

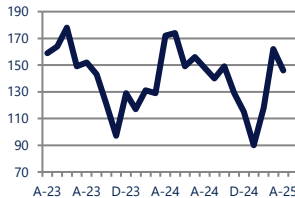
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PORTSMOUTH CITY HOUSING MARKET**

APRIL 2025

Units Sold

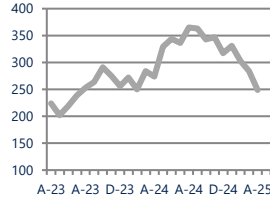
146



Down -15%
Vs. Year Ago

Active Inventory

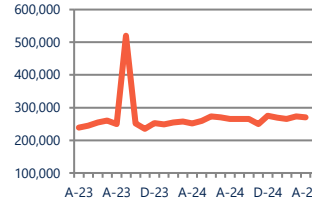
249



Down -9%
Vs. Year Ago

Median Sale Price

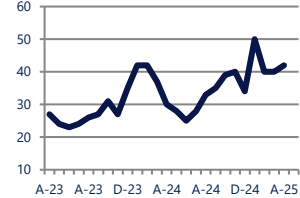
\$269,950



Up 7%
Vs. Year Ago

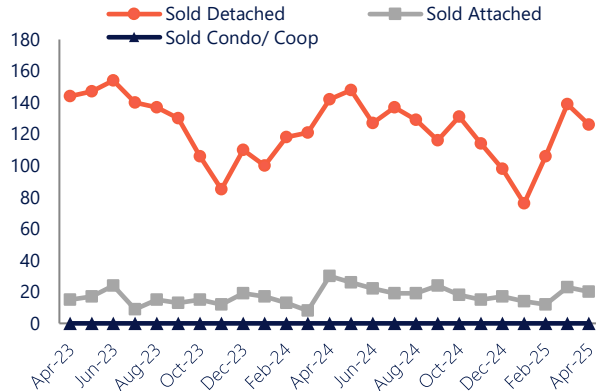
Days On Market

42



Up 40%
Vs. Year Ago

Units Sold*



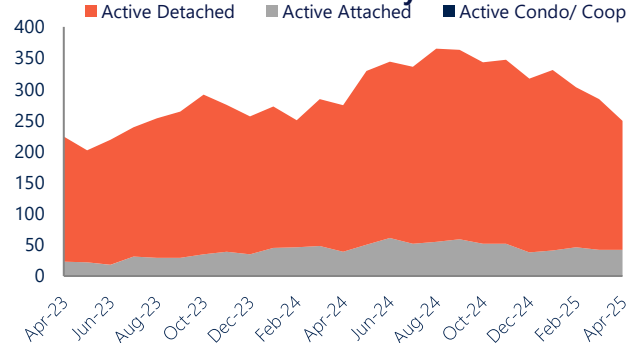
Units Sold

There was a decrease in total units sold in April, with 146 sold this month in Portsmouth City versus 162 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2024.

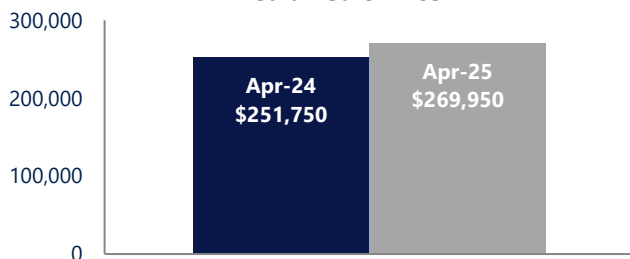
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 9%. The total number of active inventory this April was 249 compared to 274 in April 2024. This month's total of 249 is lower than the previous month's total supply of available inventory of 284, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Portsmouth City Homes was \$251,750. This April, the median sale price was \$269,950, an increase of 7% or \$18,200 compared to last year. The current median sold price is 1% lower 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.

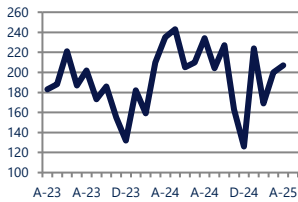
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APRIL 2025

New Listings

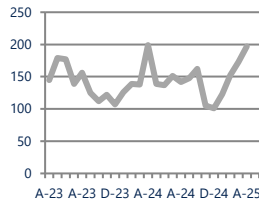
207



Down -12%
Vs. Year Ago

Current Contracts

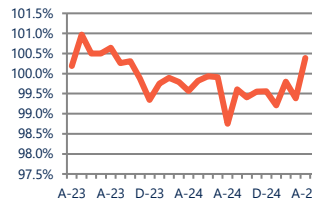
197



Down -1%
Vs. Year Ago

Sold Vs. List Price

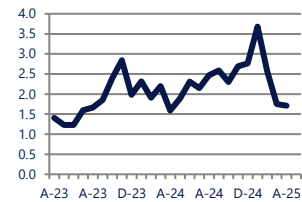
100.4%



Up 0.8%
Vs. Year Ago

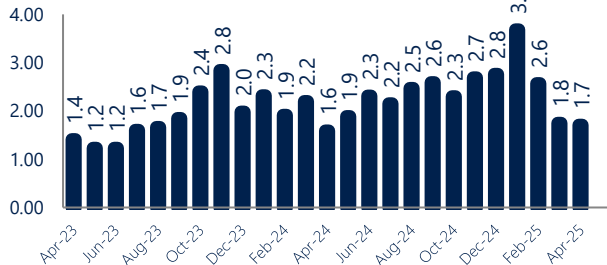
Months of Supply

1.7



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

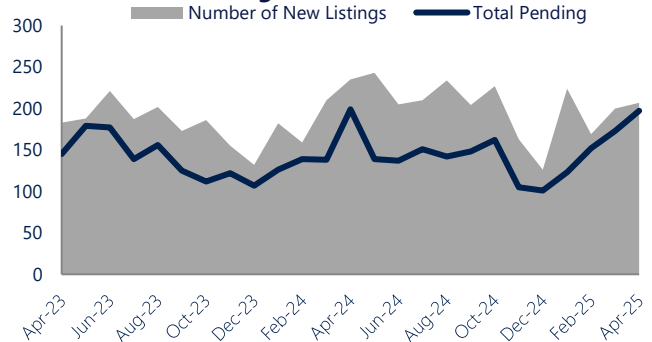
In April, there was 1.7 months of supply available in Portsmouth City, compared to 1.6 in April 2024. That is an increase of 7% versus a year ago.

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.

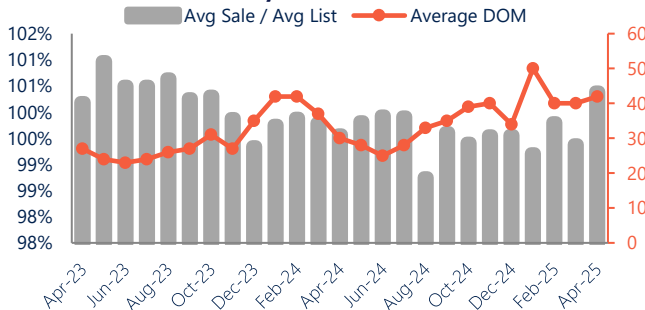
New Listings & Current Contracts

This month there were 207 homes newly listed for sale in Portsmouth City compared to 235 in April 2024, a decrease of 12%. There were 197 current contracts pending sale this April compared to 199 a year ago. The number of current contracts is 1% 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 Portsmouth City was 100.4% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 30, an increase of 40%.