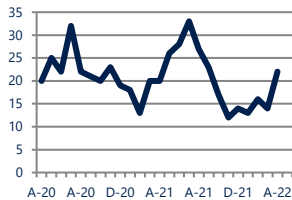




## Focus On: Poquoson City Housing Market

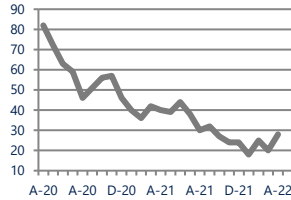
April 2022

### Units Sold 22



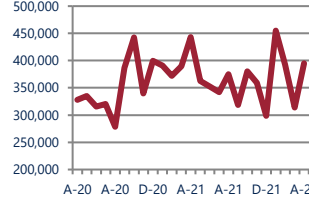
Up  
Vs. Year Ago

### Active Inventory 28



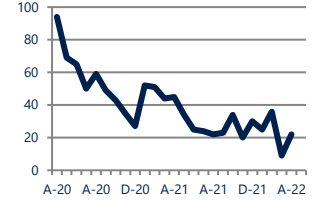
Down -30%  
Vs. Year Ago

### Median Sale Price \$395,000



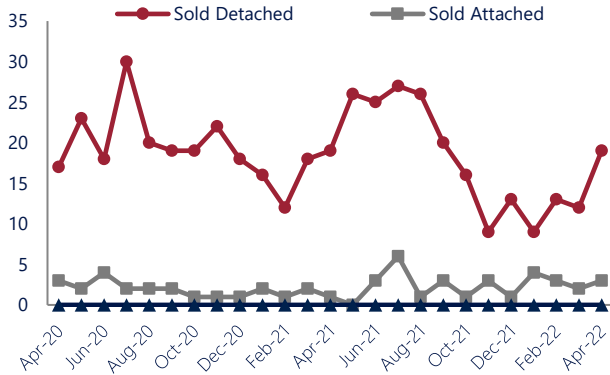
Down  
Vs. Year Ago

### Days On Market 22



Down  
Vs. Year Ago

### Units Sold\*



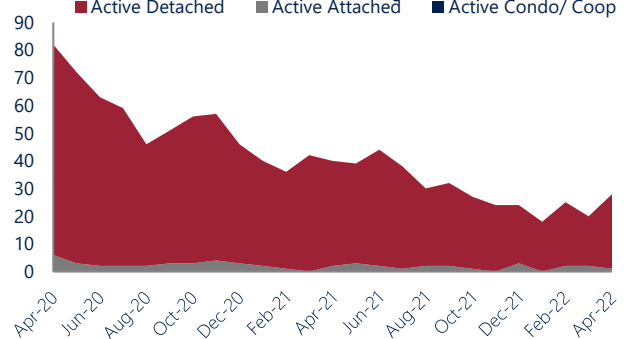
### Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 22 sold this month in Poquoson City. This month's total units sold was higher than at this time last year, an increase from April 2021.

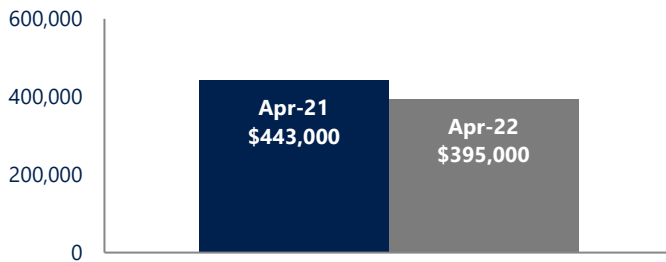
### Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 30%. The total number of active inventory this April was 28 compared to 40 in April 2021. This month's total of 28 is higher than the previous month's total supply of available inventory of 20, an increase of 40%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Poquoson City Homes was \$443,000. This April, the median sale price was \$395,000, a decrease of \$48,000 compared to last year. The current median sold price is 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.



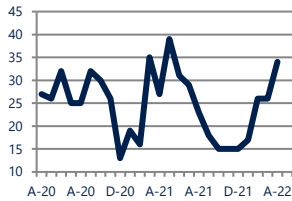
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and 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.





### New Listings

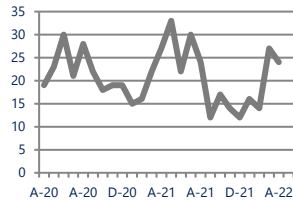
34



Up 26%  
Vs. Year Ago

### Current Contracts

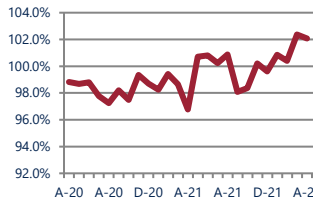
24



Down -11%  
Vs. Year Ago

### Sold Vs. List Price

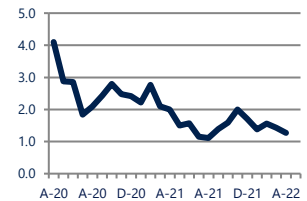
102.1%



Up  
Vs. Year Ago

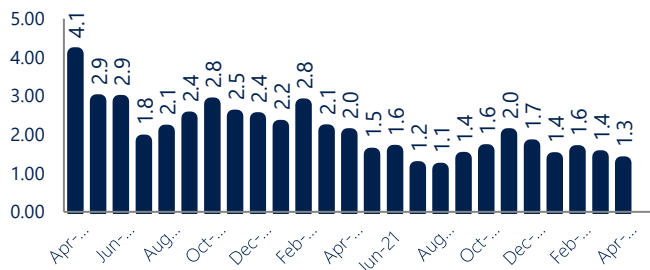
### Months of Supply

1.3



Down -37%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

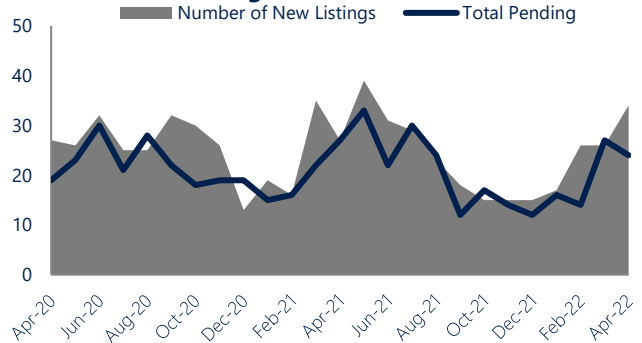
In April, there was 1.3 months of supply available in Poquoson City, compared to 2.0 in April 2021. That is a decrease of 36% versus a year ago.

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.

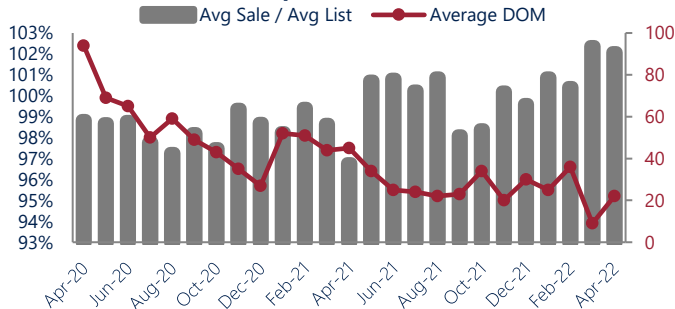
### New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Poquoson City compared to 27 in April 2021, an increase of 26%. There were 24 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 11% 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 Poquoson City was 102.1% 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 22, lower than the average last year, which was 45. This decrease was impacted by the limited number of sales.



\*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.

