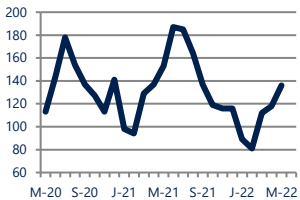




Units Sold

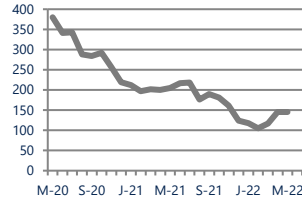
136



Down -11%
Vs. Year Ago

Active Inventory

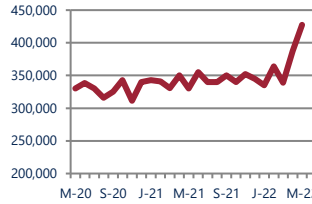
145



Down -29%
Vs. Year Ago

Median Sale Price

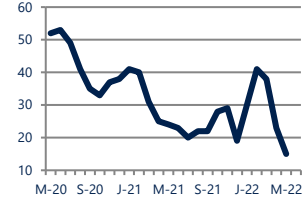
\$427,500



Up 30%
Vs. Year Ago

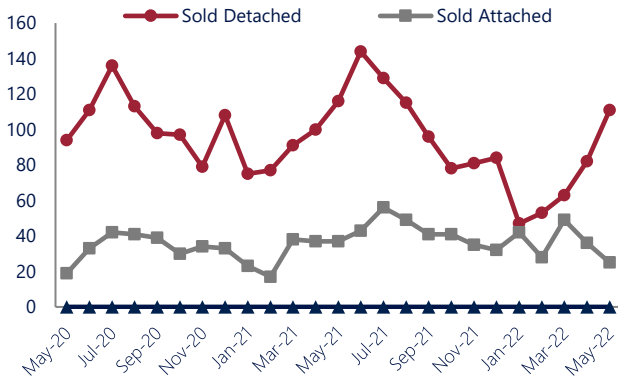
Days On Market

15



Down -38%
Vs. Year Ago

Units Sold*



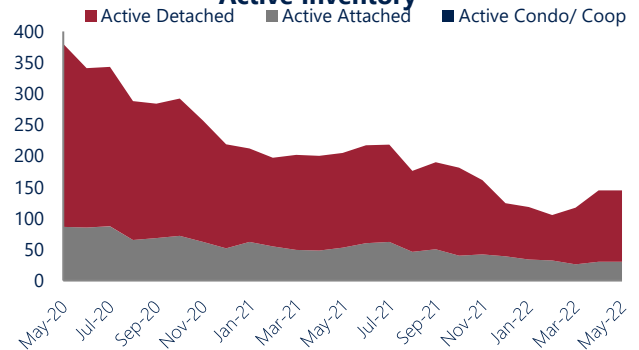
Units Sold

There was an increase in total units sold in May, with 136 sold this month in York County and Poquoson versus 118 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 11% versus May 2021.

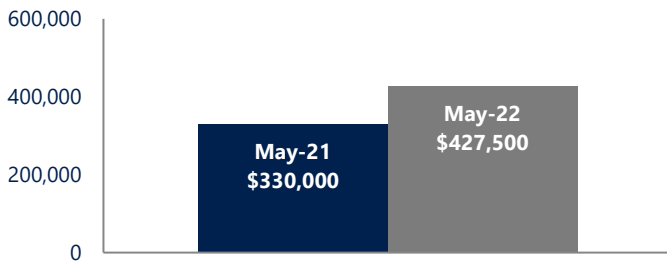
Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 29%. The total number of active inventory this May was 145 compared to 205 in May 2021. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for York County and Poquoson Homes was \$330,000. This May, the median sale price was \$427,500, an increase of \$97,500 compared to last year. The current median sold price is higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



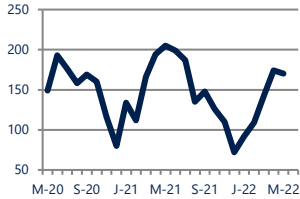
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and 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 REIN or Long & Foster Real Estate, Inc.





New Listings

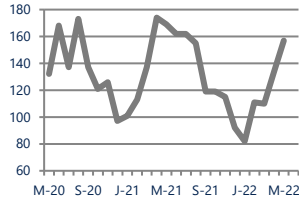
170



Down -17%
Vs. Year Ago

Current Contracts

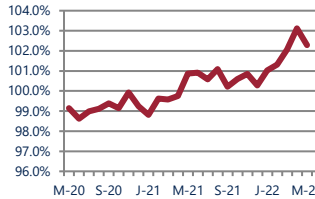
157



Down -7%
Vs. Year Ago

Sold Vs. List Price

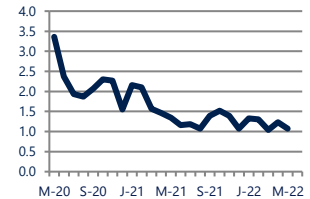
102.3%



Up 1.4%
Vs. Year Ago

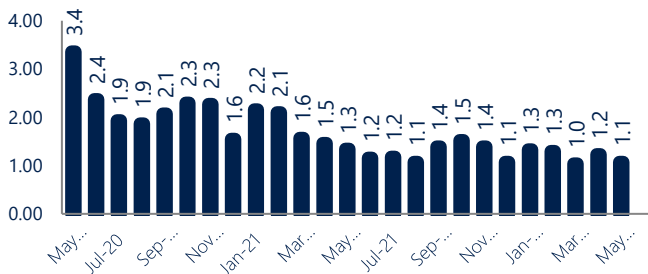
Months of Supply

1.1



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

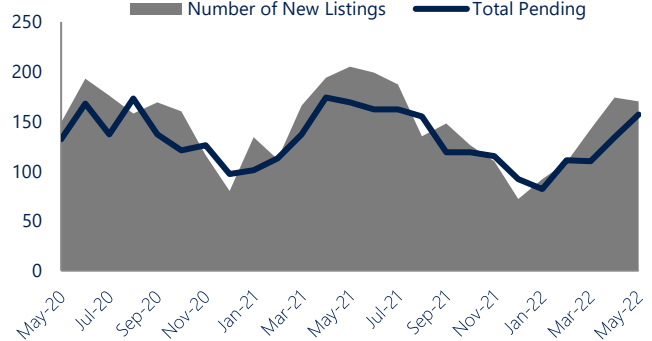
In May, there was 1.1 months of supply available in York County and Poquoson, compared to 1.3 in May 2021. That is a decrease of 20% versus a year ago.

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.

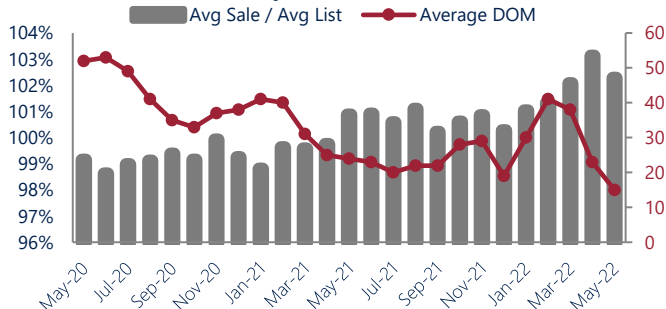
New Listings & Current Contracts

This month there were 170 homes newly listed for sale in York County and Poquoson compared to 205 in May 2021, a decrease of 17%. There were 157 current contracts pending sale this May compared to 169 a year ago. The number of current contracts is 7% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in York County and Poquoson was 102.3% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 24, a decrease of 38%.



*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

