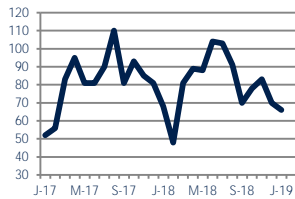


Zip Code(s): 23663, 23664, 23667, 23668 and 23669

### Units Sold

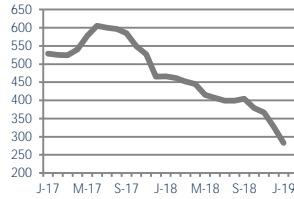
66



Down -3%  
Vs. Year Ago

### Active Inventory

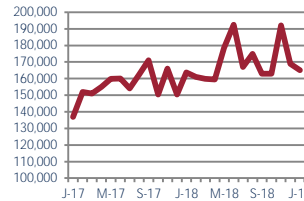
283



Down -39%  
Vs. Year Ago

### Median Sale Price

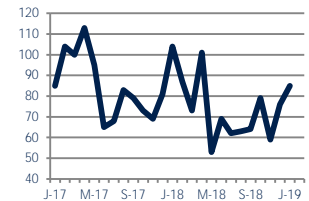
\$165,000



Up 1%  
Vs. Year Ago

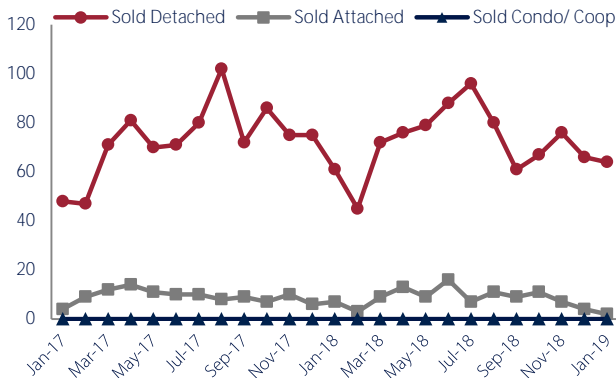
### Days On Market

85



Down -18%  
Vs. Year Ago

### Units Sold\*



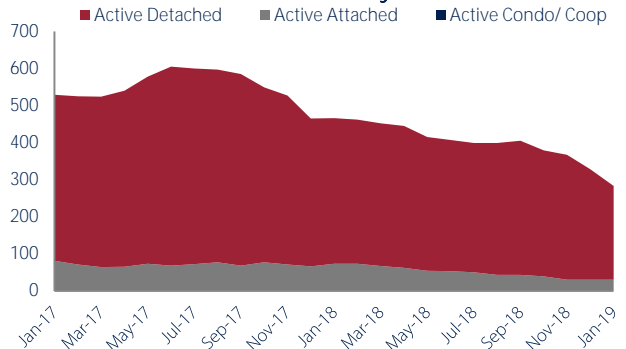
### Units Sold

There was a decrease in total units sold in January, with 66 sold this month in River Terrace, Buckroe Beach, and Western Hampton City versus 70 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 3% versus January 2018.

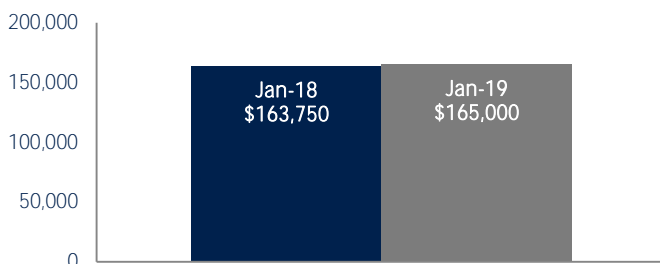
### Active Inventory

Versus last year, the total number of homes available this month is lower by 183 units or 39%. The total number of active inventory this January was 283 compared to 466 in January 2018. This month's total of 283 is lower than the previous month's total supply of available inventory of 328, a decrease of 14%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for River Terrace, Buckroe Beach, and Western Hampton City Homes was \$163,750. This January, the median sale price was \$165,000, an increase of 1% or \$1,250 compared to last year. The current median sold price is 2% lower than in December.

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

River Terrace, Buckroe Beach, and Western Hampton City are defined as properties listed in zip code/s 23663, 23664, 23667, 23668 and 23669.

\*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.





