

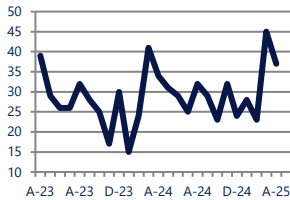
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHAMPTON COUNTY AND FRANKLIN CITY HOUSING MARKET**

APRIL 2025

## Units Sold

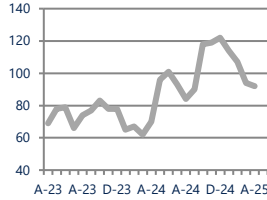
37



**Up 9%**  
Vs. Year Ago

## Active Inventory

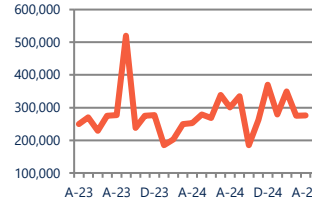
92



**Up 31%**  
Vs. Year Ago

## Median Sale Price

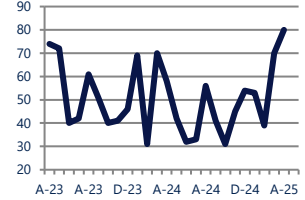
\$275,990



**Up 9%**  
Vs. Year Ago

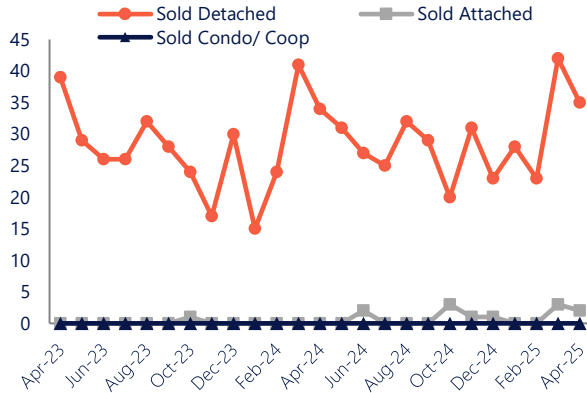
## Days On Market

80



**Up 38%**  
Vs. Year Ago

### Units Sold\*



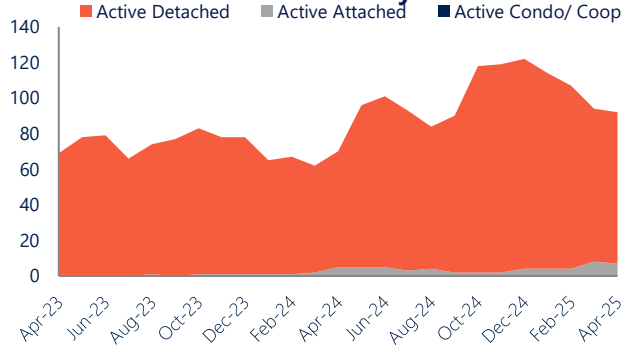
## Units Sold

There was a decrease in total units sold in April, with 37 sold this month in Southampton County and Franklin City versus 45 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 9% versus April 2024.

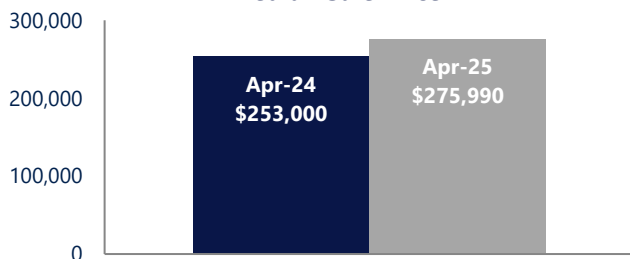
## Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 31%. The total number of active inventory this April was 92 compared to 70 in April 2024. This month's total of 92 is lower than the previous month's total supply of available inventory of 94, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Southampton County and Franklin City Homes was \$253,000. This April, the median sale price was \$275,990, an increase of 9% or \$22,990 compared to last year. The current median sold price is approximately the same as the median price in March.

