

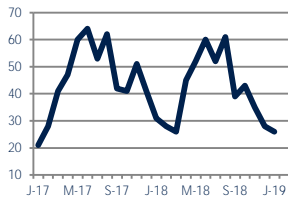
Focus On: Tuckahoe Housing Market

January 2019

Zip Code(s): 23229

Units Sold

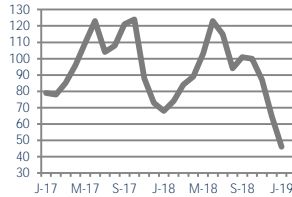
26



Down -16%
Vs. Year Ago

Active Inventory

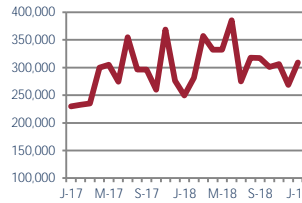
46



Down -32%
Vs. Year Ago

Median Sale Price

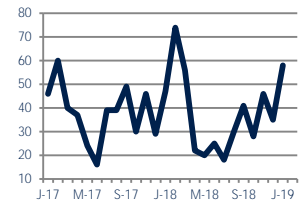
\$309,250



Up 24%
Vs. Year Ago

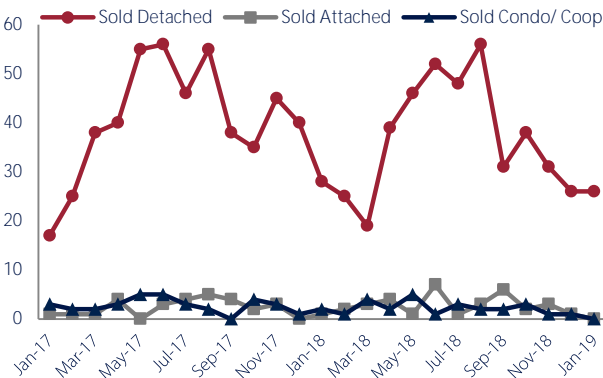
Days On Market

58



Up 23%
Vs. Year Ago

Units Sold*



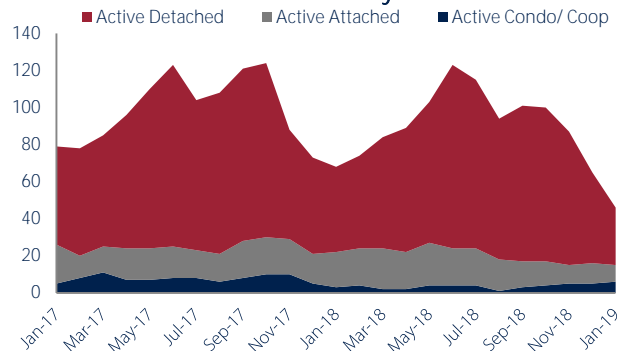
Units Sold

There was a decrease in total units sold in January, with 26 sold this month in Tuckahoe versus 28 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 16% versus January 2018.

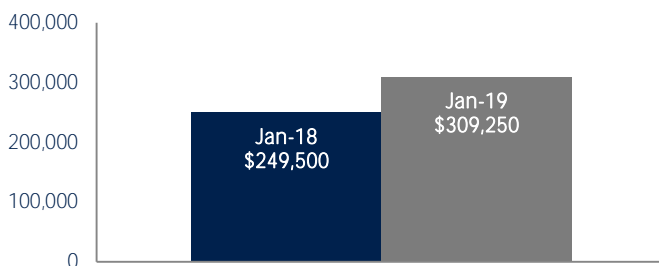
Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 32%. The total number of active inventory this January was 46 compared to 68 in January 2018. This month's total of 46 is lower than the previous month's total supply of available inventory of 65, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Tuckahoe Homes was \$249,500. This January, the median sale price was \$309,250, an increase of 24% or \$59,750 compared to last year. The current median sold price is 15% higher than in December.

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.



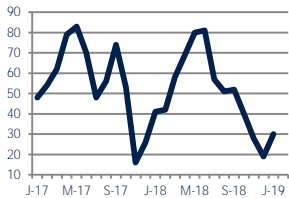
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Zip Code(s): 23229

New Listings

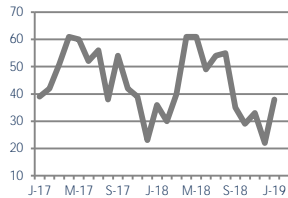
30



Down -27%
Vs. Year Ago

Current Contracts

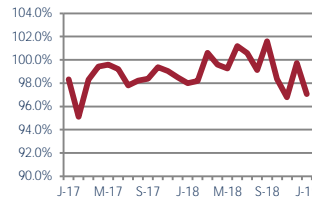
38



Up 6%
Vs. Year Ago

Sold Vs. List Price

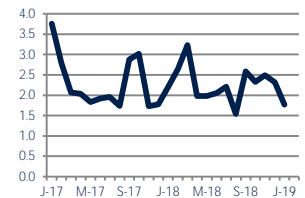
97.1%



Down -1%
Vs. Year Ago

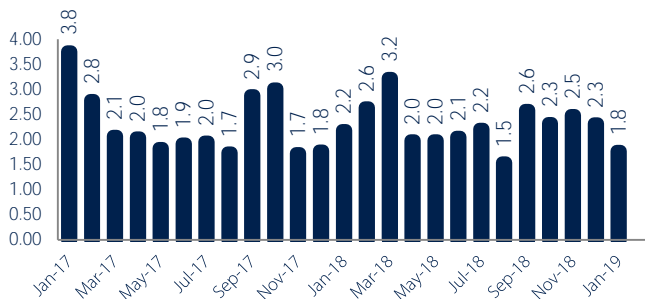
Months of Supply

1.8



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

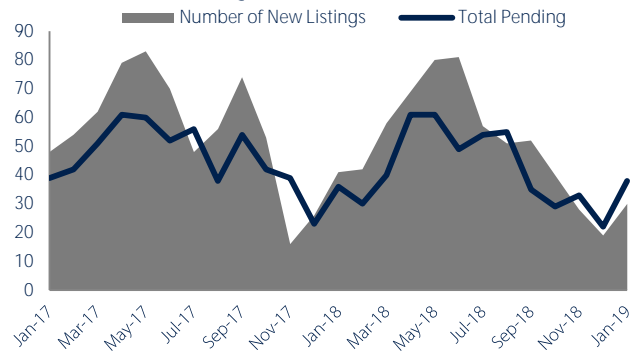
In January, there was 1.8 months of supply available in Tuckahoe, compared to 2.2 in January 2018. That is a decrease of 19% versus a year ago.

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.

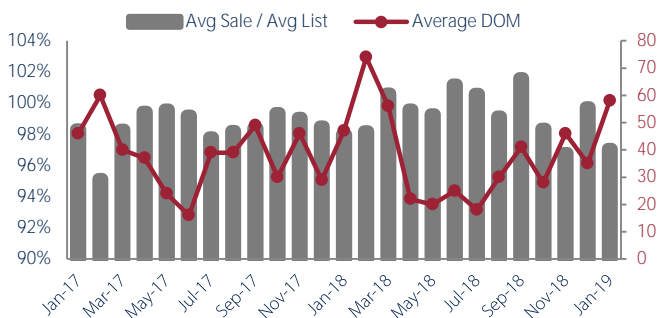
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Tuckahoe compared to 41 in January 2018, a decrease of 27%. There were 38 current contracts pending sale this January compared to 36 a year ago. The number of current contracts is 6% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Tuckahoe was 97.1% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 58, higher than the average last year, which was 47, an increase of 23%.



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