



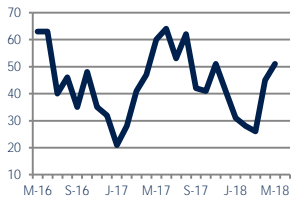
Focus On: Tuckahoe Housing Market

May 2018

Zip Code(s): 23229

Units Sold

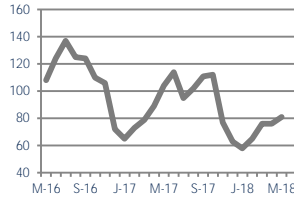
51



Down -15%  
Vs. Year Ago

Active Inventory

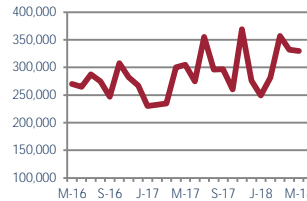
81



Down -22%  
Vs. Year Ago

Median Sale Price

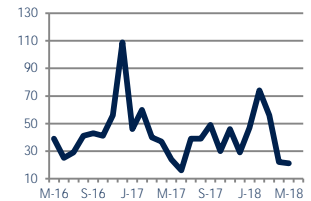
\$330,000



Up 8%  
Vs. Year Ago

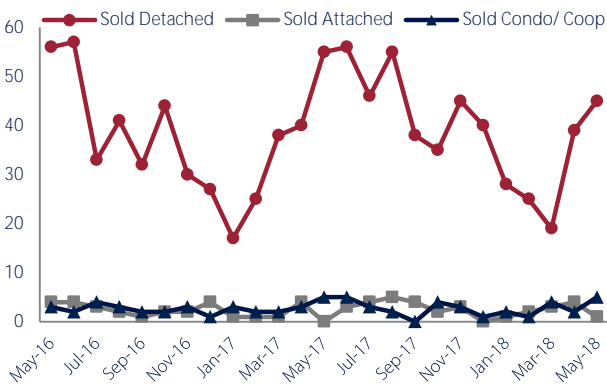
Days On Market

21



Down -13%  
Vs. Year Ago

Units Sold\*



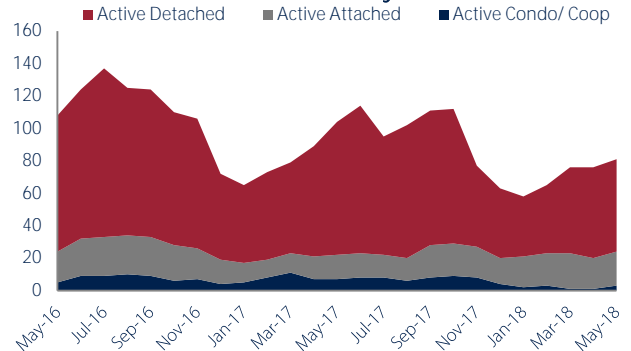
Units Sold

There was an increase in total units sold in May, with 51 sold this month in Tuckahoe versus 45 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 15% versus May 2017.

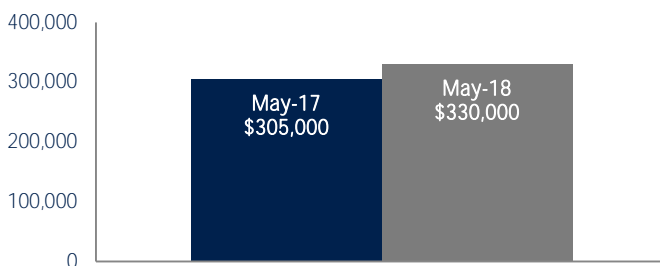
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 22%. The total number of active inventory this May was 81 compared to 104 in May 2017. This month's total of 81 is higher than the previous month's total supply of available inventory of 76, an increase of 7%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last May, the median sale price for Tuckahoe Homes was \$305,000. This May, the median sale price was \$330,000, an increase of 8% or \$25,000 compared to last year. The current median sold price is 1% lower 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.



