

THE LONG & FOSTER MARKET MINUTE™

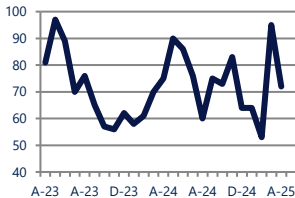
FOCUS ON: RIVERDALE, GREENWOOD FARMS, AND EASTERN HAMPTON CITY HOUSING MARKET

APRIL 2025

Zip Code(s): 23661 and 23666

Units Sold

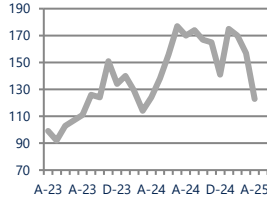
72



Down -4%
Vs. Year Ago

Active Inventory

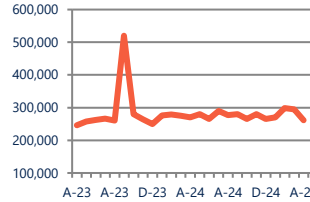
123



Down -1%
Vs. Year Ago

Median Sale Price

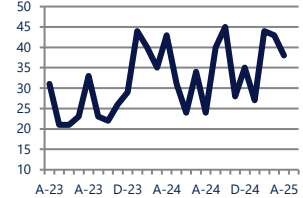
\$261,500



Down -3%
Vs. Year Ago

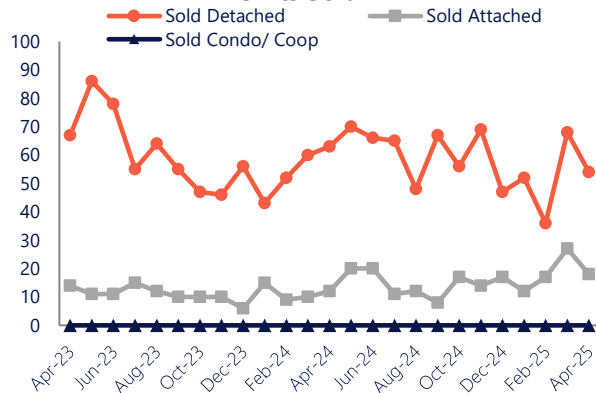
Days On Market

38



Down -12%
Vs. Year Ago

Units Sold*



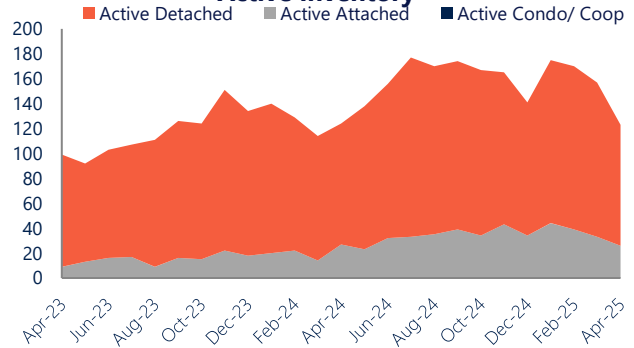
Units Sold

There was a decrease in total units sold in April, with 72 sold this month in Riverdale, Greenwood Farms, and Eastern Hampton City versus 95 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

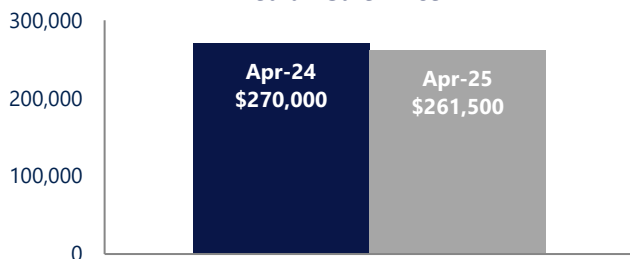
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 123 compared to 124 in April 2024. This month's total of 123 is lower than the previous month's total supply of available inventory of 157, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Riverdale, Greenwood Farms, and Eastern Hampton City Homes was \$270,000. This April, the median sale price was \$261,500, a decrease of 3% or \$8,500 compared to last year. The current median sold price is 11% 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.

