



The Long & Foster Market Minute™

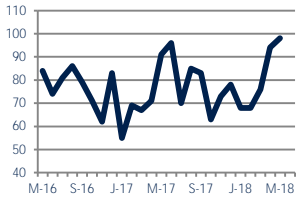
Focus On: Riverdale, Greenwood Farms, and Eastern Hampton City Housing Market

May 2018

Zip Code(s): 23661 and 23666

Units Sold

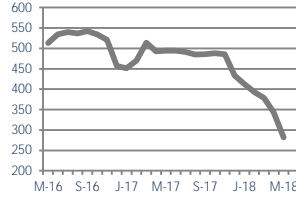
98



Up 8%
Vs. Year Ago

Active Inventory

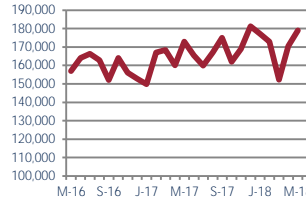
282



Down -43%
Vs. Year Ago

Median Sale Price

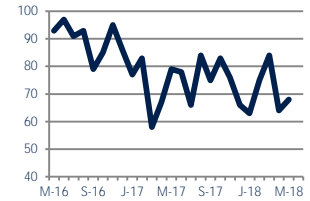
\$179,000



Up 3%
Vs. Year Ago

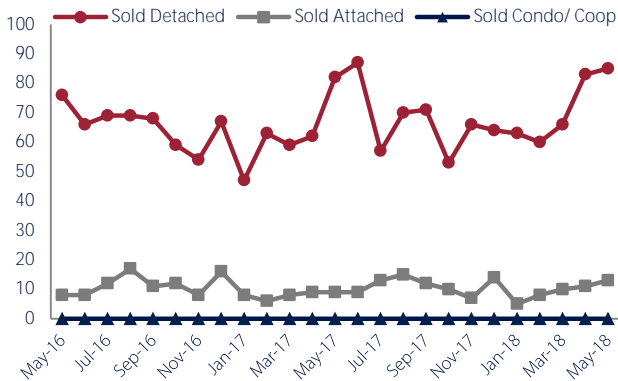
Days On Market

68



Down -14%
Vs. Year Ago

Units Sold*



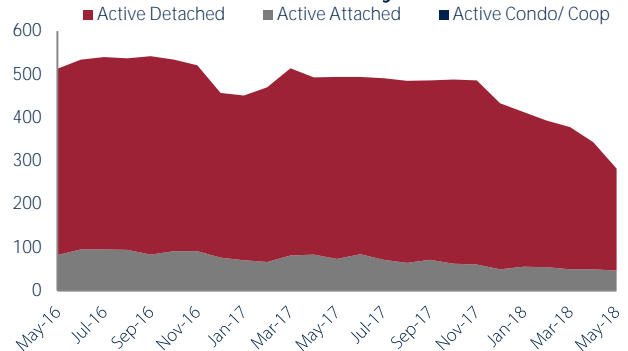
Units Sold

There was an increase in total units sold in May, with 98 sold this month in Riverdale, Greenwood Farms, and Eastern Hampton City versus 94 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 8% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 212 units or 43%. The total number of active inventory this May was 282 compared to 494 in May 2017. This month's total of 282 is lower than the previous month's total supply of available inventory of 343, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Riverdale, Greenwood Farms, and Eastern Hampton City Homes was \$173,000. This May, the median sale price was \$179,000, an increase of 3% or \$6,000 compared to last year. The current median sold price is 5% higher than in April.

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.



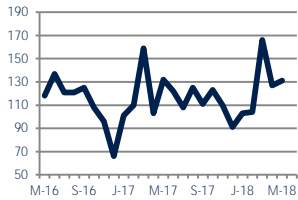
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 23661 and 23666

New Listings

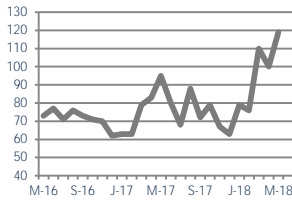
131



Down -1%
Vs. Year Ago

Current Contracts

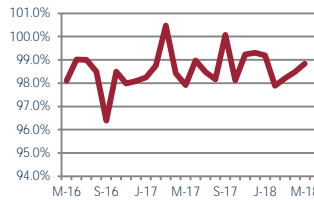
119



Up 25%
Vs. Year Ago

Sold Vs. List Price

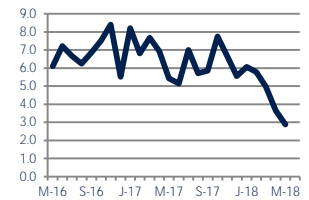
98.8%



Up 0.9%
Vs. Year Ago

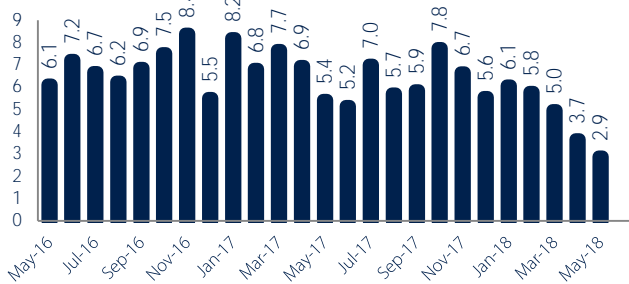
Months of Supply

2.9



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

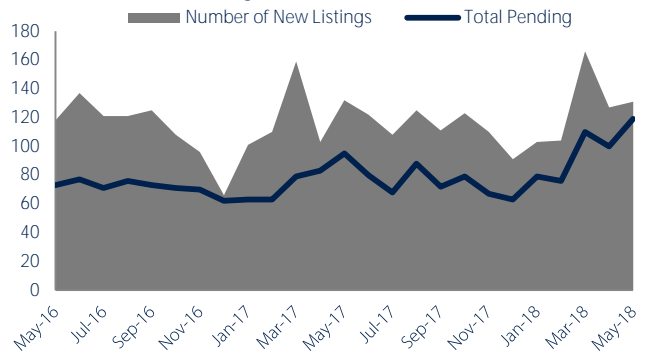
In May, there was 2.9 months of supply available in Riverdale, Greenwood Farms, and Eastern Hampton City, compared to 5.4 in May 2017. That is a decrease of 47% versus a year ago.

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.

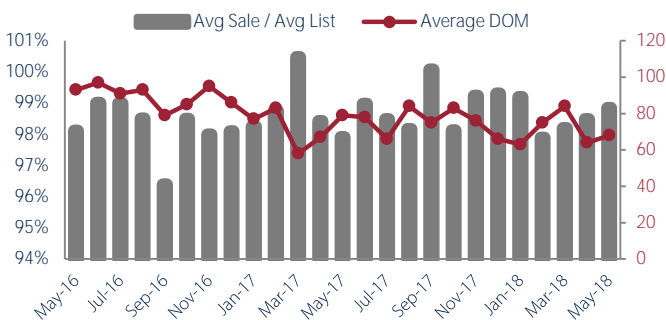
New Listings & Current Contracts

This month there were 131 homes newly listed for sale in Riverdale, Greenwood Farms, and Eastern Hampton City compared to 132 in May 2017, a decrease of 1%. There were 119 current contracts pending sale this May compared to 95 a year ago. The number of current contracts is 25% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Riverdale, Greenwood Farms, and Eastern Hampton City was 98.8% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 79, a decrease of 14%.



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