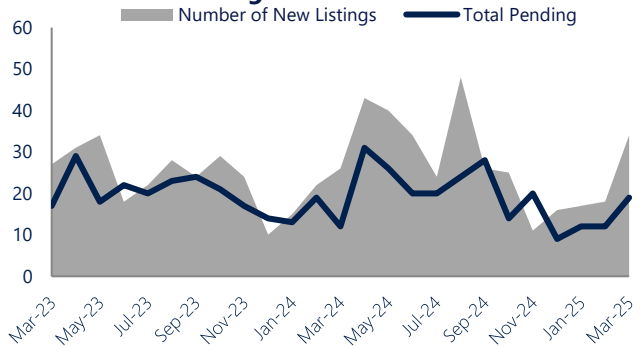
In March, there was 7.6 months of supply available in Northumberland County, compared to 5.2 in March 2024. That is an increase of 47% versus a year ago.

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.

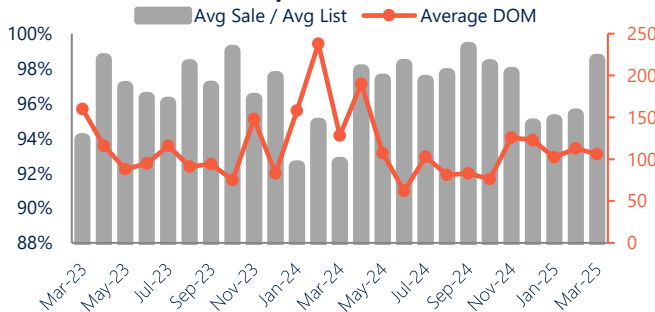
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Northumberland County compared to 26 in March 2024, an increase of 31%. There were 19 current contracts pending sale this March compared to 12 a year ago. The number of current contracts is 58% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Northumberland County was 98.5% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 106, lower than the average last year, which was 128, a decrease of 17%.