

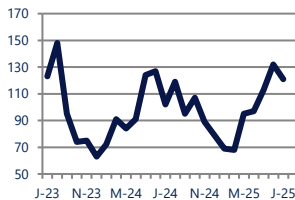
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY AND POQUOSON HOUSING MARKET**

JULY 2025

Units Sold

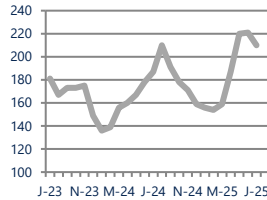
121



Up 19%
Vs. Year Ago

Active Inventory

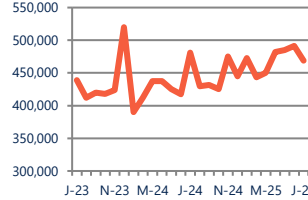
210



Up 12%
Vs. Year Ago

Median Sale Price

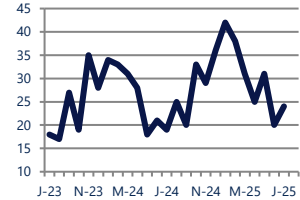
\$469,000



Down -2%
Vs. Year Ago

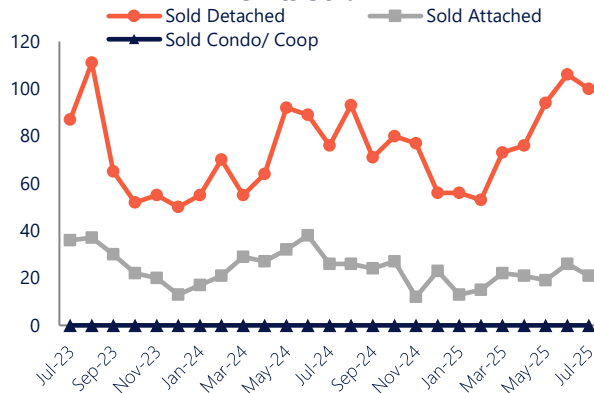
Days On Market

24



Up 26%
Vs. Year Ago

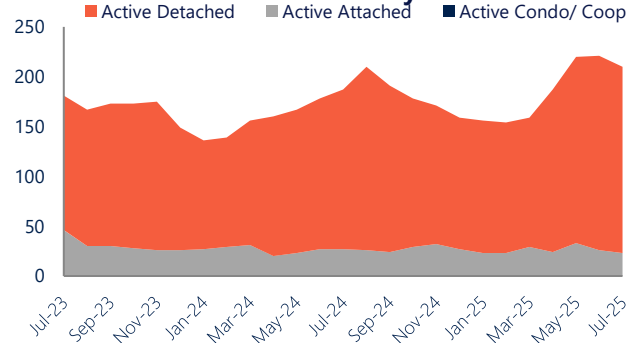
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 121 sold this month in York County and Poquoson versus 132 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 19% versus July 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 12%. The total number of active inventory this July was 210 compared to 187 in July 2024. This month's total of 210 is lower than the previous month's total supply of available inventory of 221, a decrease of 5%.

Median Sale Price



Median Sale Price

Last July, the median sale price for York County and Poquoson Homes was \$481,000. This July, the median sale price was \$469,000, a decrease of 2% or \$12,000 compared to last year. The current median sold price is 5% 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.

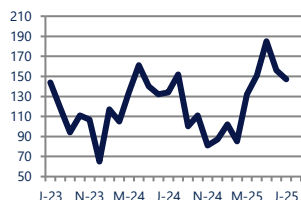
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY AND POQUOSON HOUSING MARKET**

JULY 2025

New Listings

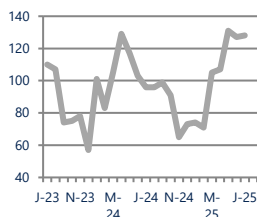
147



Up 10%
Vs. Year Ago

Current Contracts

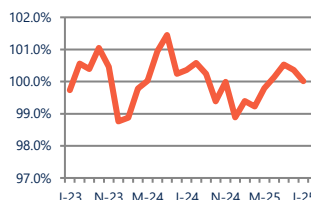
128



Up 33%
Vs. Year Ago

Sold Vs. List Price

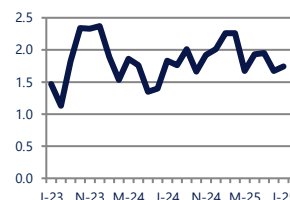
100.0%



No Change
Vs. Year Ago

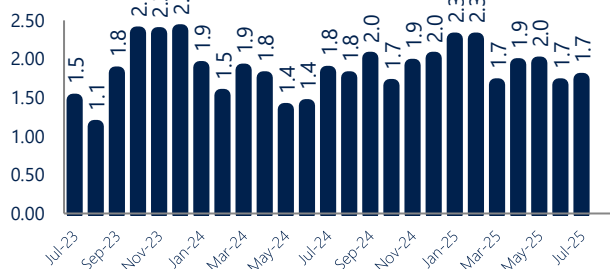
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

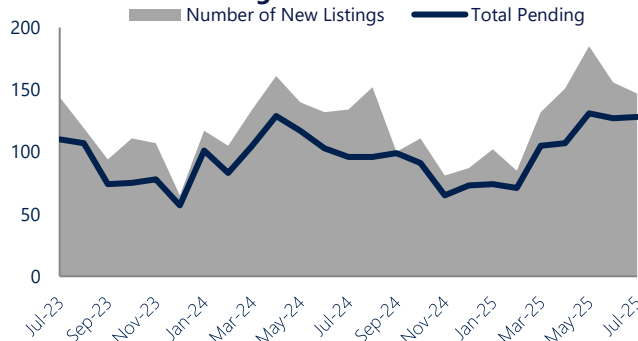
In July, there was 1.7 months of supply available in York County and Poquoson. The amount of supply is similar compared to a year ago.

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.

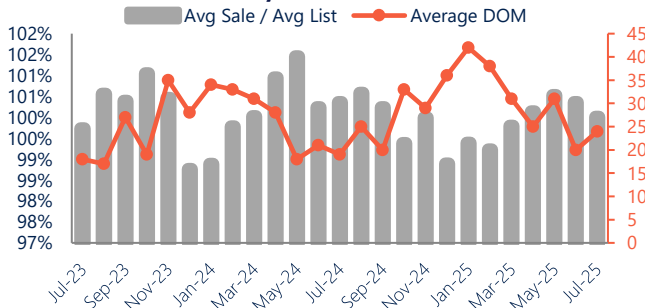
New Listings & Current Contracts

This month there were 147 homes newly listed for sale in York County and Poquoson compared to 134 in July 2024, an increase of 10%. There were 128 current contracts pending sale this July compared to 96 a year ago. The number of current contracts is 33% higher 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 York County and Poquoson was 100.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 19, an increase of 26%.