

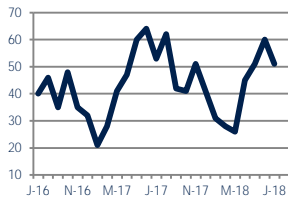
Focus On: Tuckahoe Housing Market

July 2018

Zip Code(s): 23229

Units Sold

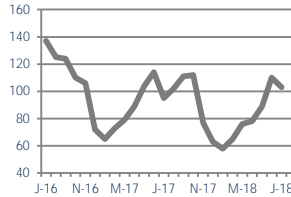
51



Down -4%
Vs. Year Ago

Active Inventory

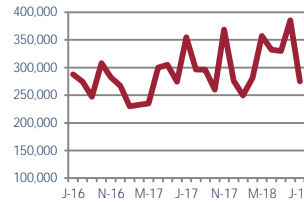
103



Up 8%
Vs. Year Ago

Median Sale Price

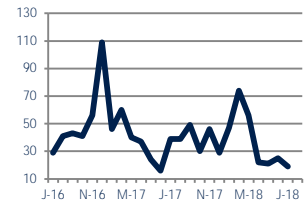
\$275,000



Down -23%
Vs. Year Ago

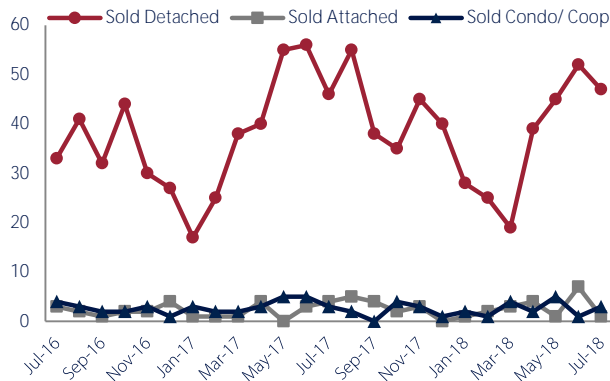
Days On Market

19



Down -51%
Vs. Year Ago

Units Sold*



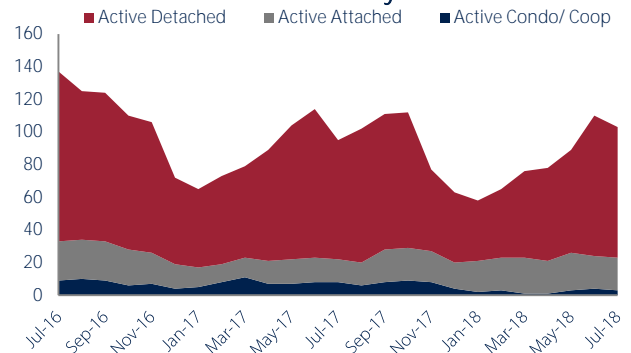
Units Sold

There was a decrease in total units sold in July, with 51 sold this month in Tuckahoe versus 60 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 4% versus July 2017.

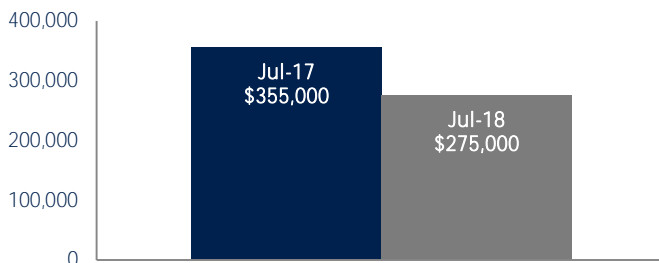
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 8%. The total number of active inventory this July was 103 compared to 95 in July 2017. This month's total of 103 is lower than the previous month's total supply of available inventory of 110, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Tuckahoe Homes was \$355,000. This July, the median sale price was \$275,000, a decrease of \$80,000 compared to last year. The current median sold price is lower than 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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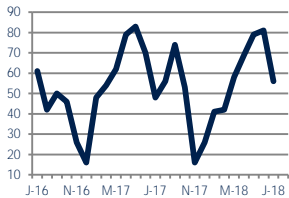
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New Listings

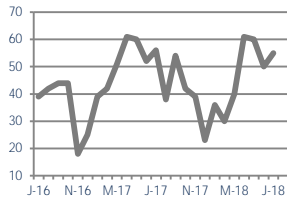
56



Up 17%
Vs. Year Ago

Current Contracts

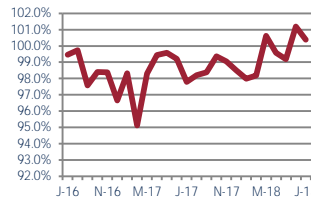
55



Down -2%
Vs. Year Ago

Sold Vs. List Price

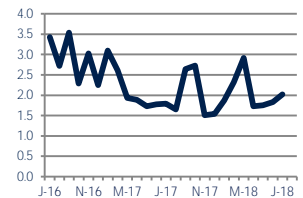
100.4%



Up 2.6%
Vs. Year Ago

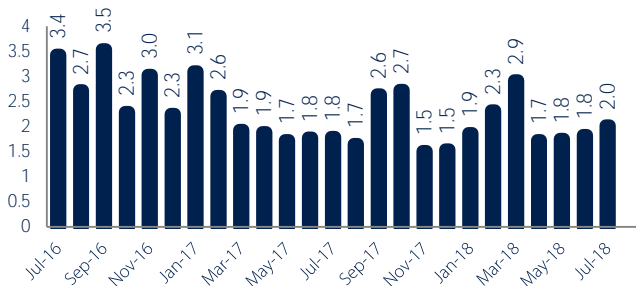
Months of Supply

2.0



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

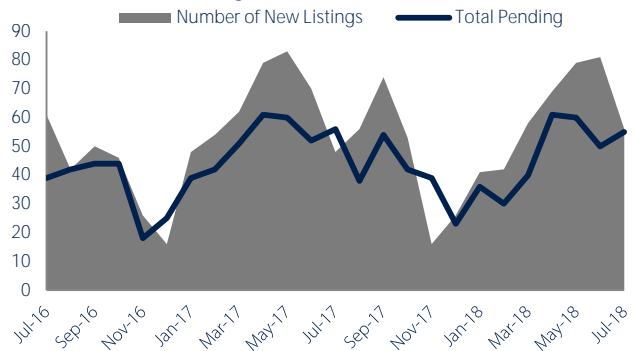
In July, there was 2.0 months of supply available in Tuckahoe, compared to 1.8 in July 2017. That is an increase of 13% versus a year ago.

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.

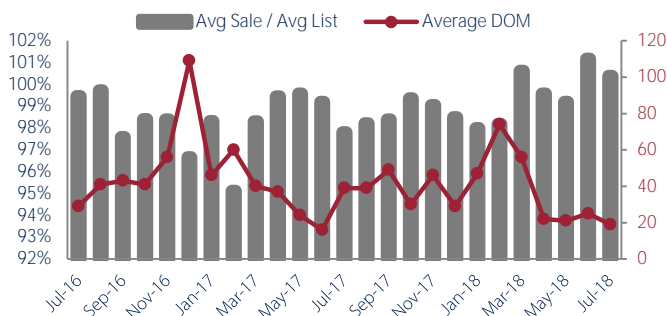
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Tuckahoe compared to 48 in July 2017, an increase of 17%. There were 55 current contracts pending sale this July compared to 56 a year ago. The number of current contracts is 2% 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 100.4% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 39, a decrease of 51%.



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