

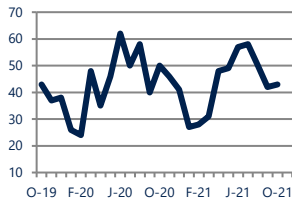


**Focus On: Tuckahoe Housing Market**

October 2021

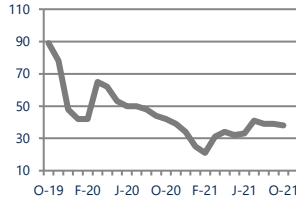
Zip Code(s): 23229

**Units Sold**  
43



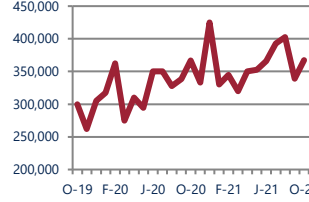
**Down -14%**  
Vs. Year Ago

**Active Inventory**  
38



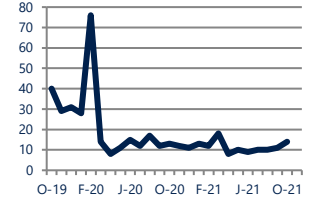
**Down -10%**  
Vs. Year Ago

**Median Sale Price**  
\$367,250



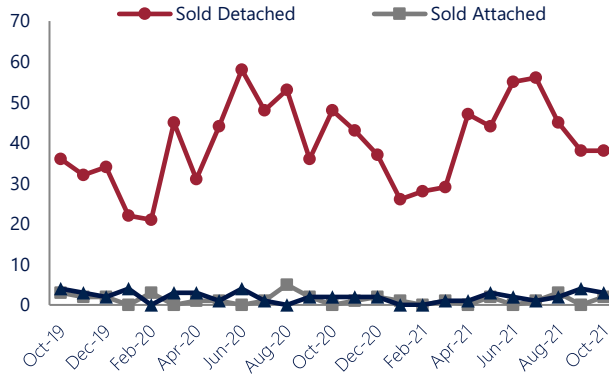
**No Change**  
Vs. Year Ago

**Days On Market**  
14



**Up 8%**  
Vs. Year Ago

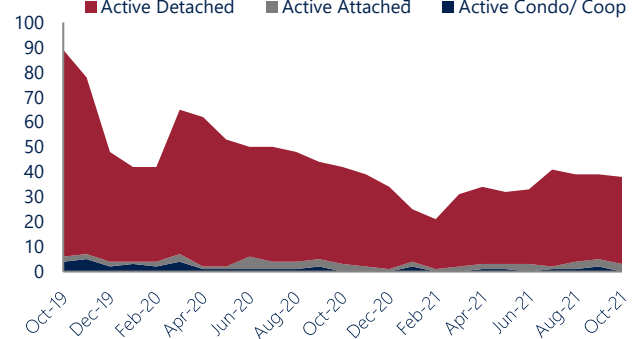
**Units Sold\***



**Units Sold**

There was an increase in total units sold in October, with 43 sold this month in Tuckahoe versus 42 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 14% versus October 2020.

**Active Inventory\***



**Active Inventory**

Versus last year, the total number of homes available this month is lower by 4 units or 10%. The total number of active inventory this October was 38 compared to 42 in October 2020. This month's total of 38 is lower than the previous month's total supply of available inventory of 39, a decrease of 3%.

**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Tuckahoe Homes was \$366,750. This October, the median sale price was \$367,250, which is similar compared to a year ago. The current median sold price is 8% higher than in September.

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.





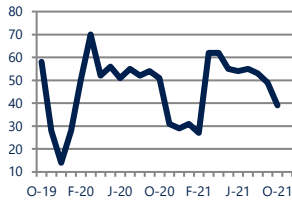
## Focus On: Tuckahoe Housing Market

October 2021

Zip Code(s): 23229

### New Listings

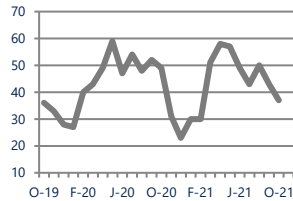
39



Down -24%  
Vs. Year Ago

### Current Contracts

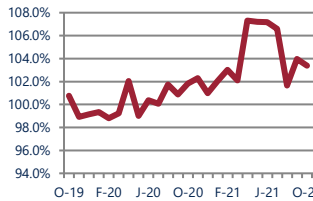
37



Down -24%  
Vs. Year Ago

### Sold Vs. List Price

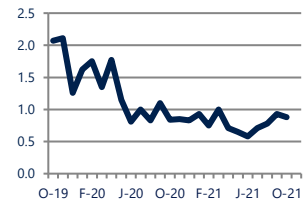
103.4%



Up 1.5%  
Vs. Year Ago

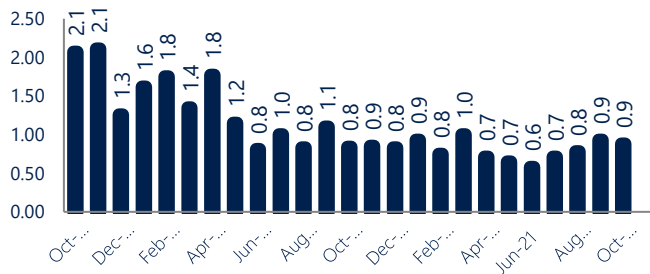
### Months of Supply

0.9



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

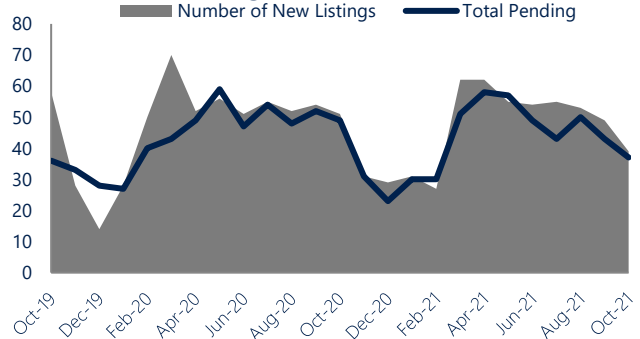
In October, there was 0.9 months of supply available in Tuckahoe. The amount of supply is similar compared to a year ago.

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.

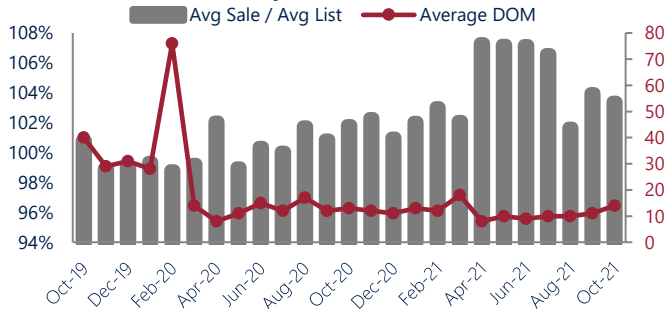
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Tuckahoe compared to 51 in October 2020, a decrease of 24%. There were 37 current contracts pending sale this October compared to 49 a year ago. The number of current contracts is 24% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Tuckahoe was 103.4% of the average list price, which is 1.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, higher than the average last year, which was 13, an increase of 8%.

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