Riverdale, Greenwood Farms, and Eastern Hampton City are defined as properties listed in zip code/s 23661 and 23666.

*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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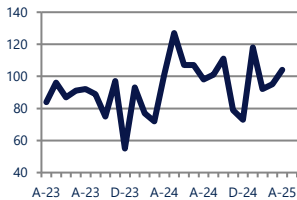
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New Listings

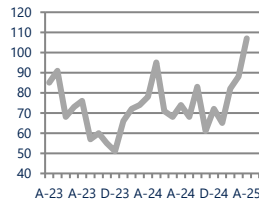
104



Up 3%
Vs. Year Ago

Current Contracts

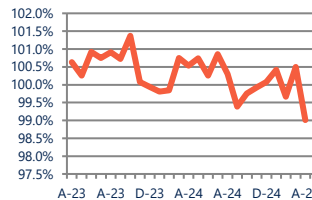
107



Up 37%
Vs. Year Ago

Sold Vs. List Price

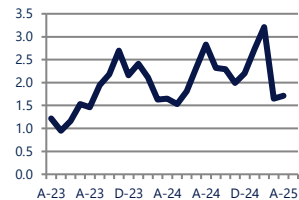
99.0%



Down -1.5%
Vs. Year Ago

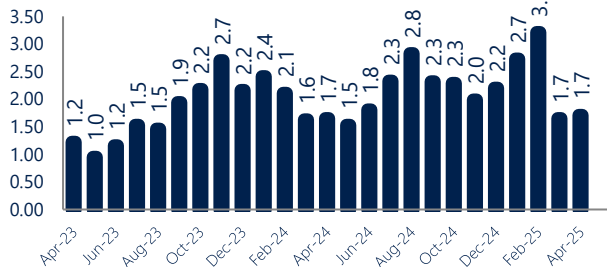
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

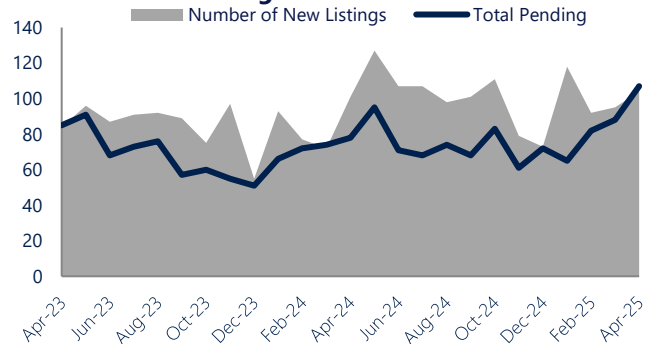
In April, there was 1.7 months of supply available in Riverdale, Greenwood Farms, and Eastern Hampton City. The amount of supply is similar compared to a year ago.

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.

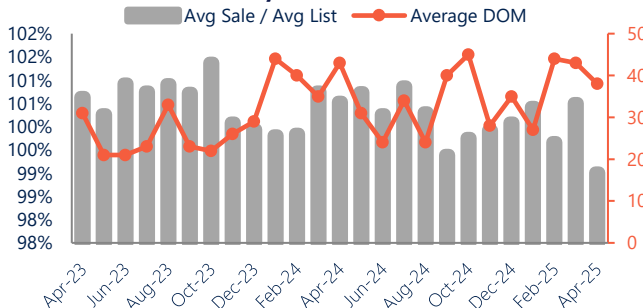
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Riverdale, Greenwood Farms, and Eastern Hampton City compared to 101 in April 2024, an increase of 3%. There were 107 current contracts pending sale this April compared to 78 a year ago. The number of current contracts is 37% higher 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 Riverdale, Greenwood Farms, and Eastern Hampton City was 99.0% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 43, a decrease of 12%.

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