

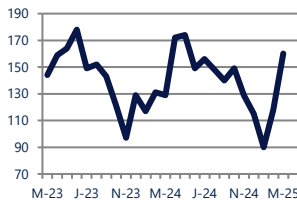
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PORTSMOUTH CITY HOUSING MARKET**

MARCH 2025

Units Sold

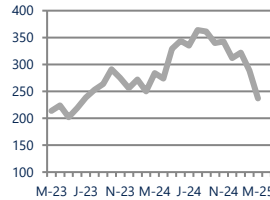
160



Up 24%
Vs. Year Ago

Active Inventory

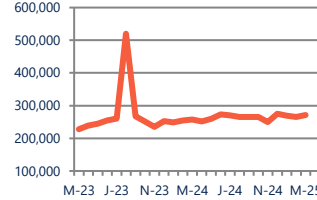
237



Down -17%
Vs. Year Ago

Median Sale Price

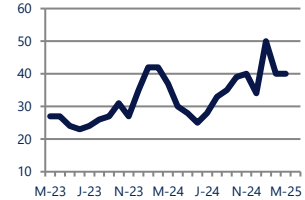
\$271,000



Up 5%
Vs. Year Ago

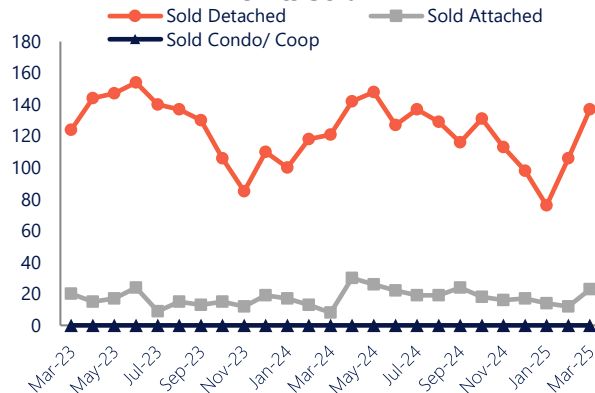
Days On Market

40



Up 8%
Vs. Year Ago

Units Sold*



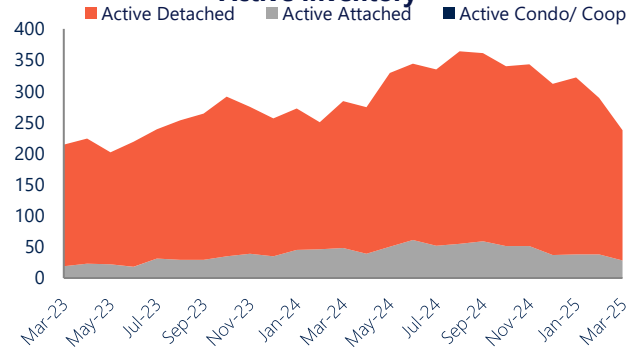
Units Sold

There was an increase in total units sold in March, with 160 sold this month in Portsmouth City. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 17%. The total number of active inventory this March was 237 compared to 284 in March 2024. This month's total of 237 is lower than the previous month's total supply of available inventory of 289, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Portsmouth City Homes was \$257,000. This March, the median sale price was \$271,000, an increase of 5% or \$14,000 compared to last year. The current median sold price is 2% 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.

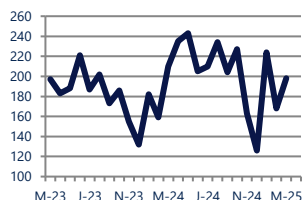
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PORTSMOUTH CITY HOUSING MARKET**

MARCH 2025

New Listings

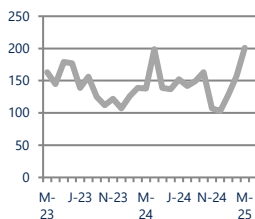
198



Down -6%
Vs. Year Ago

Current Contracts

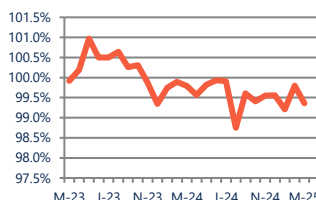
201



Up 46%
Vs. Year Ago

Sold Vs. List Price

99.4%



No Change
Vs. Year Ago

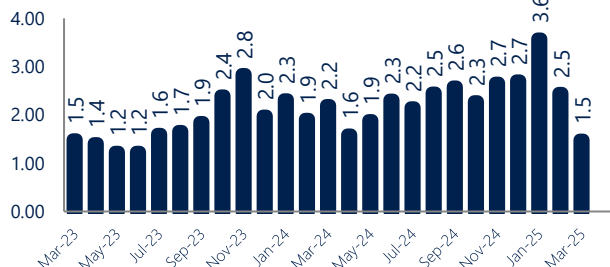
Months of Supply

1.5



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

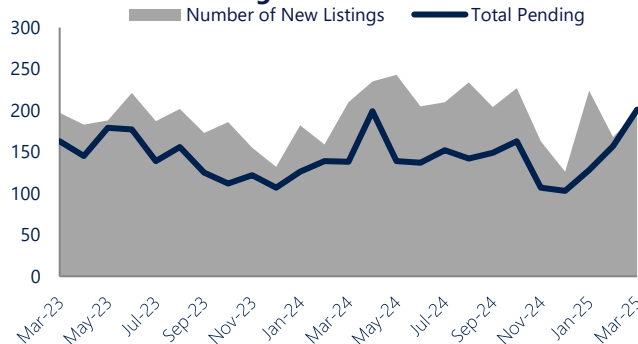
In March, there was 1.5 months of supply available in Portsmouth City, compared to 2.2 in March 2024. That is a decrease of 33% versus a year ago.

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.

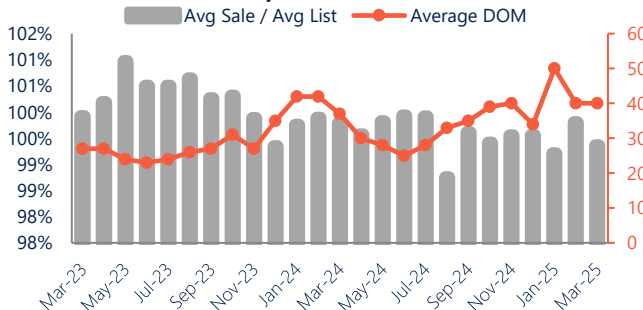
New Listings & Current Contracts

This month there were 198 homes newly listed for sale in Portsmouth City compared to 210 in March 2024, a decrease of 6%. There were 201 current contracts pending sale this March compared to 138 a year ago. The number of current contracts is 46% 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 Portsmouth City was 99.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 37, an increase of 8%.