Tuckahoe are defined as properties listed in zip code/s 23229.

\*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.



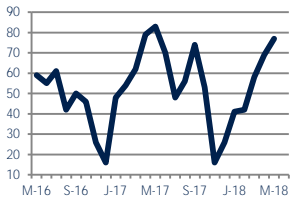
## Focus On: Tuckahoe Housing Market

May 2018

Zip Code(s): 23229

### New Listings

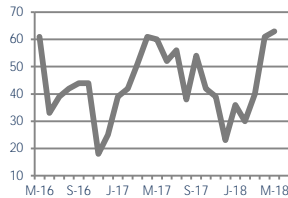
77



Down -7%  
Vs. Year Ago

### Current Contracts

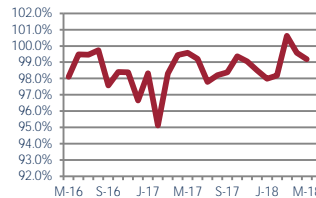
63



Up 5%  
Vs. Year Ago

### Sold Vs. List Price

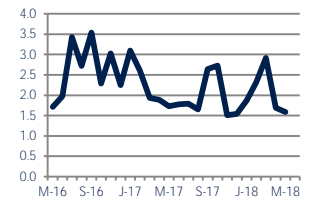
99.2%



No Change  
Vs. Year Ago

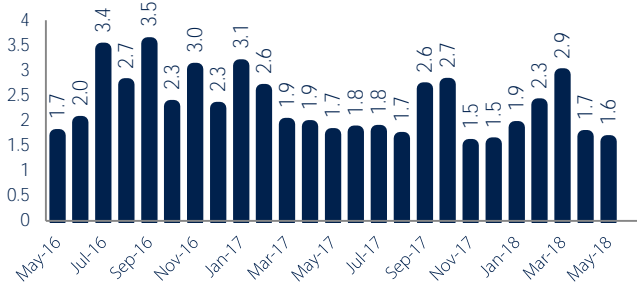
### Months of Supply

1.6



Down -8%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

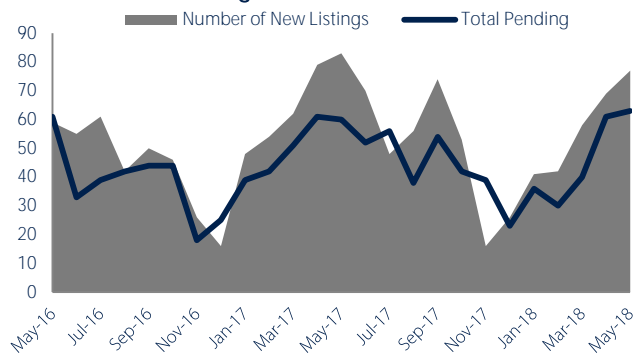
In May, there was 1.6 months of supply available in Tuckahoe, compared to 1.7 in May 2017. That is a decrease of 8% versus a year ago.

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.

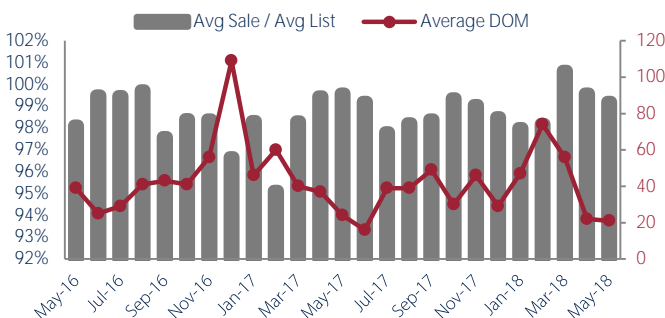
### New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Tuckahoe compared to 83 in May 2017, a decrease of 7%. There were 63 current contracts pending sale this May compared to 60 a year ago. The number of current contracts is 5% 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 Tuckahoe was 99.2% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 24, a decrease of 13%.



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