

THE LONG & FOSTER MARKET MINUTE™

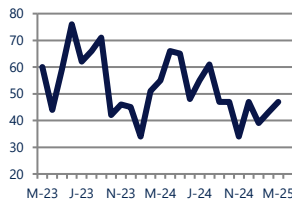
FOCUS ON: **STONEY BROOK ESTATES, CLIVEDEN, AND LEE HALL HOUSING MARKET**

MARCH 2025

Zip Code(s): 23608 and 23603

Units Sold

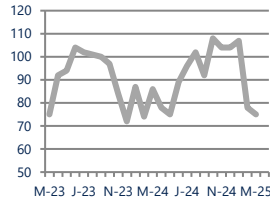
47



Down -15%
Vs. Year Ago

Active Inventory

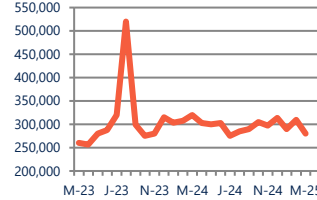
75



Down -13%
Vs. Year Ago

Median Sale Price

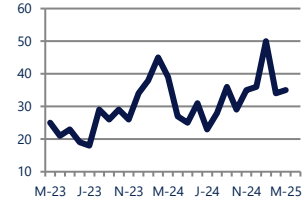
\$280,000



Down -12%
Vs. Year Ago

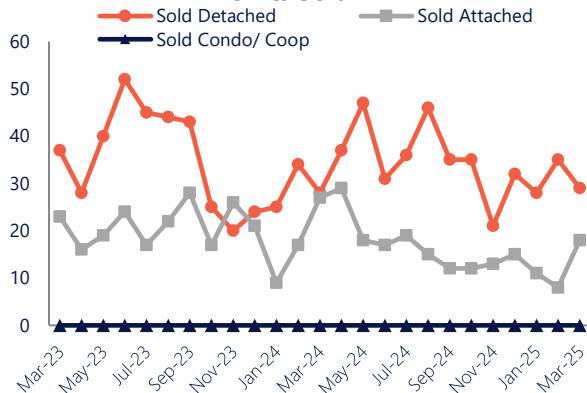
Days On Market

35



Down -10%
Vs. Year Ago

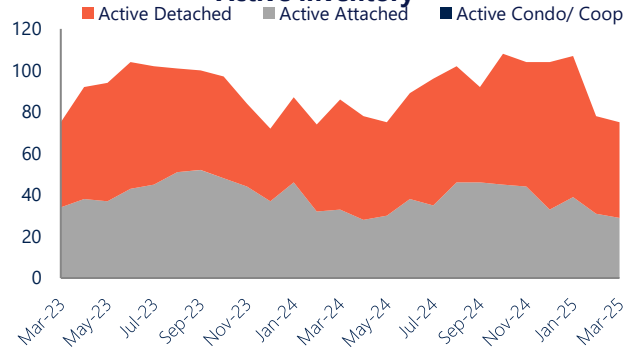
Units Sold*



Units Sold

There was an increase in total units sold in March, with 47 sold this month in Stoney Brook Estates, Cliveden, and Lee Hall versus 43 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 15% versus March 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 13%. The total number of active inventory this March was 75 compared to 86 in March 2024.

This month's total of 75 is lower than the previous month's total supply of available inventory of 78, a decrease of 4%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Stoney Brook Estates, Cliveden, and Lee Hall Homes was \$319,900. This March, the median sale price was \$280,000, a decrease of 12% or \$39,900 compared to last year. The current median sold price is 10% lower than in February.

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

Stoney Brook Estates, Cliveden, and Lee Hall are defined as properties listed in zip code/s 23608 and 23603.

*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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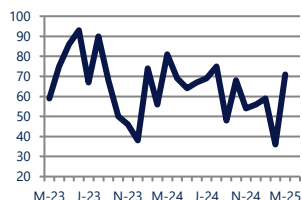
FOCUS ON: **STONEY BROOK ESTATES, CLIVEDEN, AND LEE HALL HOUSING MARKET**

MARCH 2025

Zip Code(s): 23608 and 23603

New Listings

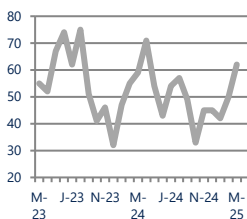
71



Down -12%
Vs. Year Ago

Current Contracts

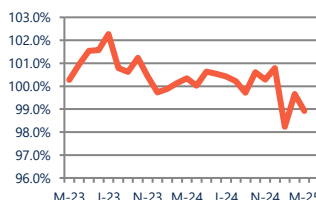
62



Up 5%
Vs. Year Ago

Sold Vs. List Price

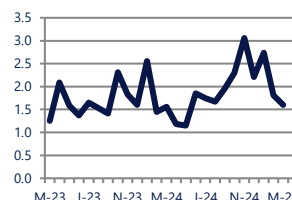
98.9%



Down -1.4%
Vs. Year Ago

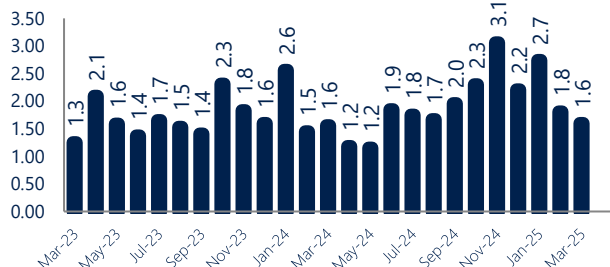
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

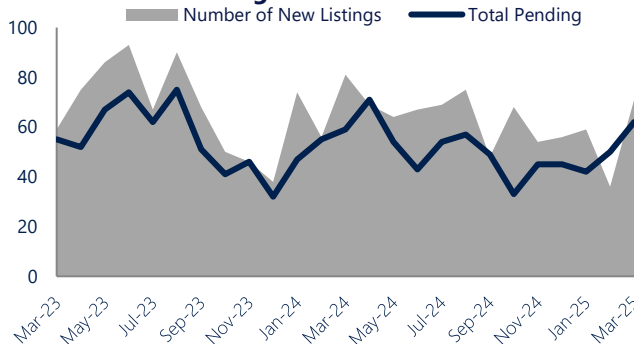
In March, there was 1.6 months of supply available in Stoney Brook Estates, Cliveden, and Lee Hall. The amount of supply is similar compared to a year ago.

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.

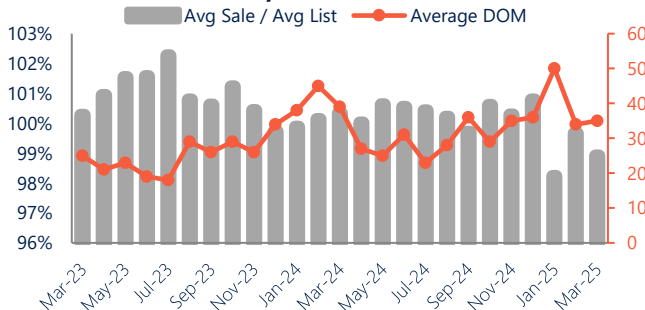
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Stoney Brook Estates, Cliveden, and Lee Hall compared to 81 in March 2024, a decrease of 12%. There were 62 current contracts pending sale this March compared to 59 a year ago. The number of current contracts is 5% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Stoney Brook Estates, Cliveden, and Lee Hall was 98.9% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 39, a decrease of 10%.

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