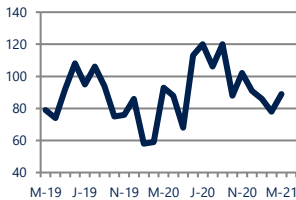




Zip Code(s): 23454

Units Sold

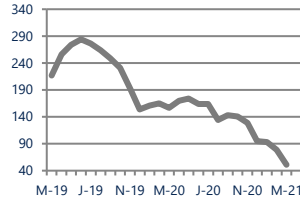
89



Down -4%
Vs. Year Ago

Active Inventory

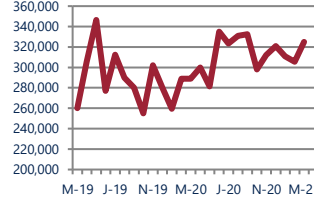
51



Down -68%
Vs. Year Ago

Median Sale Price

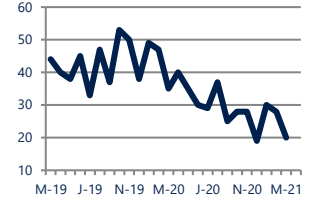
\$325,000



Up 12%
Vs. Year Ago

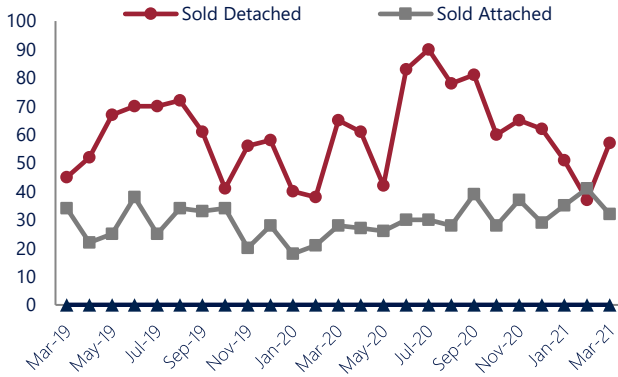
Days On Market

20



Down -43%
Vs. Year Ago

Units Sold*



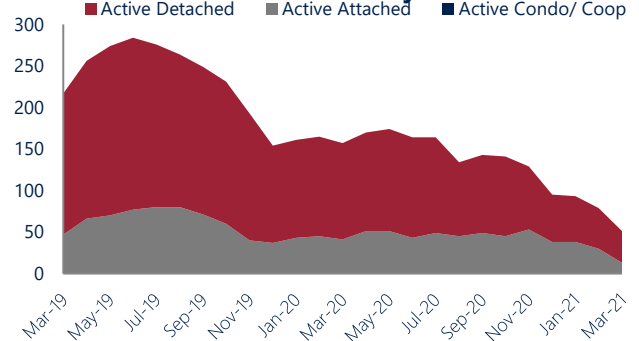
Units Sold

There was an increase in total units sold in March, with 89 sold this month in Forest Hills, Great Neck Estates, and Robinwood Forrest versus 78 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 4% versus March 2020.

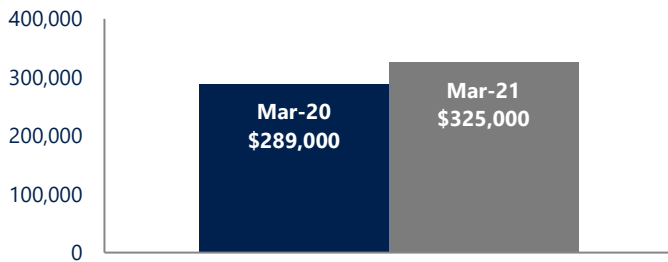
Active Inventory

Versus last year, the total number of homes available this month is lower by 106 units or 68%. The total number of active inventory this March was 51 compared to 157 in March 2020. This month's total of 51 is lower than the previous month's total supply of available inventory of 79, a decrease of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Forest Hills, Great Neck Estates, and Robinwood Forrest Homes was \$289,000. This March, the median sale price was \$325,000, an increase of 12% or \$36,000 compared to last year. The current median sold price is 6% higher than in February.

