

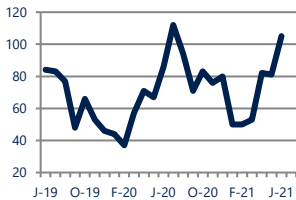


Focus On: Milteer Acres and Northern Suffolk City Housing Market

June 2021

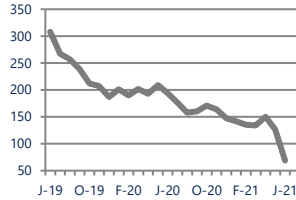
Zip Code(s): 23433, 23436, 23432 and 23435

Units Sold 105



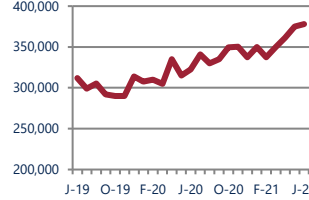
Up 22%
Vs. Year Ago

Active Inventory 69



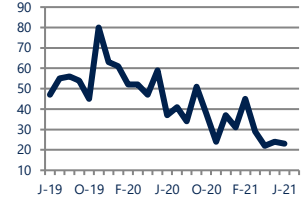
Down -64%
Vs. Year Ago

Median Sale Price \$378,000



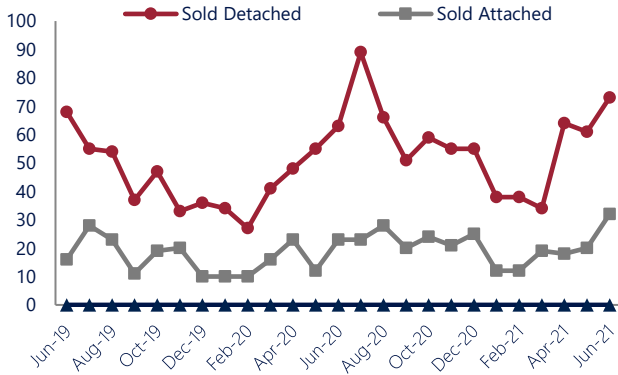
Up 17%
Vs. Year Ago

Days On Market 23



Down -38%
Vs. Year Ago

Units Sold*



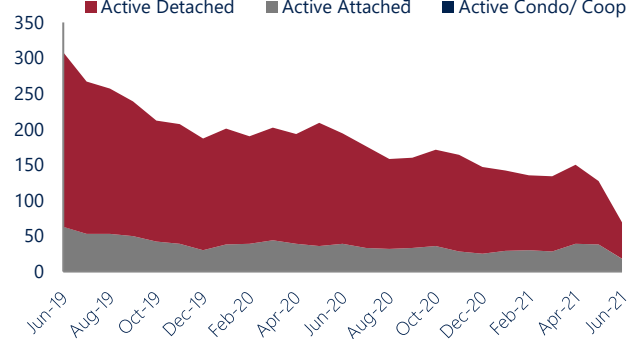
Units Sold

There was an increase in total units sold in June, with 105 sold this month in Milteer Acres and Northern Suffolk City versus 81 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 22% versus June 2020.

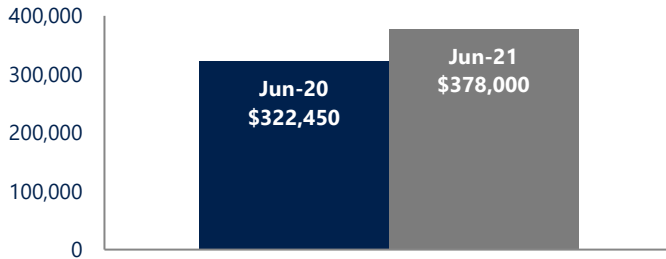
Active Inventory

Versus last year, the total number of homes available this month is lower by 125 units or 64%. The total number of active inventory this June was 69 compared to 194 in June 2020. This month's total of 69 is lower than the previous month's total supply of available inventory of 127, a decrease of 46%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Milteer Acres and Northern Suffolk City Homes was \$322,450. This June, the median sale price was \$378,000, an increase of 17% or \$55,550 compared to last year. The current median sold price is 1% higher than in May.

