

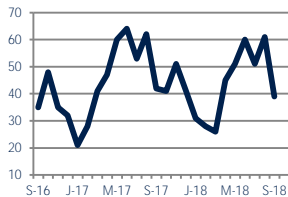
Focus On: Tuckahoe Housing Market

September 2018

Zip Code(s): 23229

Units Sold

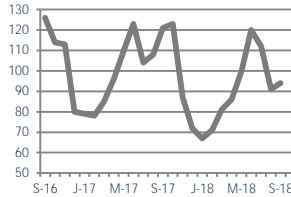
39



Down
Vs. Year Ago

Active Inventory

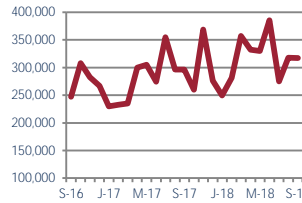
94



Down -22%
Vs. Year Ago

Median Sale Price

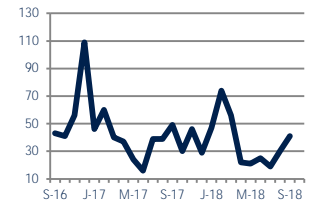
\$317,000



Up 7%
Vs. Year Ago

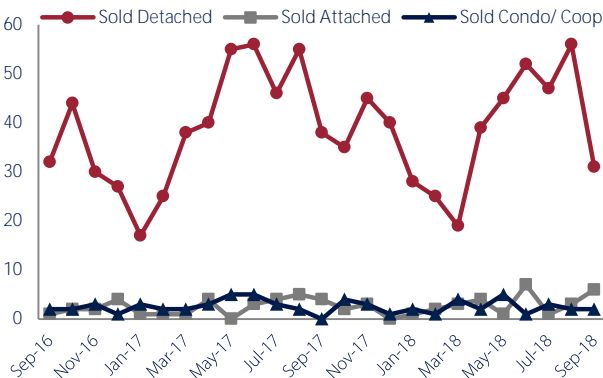
Days On Market

41



Down -16%
Vs. Year Ago

Units Sold*



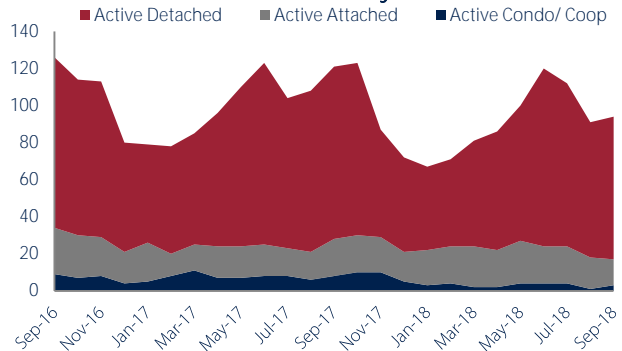
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 39 sold this month in Tuckahoe. This month's total units sold was lower than at this time last year, a decrease from September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 22%. The total number of active inventory this September was 94 compared to 121 in September 2017. This month's total of 94 is higher than the previous month's total supply of available inventory of 91, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Tuckahoe Homes was \$296,500. This September, the median sale price was \$317,000, an increase of 7% or \$20,500 compared to last year. The current median sold price is approximately the same as the median price in August.

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.





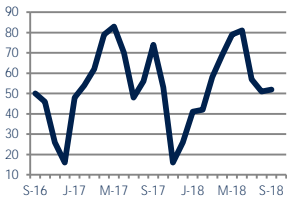
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September 2018

Zip Code(s): 23229

New Listings

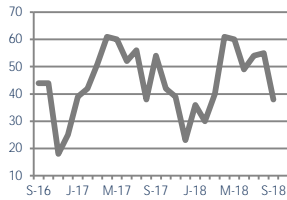
52



Down -30%
Vs. Year Ago

Current Contracts

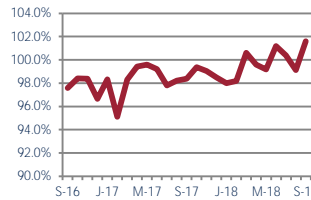
38



Down -30%
Vs. Year Ago

Sold Vs. List Price

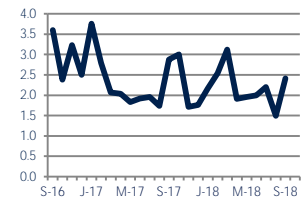
101.6%



Up 3.3%
Vs. Year Ago

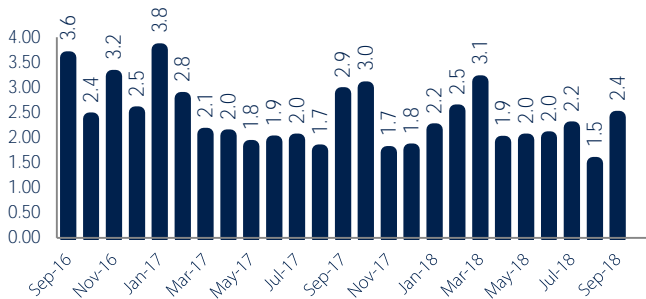
Months of Supply

2.4



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

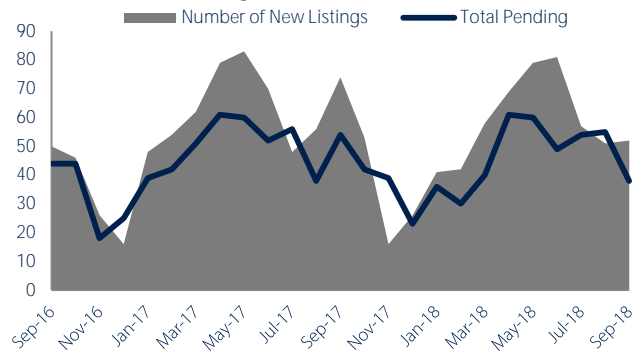
In September, there was 2.4 months of supply available in Tuckahoe, compared to 2.9 in September 2017. That is a decrease of 16% versus a year ago.

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.

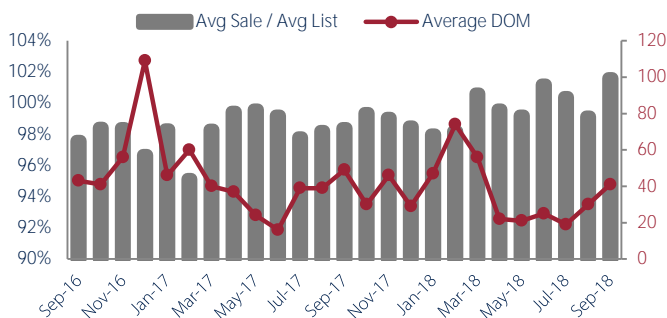
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Tuckahoe compared to 74 in September 2017, a decrease of 30%. There were 38 current contracts pending sale this September compared to 54 a year ago. The number of current contracts is 30% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Tuckahoe was 101.6% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 41, lower than the average last year, which was 49, a decrease of 16%.



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