

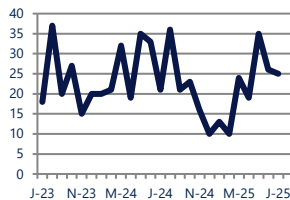
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POQUOSON CITY HOUSING MARKET**

JULY 2025

## Units Sold

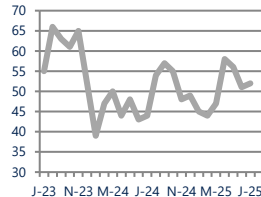
25



**Up 19%**  
Vs. Year Ago

## Active Inventory

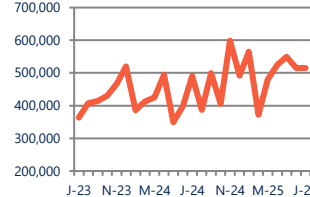
52



**Up 18%**  
Vs. Year Ago

## Median Sale Price

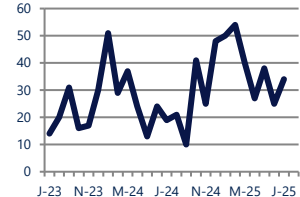
\$515,000



**Up 5%**  
Vs. Year Ago

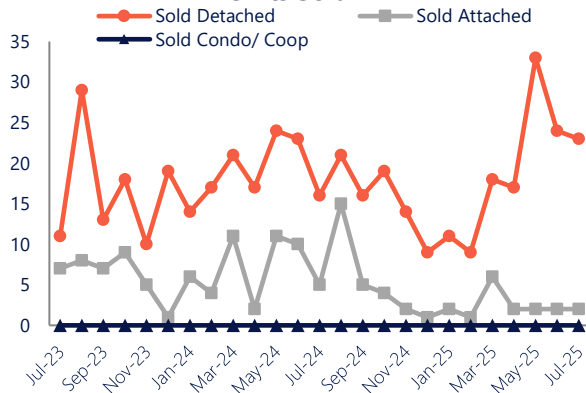
## Days On Market

34



**Up**  
Vs. Year Ago

## Units Sold\*



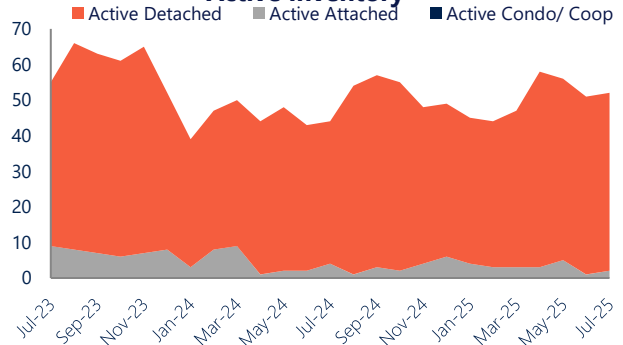
## Units Sold

There was a decrease in total units sold in July, with 25 sold this month in Poquoson City versus 26 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 19% versus July 2024.

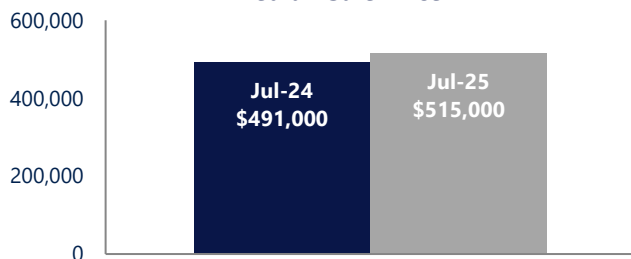
## Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 18%. The total number of active inventory this July was 52 compared to 44 in July 2024. This month's total of 52 is higher than the previous month's total supply of available inventory of 51, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Poquoson City Homes was \$491,000. This July, the median sale price was \$515,000, an increase of 5% or \$24,000 compared to last year. The current median sold price is approximately the same as the median price in June.

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

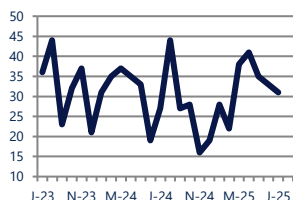
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POQUOSON CITY HOUSING MARKET**

JULY 2025

## New Listings

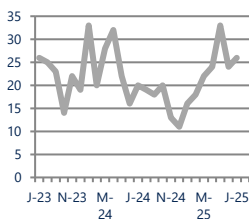
31



**Up 15%**  
Vs. Year Ago

## Current Contracts

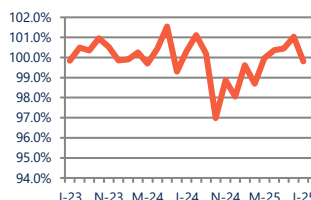
26



**Up 30%**  
Vs. Year Ago

## Sold Vs. List Price

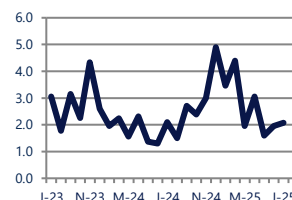
99.8%



**Down -0.5%**  
Vs. Year Ago

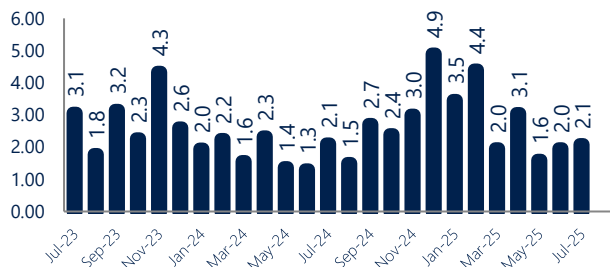
## Months of Supply

2.1



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

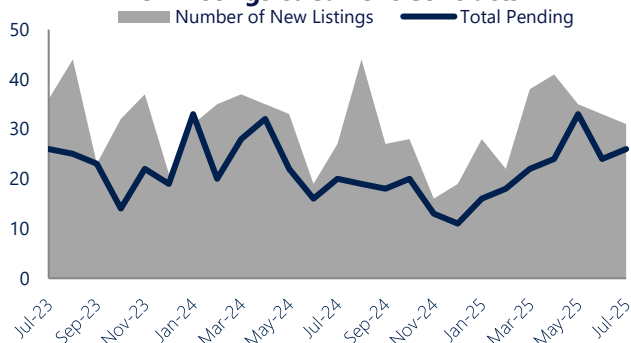
In July, there was 2.1 months of supply available in Poquoson City. The amount of supply is similar compared to a year ago.

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.

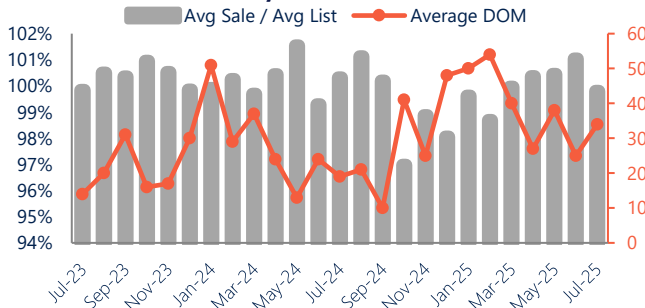
## New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Poquoson City compared to 27 in July 2024, an increase of 15%. There were 26 current contracts pending sale this July compared to 20 a year ago. The number of current contracts is 30% 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 Poquoson City was 99.8% of the average list price, which is 0.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 19. This increase was impacted by the limited number of sales.