



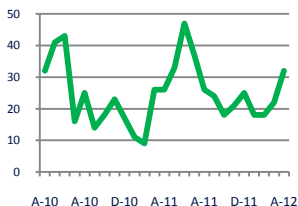
Focus On: Westhampton Housing Market

April 2012

Zip Code(s): 23226

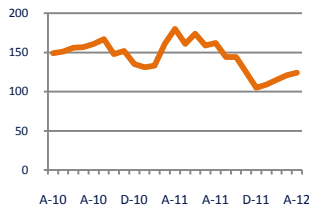
Units Sold

32



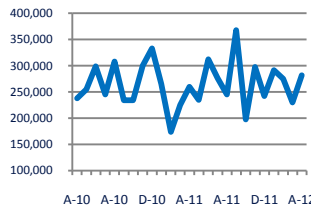
Active Inventory

124



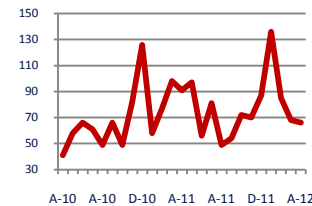
Median Sale Price

\$281,500



Days On Market

66



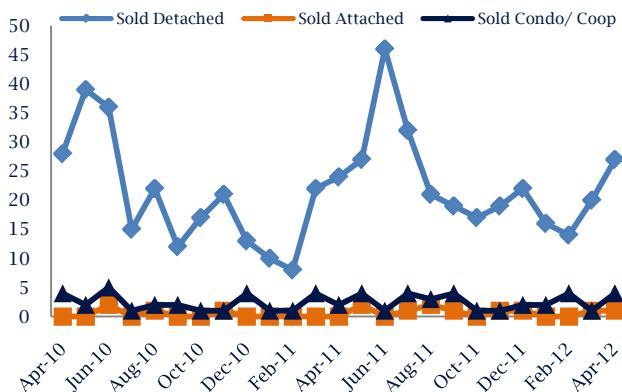
Up
Vs. Year Ago

Down - 31%
Vs. Year Ago

Up 8%
Vs. Year Ago

Down - 27%
Vs. Year Ago

Units Sold*



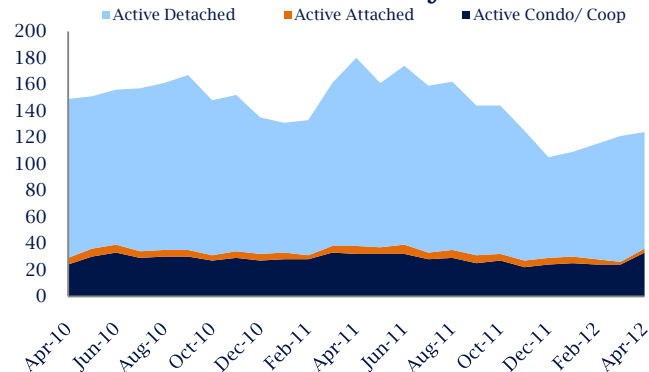
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 32 sold this month in Westhampton. This month's total units sold was higher than at this time last year, an increase from April 2011.

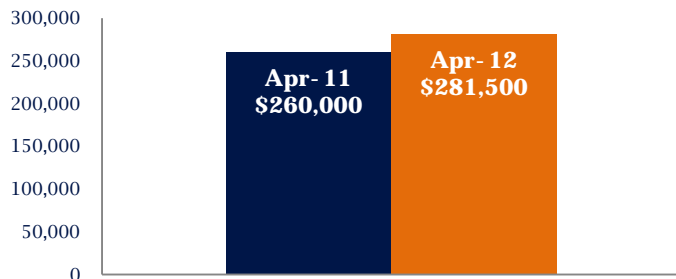
Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 31%. The total number of active inventory this April was 124 compared to 180 in April 2011. This month's total of 124 is higher than the previous month's total supply of available inventory of 121, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Westhampton Homes was \$260,000. This April, the median sale price was \$281,500, an increase of 8% or \$21,500 compared to last year. The current median sold price is 22% 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.

Westhampton are defined as properties listed in zip code/s 23226.

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





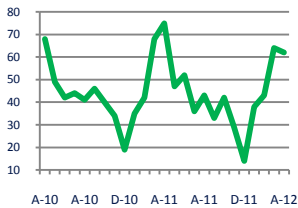
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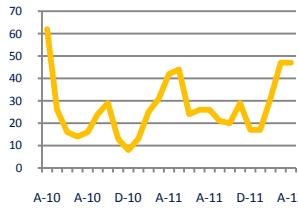
New Listings

62



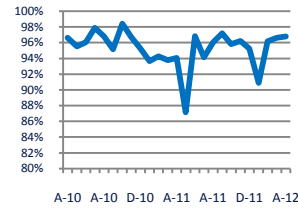
Current Contracts

47



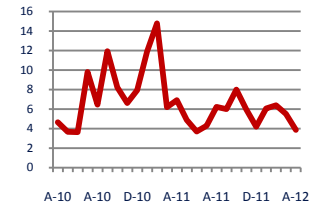
Sold Vs. List Price

96.8%



Months of Supply

3.9



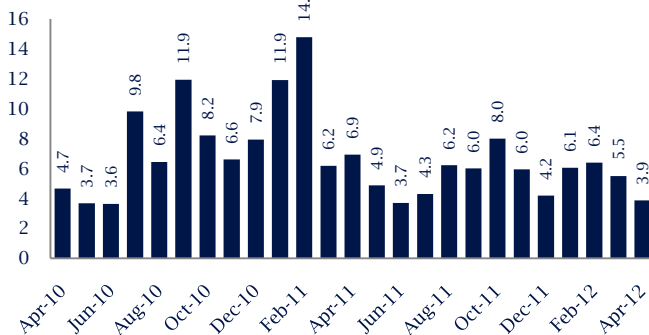
Down -17%
Vs. Year Ago

Up 12%
Vs. Year Ago

Up 2.9%
Vs. Year Ago

Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

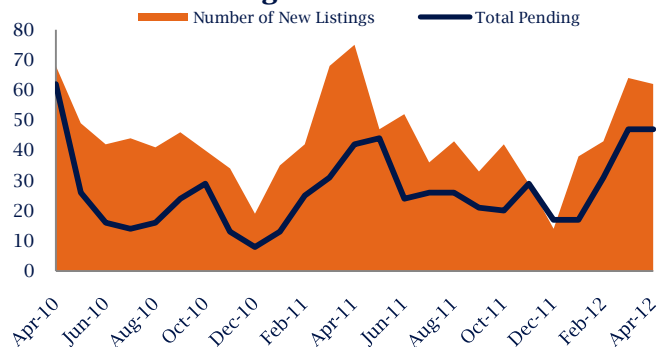
In April, there was 3.9 months of supply available in Westhampton, compared to 6.9 in April 2011. That is a decrease of 44% versus a year ago.

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 62 homes newly listed for sale in Westhampton compared to 75 in April 2011, a decrease of 17%. There were 47 current contracts pending sale this April compared to 42 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Westhampton was 96.8% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 66, lower than the average last year, which was 91, a decrease of 27%.

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