

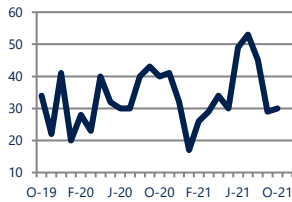


Focus On: Westhampton Housing Market

October 2021

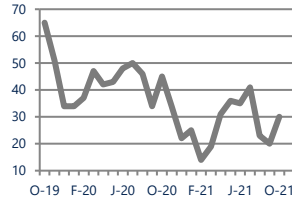
Zip Code(s): 23226

Units Sold 30



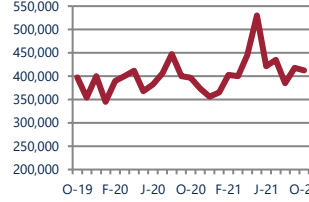
Down -25%
Vs. Year Ago

Active Inventory 30



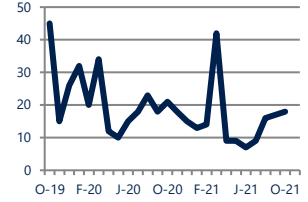
Down -33%
Vs. Year Ago

Median Sale Price \$412,500



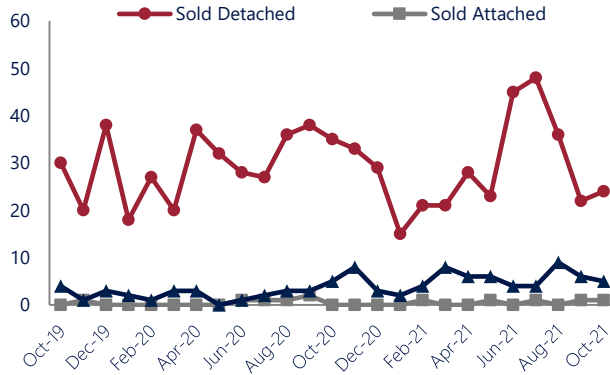
Up 4%
Vs. Year Ago

Days On Market 18



Down -14%
Vs. Year Ago

Units Sold*



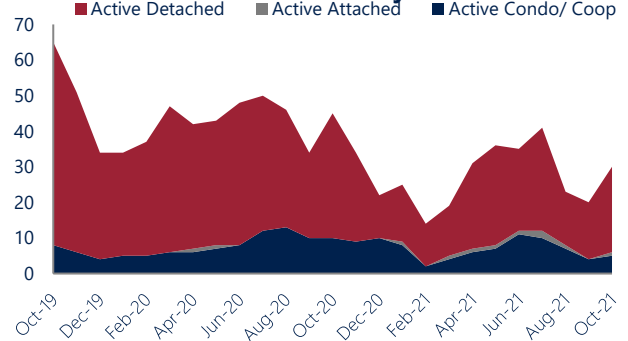
Units Sold

There was an increase in total units sold in October, with 30 sold this month in Westhampton versus 29 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 25% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 33%. The total number of active inventory this October was 30 compared to 45 in October 2020. This month's total of 30 is higher than the previous month's total supply of available inventory of 20, an increase of 50%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Westhampton Homes was \$396,500. This October, the median sale price was \$412,500, an increase of 4% or \$16,000 compared to last year. The current median sold price is 1% lower 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.

Westhampton are defined as properties listed in zip code/s 23226.

*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.





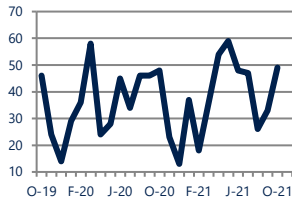
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October 2021

Zip Code(s): 23226

New Listings

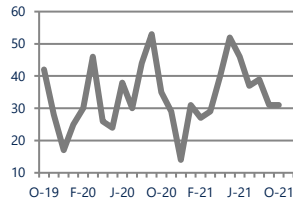
49



Up 2%
Vs. Year Ago

Current Contracts

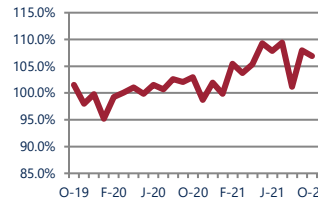
31



Down -11%
Vs. Year Ago

Sold Vs. List Price

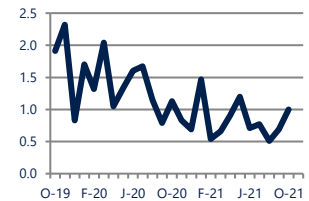
106.9%



Up 3.9%
Vs. Year Ago

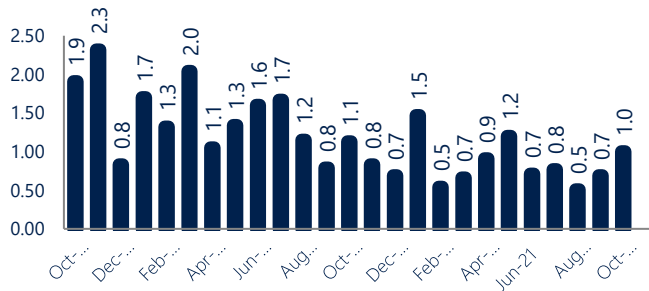
Months of Supply

1.0



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

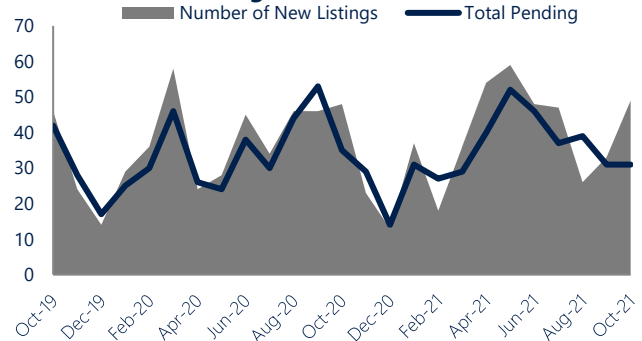
In October, there was 1.0 months of supply available in Westhampton, compared to 1.1 in October 2020. That is a decrease of 11% versus a year ago.

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.

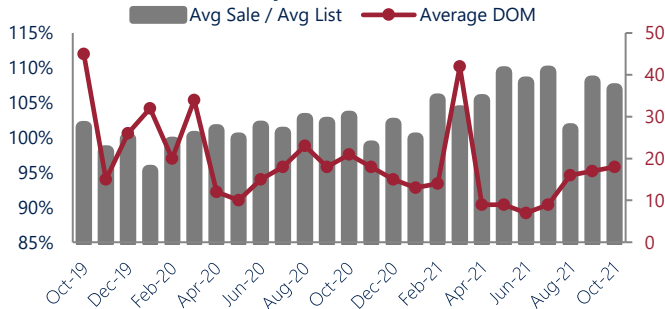
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Westhampton compared to 48 in October 2020, an increase of 2%. There were 31 current contracts pending sale this October compared to 35 a year ago. The number of current contracts remained stable as compared to last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Westhampton was 106.9% of the average list price, which is 4.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 21, a decrease of 14%.

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