# The Long & Foster Market Minute™

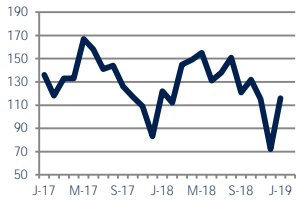
**Focus On:** River Terrace, Buckroe Beach, and Western Hampton City Housing Market

January 2019

Zip Code(s): 23663, 23664, 23667, 23668 and 23669

## New Listings

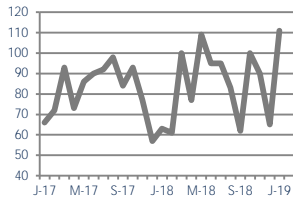
116



**Down -5%**  
Vs. Year Ago

## Current Contracts

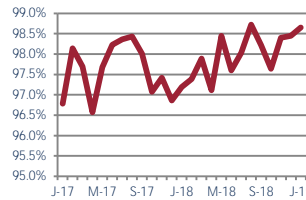
111



**Up 76%**  
Vs. Year Ago

## Sold Vs. List Price

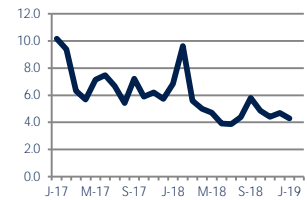
98.7%



**Up 1.5%**  
Vs. Year Ago

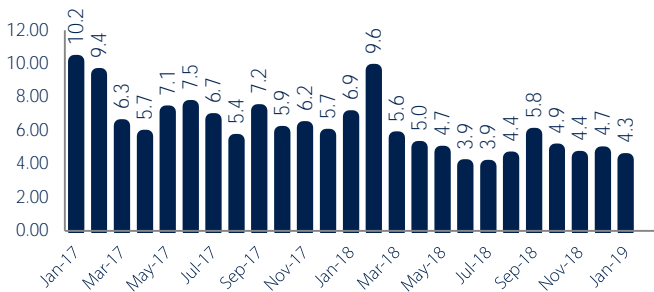
## Months of Supply

4.3



**Down -37%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

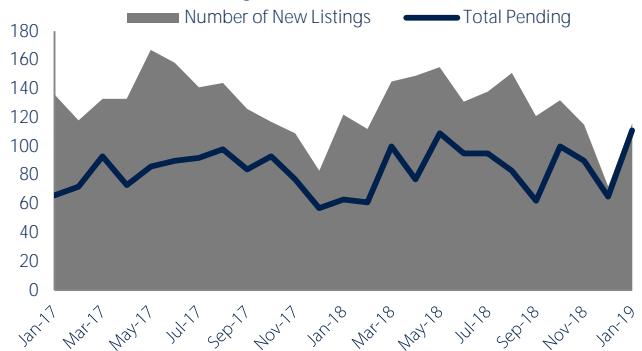
In January, there was 4.3 months of supply available in River Terrace, Buckroe Beach, and Western Hampton City, compared to 6.9 in January 2018. That is a decrease of 37% versus a year ago.

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.

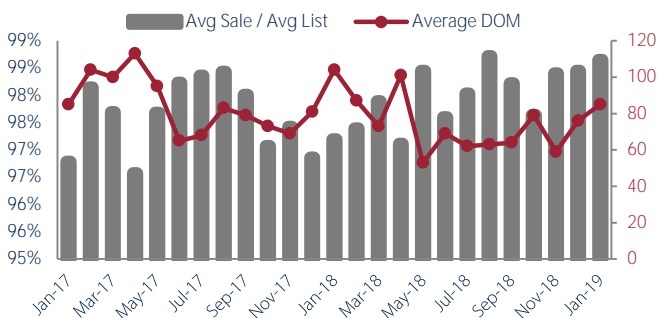
## New Listings & Current Contracts

This month there were 116 homes newly listed for sale in River Terrace, Buckroe Beach, and Western Hampton City compared to 122 in January 2018, a decrease of 5%. There were 111 current contracts pending sale this January compared to 63 a year ago. The number of current contracts is 76% higher than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in River Terrace, Buckroe Beach, and Western Hampton City was 98.7% of the average list price, which is 1.5% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 85, lower than the average last year, which was 104, a decrease of 18%.



River Terrace, Buckroe Beach, and Western Hampton City are defined as properties listed in zip code/s 23663, 23664, 23667, 23668 and 23669.

\*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.