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

Forest Hills, Great Neck Estates, and Robinwood Forrest are defined as properties listed in zip code/s 23454.

*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.

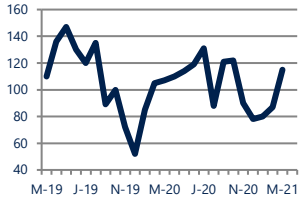




Zip Code(s): 23454

New Listings

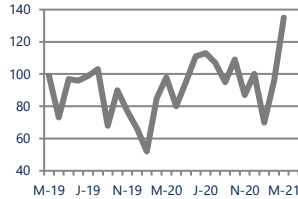
115



Up 7%
Vs. Year Ago

Current Contracts

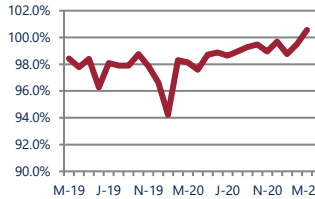
135



Up 38%
Vs. Year Ago

Sold Vs. List Price

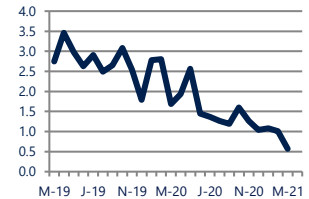
100.6%



Up 2.5%
Vs. Year Ago

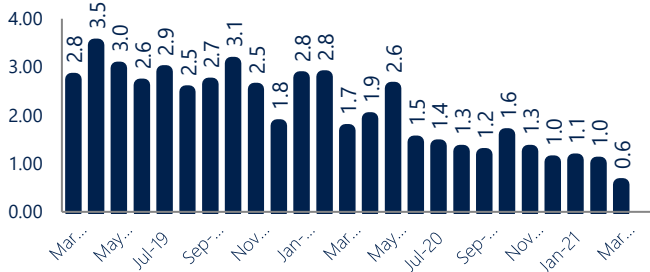
Months of Supply

0.6



Down -66%
Vs. Year Ago

Months of Supply



Months of Supply

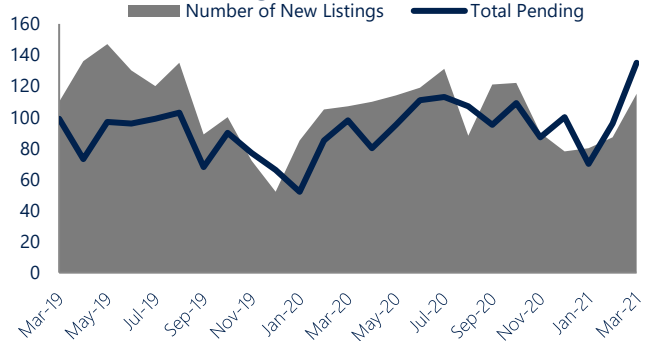
In March, there was 0.6 months of supply available in Forest Hills, Great Neck Estates, and Robinwood Forrest, compared to 1.7 in March 2020. That is a decrease of 66% versus a year ago.

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.

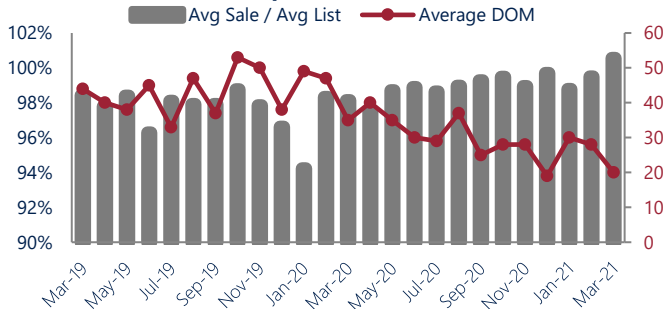
New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Forest Hills, Great Neck Estates, and Robinwood Forrest compared to 107 in March 2020, an increase of 7%. There were 135 current contracts pending sale this March compared to 98 a year ago. The number of current contracts is 38% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Forest Hills, Great Neck Estates, and Robinwood Forrest was 100.6% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 35, a decrease of 43%.



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