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

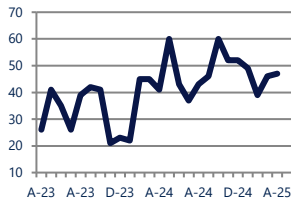
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHAMPTON COUNTY AND FRANKLIN CITY HOUSING MARKET**

APRIL 2025

## New Listings

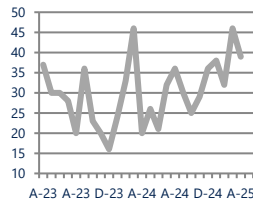
47



**Up 15%**  
Vs. Year Ago

## Current Contracts

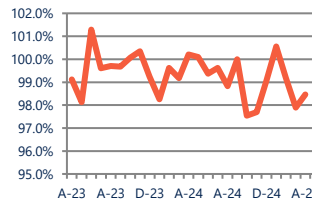
39



**Up 95%**  
Vs. Year Ago

## Sold Vs. List Price

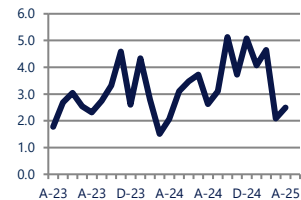
98.5%



**Down -1.7%**  
Vs. Year Ago

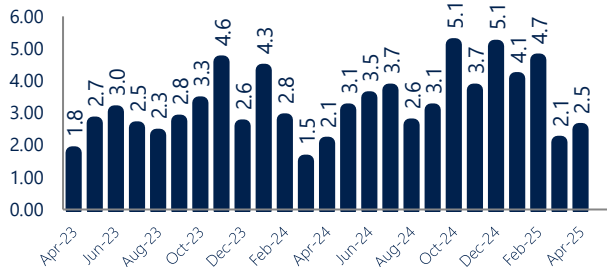
## Months of Supply

2.5



**Up 21%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

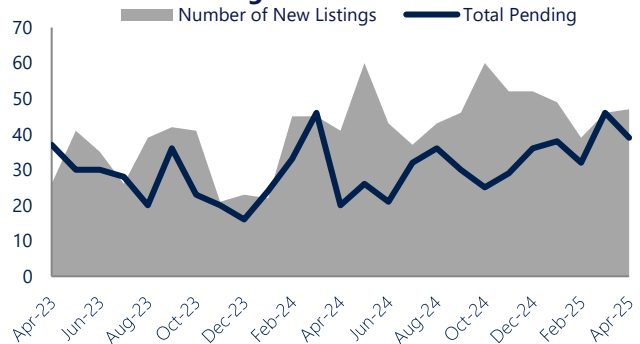
In April, there was 2.5 months of supply available in Southampton County and Franklin City, compared to 2.1 in April 2024. That is an increase of 21% versus a year ago.

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.

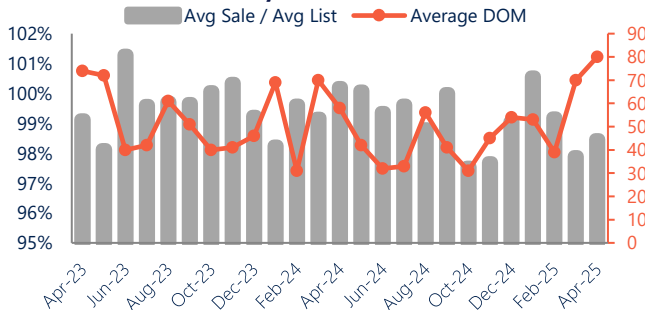
## New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Southampton County and Franklin City compared to 41 in April 2024, an increase of 15%. There were 39 current contracts pending sale this April compared to 20 a year ago. The number of current contracts is 95% 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 Southampton County and Franklin City was 98.5% of the average list price, which is 1.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 80, higher than the average last year, which was 58, an increase of 38%.