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

Milteer Acres and Northern Suffolk City are defined as properties listed in zip code/s 23433, 23436, 23432 and 23435.

*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.





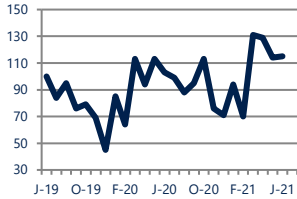
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June 2021

Zip Code(s): 23433, 23436, 23432 and 23435

New Listings

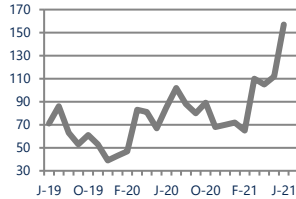
115



Up 12%
Vs. Year Ago

Current Contracts

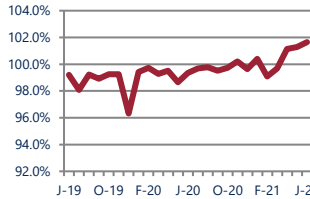
157



Up 85%
Vs. Year Ago

Sold Vs. List Price

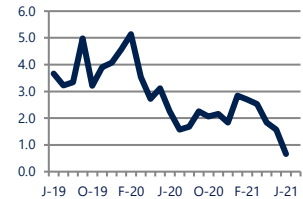
101.7%



Up 2.3%
Vs. Year Ago

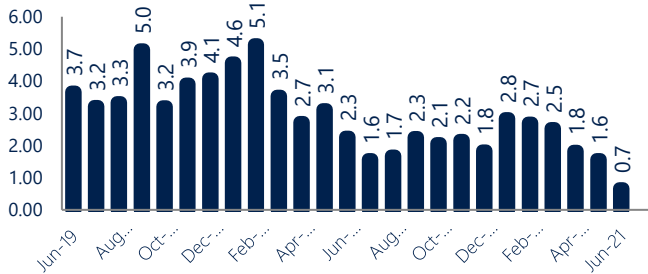
Months of Supply

0.7



Down -71%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

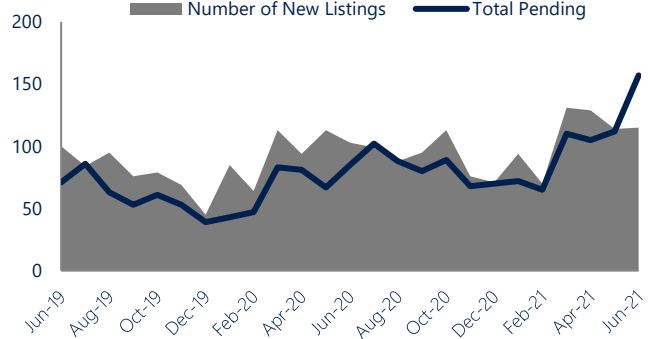
This month there were 115 homes newly listed for sale in Milteer Acres and Northern Suffolk City compared to 103 in June 2020, an increase of 12%. There were 157 current contracts pending sale this June compared to 85 a year ago. The number of current contracts is 85% higher than last June.

Months of Supply

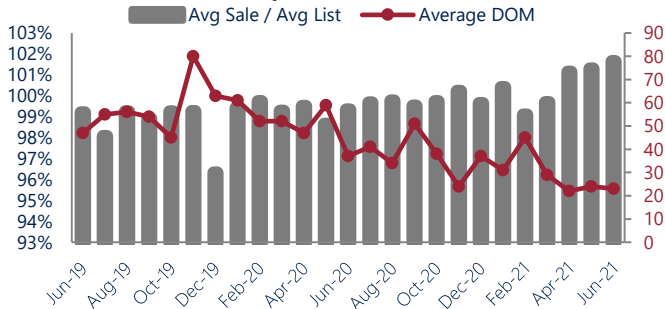
In June, there was 0.7 months of supply available in Milteer Acres and Northern Suffolk City, compared to 2.3 in June 2020. That is a decrease of 71% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Milteer Acres and Northern Suffolk City was 101.7% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 37, a decrease of 38%.



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