

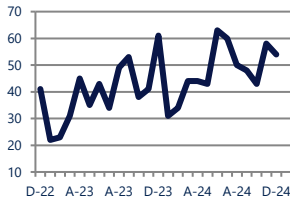
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **INWOOD AND BUNKER HILL HOUSING MARKET** DECEMBER 2024

Zip Code(s): 25428 and 25413

Units Sold

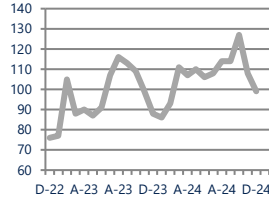
54



Down -11%
Vs. Year Ago

Active Inventory

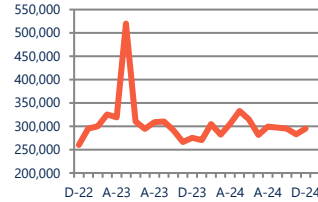
99



Up 13%
Vs. Year Ago

Median Sale Price

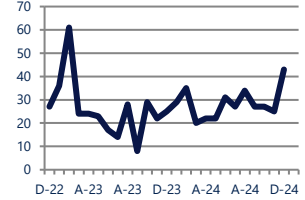
\$295,000



Up 7%
Vs. Year Ago

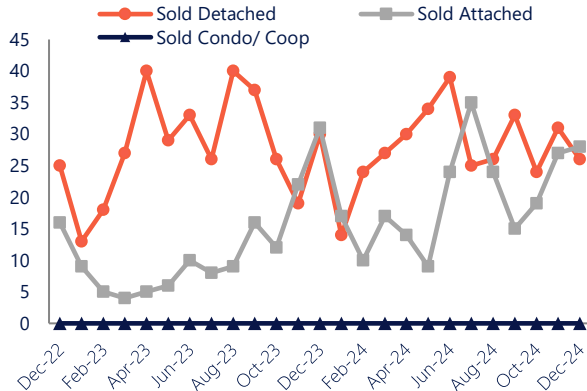
Days On Market

43



Up 72%
Vs. Year Ago

Units Sold*



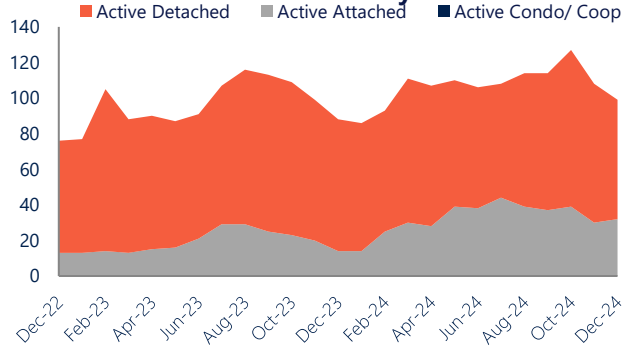
Units Sold

There was a decrease in total units sold in December, with 54 sold this month in Inwood and Bunker Hill versus 58 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 11% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 13%. The total number of active inventory this December was 99 compared to 88 in December 2023. This month's total of 99 is lower than the previous month's total supply of available inventory of 108, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Inwood and Bunker Hill Homes was \$275,000. This December, the median sale price was \$295,000, an increase of 7% or \$20,000 compared to last year. The current median sold price is 4% higher than in November.

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.

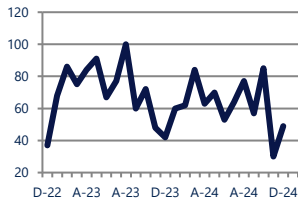
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Zip Code(s): 25428 and 25413

New Listings

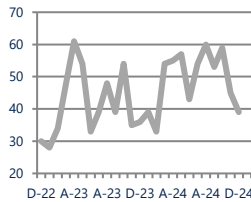
49



Up 17%
Vs. Year Ago

Current Contracts

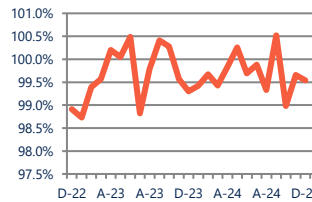
39



Up 8%
Vs. Year Ago

Sold Vs. List Price

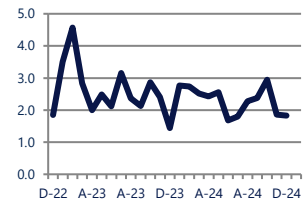
99.5%



No Change
Vs. Year Ago

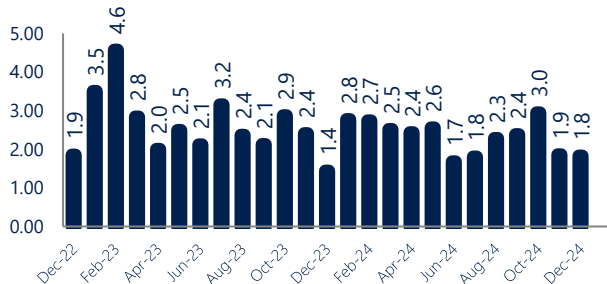
Months of Supply

1.8



Up 27%
Vs. Year Ago

Months Of Supply



Months of Supply

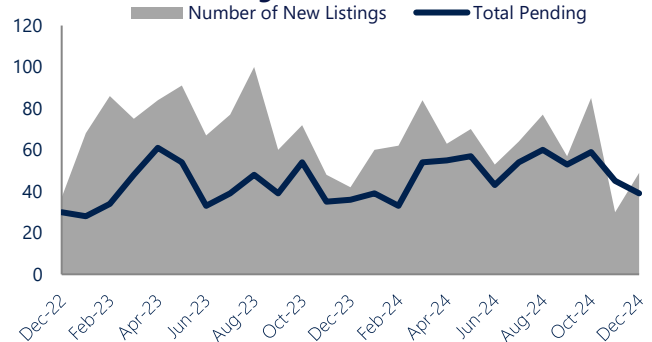
In December, there was 1.8 months of supply available in Inwood and Bunker Hill, compared to 1.4 in December 2023. That is an increase of 27% versus a year ago.

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.

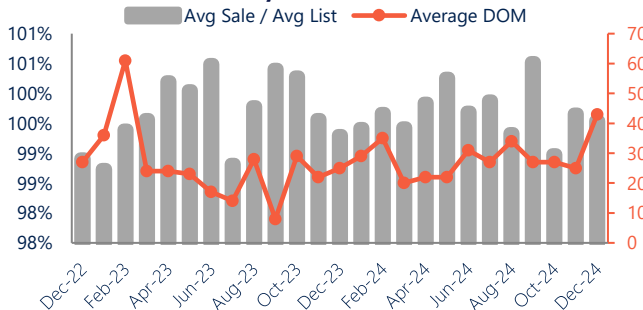
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Inwood and Bunker Hill compared to 42 in December 2023, an increase of 17%. There were 39 current contracts pending sale this December compared to 36 a year ago. The number of current contracts is 8% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Inwood and Bunker Hill was 99.5% 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 43, higher than the average last year, which was 25, an increase of 72%.

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