

THE LONG & FOSTER MARKET MINUTE™

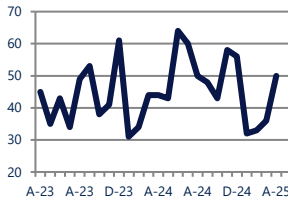
FOCUS ON: **INWOOD AND BUNKER HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 25428 and 25413

Units Sold

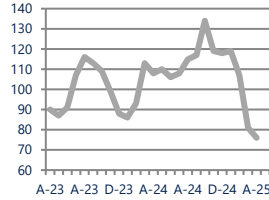
50



Up 14%
Vs. Year Ago

Active Inventory

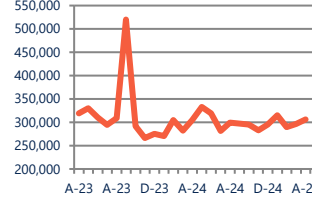
76



Down -30%
Vs. Year Ago

Median Sale Price

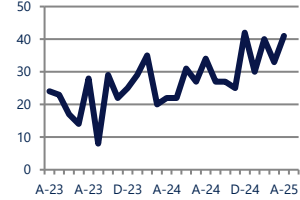
\$305,876



No Change
Vs. Year Ago

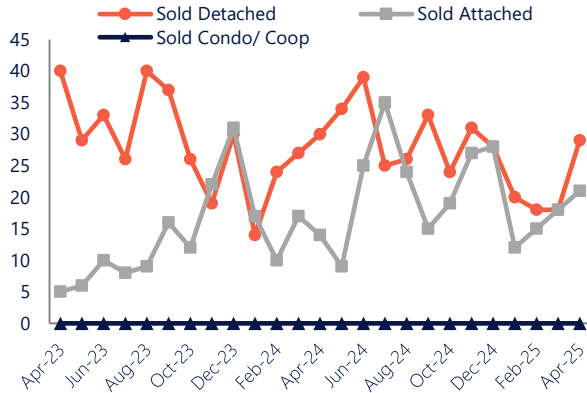
Days On Market

41



Up 86%
Vs. Year Ago

Units Sold*



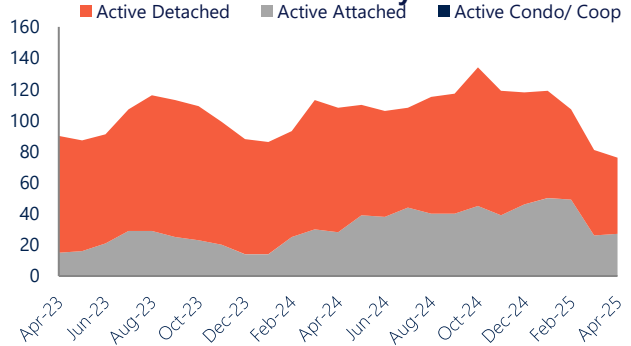
Units Sold

There was an increase in total units sold in April, with 50 sold this month in Inwood and Bunker Hill. This month's total units sold was higher than at this time last year.

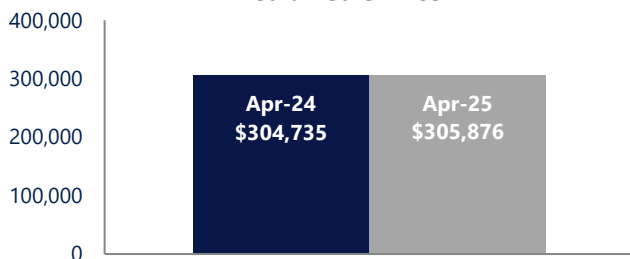
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 30%. The total number of active inventory this April was 76 compared to 108 in April 2024. This month's total of 76 is lower than the previous month's total supply of available inventory of 81, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Inwood and Bunker Hill Homes was \$304,735. This April, the median sale price was \$305,876, which is similar compared to a year ago. The current median sold price is 3% higher than in March.

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

Inwood and Bunker Hill are defined as properties listed in zip code/s 25428 and 25413.

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

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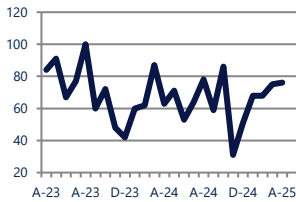
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APRIL 2025

Zip Code(s): 25428 and 25413

New Listings

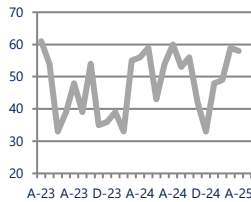
76



Up 21%
Vs. Year Ago

Current Contracts

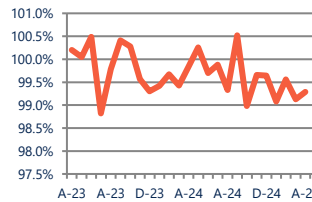
58



Up 4%
Vs. Year Ago

Sold Vs. List Price

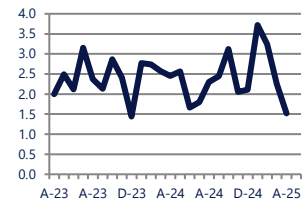
99.3%



Down -0.6%
Vs. Year Ago

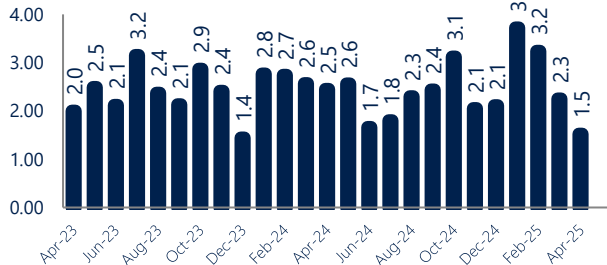
Months of Supply

1.5



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

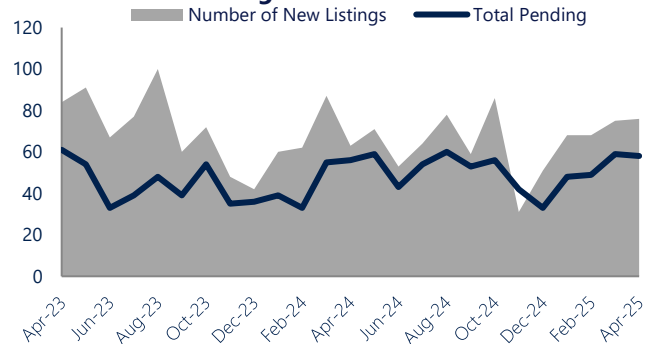
In April, there was 1.5 months of supply available in Inwood and Bunker Hill, compared to 2.5 in April 2024. That is a decrease of 38% versus a year ago.

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.

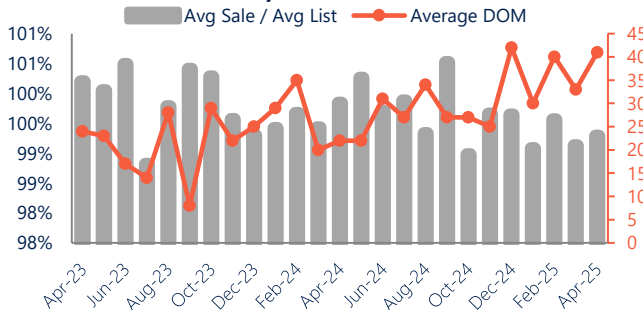
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Inwood and Bunker Hill compared to 63 in April 2024, an increase of 21%. There were 58 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 4% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Inwood and Bunker Hill was 99.3% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 22, an increase of 86%.

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