

THE LONG & FOSTER MARKET MINUTE™

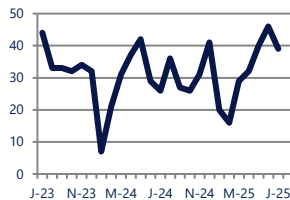
FOCUS ON: **TUCKAHOE HOUSING MARKET**

JULY 2025

Zip Code(s): 23229

Units Sold

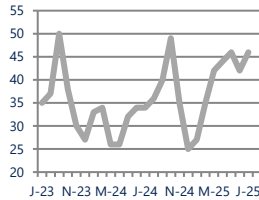
39



Up
Vs. Year Ago

Active Inventory

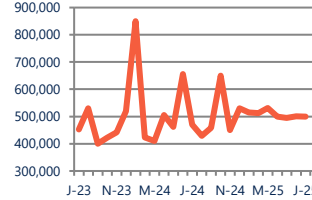
46



Up 35%
Vs. Year Ago

Median Sale Price

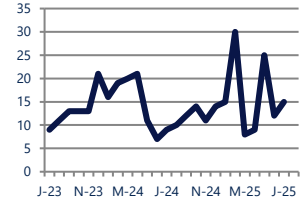
\$500,000



Up 6%
Vs. Year Ago

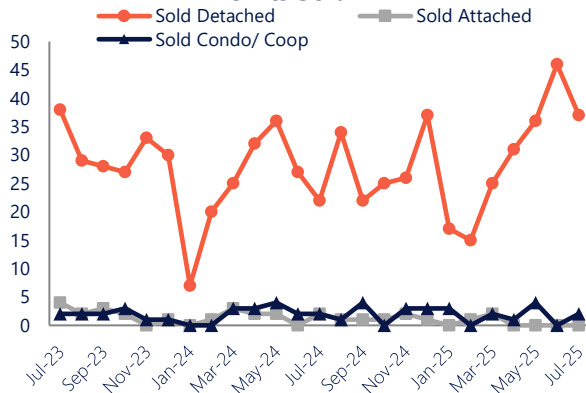
Days On Market

15



Up
Vs. Year Ago

Units Sold*



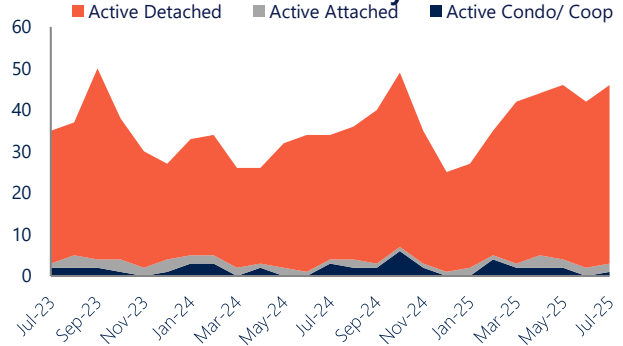
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 39 sold this month in Tuckahoe. This month's total units sold was higher than at this time last year, an increase from July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 35%. The total number of active inventory this July was 46 compared to 34 in July 2024. This month's total of 46 is higher than the previous month's total supply of available inventory of 42, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Tuckahoe Homes was \$470,000. This July, the median sale price was \$500,000, an increase of 6% or \$30,000 compared to last year. The current median sold price is approximately the same as the median price in June.

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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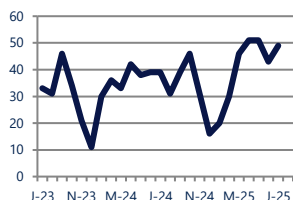
FOCUS ON: **TUCKAHOE HOUSING MARKET**

JULY 2025

Zip Code(s): 23229

New Listings

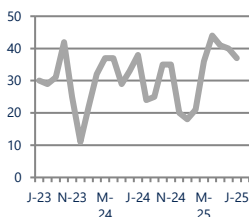
49



Up 26%
Vs. Year Ago

Current Contracts

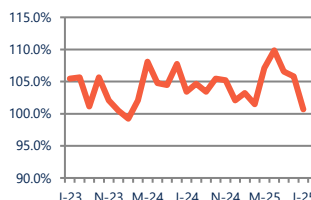
37



Down -3%
Vs. Year Ago

Sold Vs. List Price

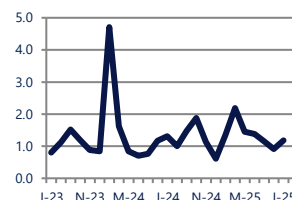
100.7%



Down -2.7%
Vs. Year Ago

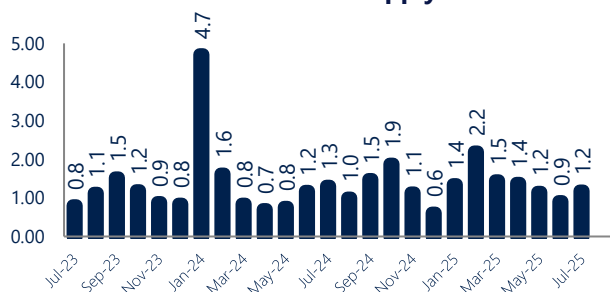
Months of Supply

1.2



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

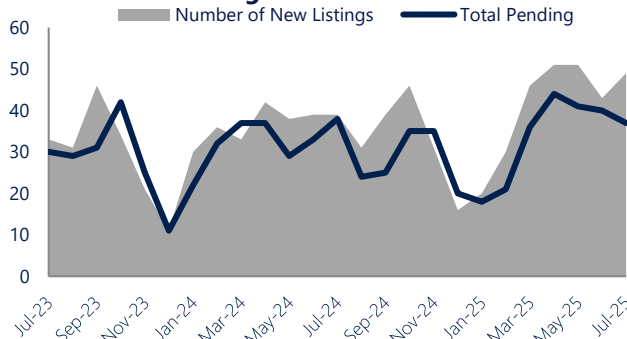
In July, there was 1.2 months of supply available in Tuckahoe, compared to 1.3 in July 2024. That is a decrease of 10% versus a year ago.

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.

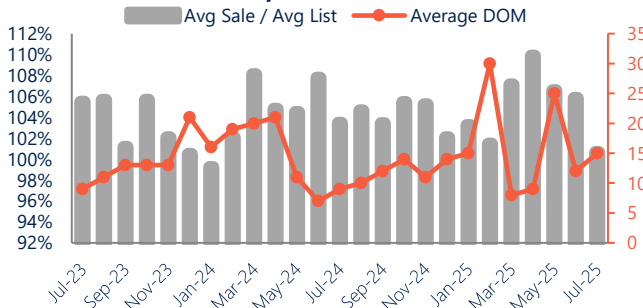
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Tuckahoe compared to 39 in July 2024, an increase of 26%. There were 37 current contracts pending sale this July compared to 38 a year ago. The number of current contracts is 3% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Tuckahoe was 100.7% of the average list price, which is 2.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 15, higher than the average last year, which was 9. This increase was impacted by the limited number of sales.

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