

# Market in a Minute — City of Hampton

Single-Family Homes | Last 90 Days | May 09, 2026

## Market Overview

| Metric          | Value | Metric                 | Value     |
|-----------------|-------|------------------------|-----------|
| Active Listings | 312   | Median List Price      | \$319,850 |
| Pending         | 154   | Median Sale Price      | \$299,000 |
| Sold (period)   | 401   | Median DOM (Solds)     | 26        |
| Withdrawn       | 86    | % Actives w/ Reduction | 33.3%     |
| Expired         | 19    | Total Records          | 972       |

## New Construction Snapshot

Computed before NC exclusion. Proxy: Year Built ≥ List Year.

| Metric            | Value | Metric                 | Value     |
|-------------------|-------|------------------------|-----------|
| Total NC Listings | 33    | Median LP — NC Actives | \$520,000 |
| % of Actives = NC | 5.7%  | Median SP — NC Solds   | \$385,000 |
| % of Solds = NC   | 1.2%  | Median Fin. SF — NC    | —         |

All analysis below excludes new construction.

## Price Reductions — Active Listings

Meaningful reduction = OLP – LP > \$1,000. LP > OLP+10% treated as data error.

| Price Tier    | # Active | # w/ Reduction | % w/ Reduction | Med % Reduction | Median OLP | Median LP |
|---------------|----------|----------------|----------------|-----------------|------------|-----------|
| <\$250K       | 64       | 21             | 32.8%          | 5.0%            | \$225,000  | \$215,000 |
| \$250K–\$350K | 138      | 40             | 29.0%          | 3.9%            | \$309,950  | \$297,450 |
| \$350K+       | 110      | 43             | 39.1%          | 3.2%            | \$424,900  | \$405,900 |
| All Tiers     | 312      | 104            | 33.3%          | 3.8%            | \$349,900  | \$329,900 |

## Months of Supply

Formula: Active ÷ (Sold ÷ months). 30 days = 1 month. Pending shown as context only.

| Price Tier    | # Active | # Pending | # Sold | Months | Condition      |
|---------------|----------|-----------|--------|--------|----------------|
| <\$250K       | 64       | 49        | 110    | 1.7    | Strong Sellers |
| \$250K–\$350K | 138      | 75        | 186    | 2.2    | Strong Sellers |
| \$350K+       | 110      | 30        | 105    | 3.1    | Sellers        |
| All Tiers     | 312      | 154       | 401    | 2.3    | Strong Sellers |

## Failure Rate

(Expired + Withdrawn) ÷ Grand Total of all records.

| Price Tier | # Expired | # Withdrawn | # Failed (E+W) | Grand Total | Failure Rate |
|------------|-----------|-------------|----------------|-------------|--------------|
| <\$250K    | 2         | 15          | 17             | 240         | 7.1%         |

|               |    |    |     |     |       |
|---------------|----|----|-----|-----|-------|
| \$250K–\$350K | 8  | 44 | 52  | 451 | 11.5% |
| \$350K+       | 9  | 27 | 36  | 281 | 12.8% |
| All Tiers     | 19 | 86 | 105 | 972 | 10.8% |

### DOM Segmentation — Sold Listings

Fast ≤14d | Middle 15–60d | Slow ≥61d

| DOM Bucket      | # Solds | % of Solds | Med SP/LP | Med SP/OLP | % w/ Price Reduction |
|-----------------|---------|------------|-----------|------------|----------------------|
| Fast (≤14d)     | 138     | 34.4%      | 100.0%    | 100.0%     | 2.2%                 |
| Middle (15–60d) | 160     | 39.9%      | 100.0%    | 100.0%     | 23.1%                |
| Slow (≥61d)     | 103     | 25.7%      | 100.0%    | 96.3%      | 70.9%                |
| Total           | 401     | 100.0%     | 100.0%    | 100.0%     | 28.2%                |

## DOM × Price Cross-Tab — Sold Listings

% of Tier = count ÷ total solds in that price tier (within-column %).

|                 | <\$250K |           |        |         | \$250K–\$350K |           |        |         | \$350K+ |           |        |         |
|-----------------|---------|-----------|--------|---------|---------------|-----------|--------|---------|---------|-----------|--------|---------|
| DOM Bucket      | Count   | % of Tier | SP/LP  | SP/OL P | Count         | % of Tier | SP/LP  | SP/OL P | Count   | % of Tier | SP/LP  | SP/OL P |
| Fast (≤14d)     | 42      | 38.2%     | 100.0% | 100.0%  | 65            | 34.9%     | 100.0% | 100.0%  | 31      | 29.5%     | 100.0% | 100.3%  |
| Middle (15–60d) | 38      | 34.5%     | 100.0% | 100.0%  | 72            | 38.7%     | 100.0% | 100.0%  | 50      | 47.6%     | 100.0% | 100.0%  |
| Slow (≥61d)     | 30      | 27.3%     | 100.0% | 94.5%   | 49            | 26.3%     | 100.0% | 95.6%   | 24      | 22.9%     | 99.2%  | 97.3%   |
| Total           | 110     | 100.0%    | 100.0% | 100.0%  | 186           | 100.0%    | 100.0% | 100.0%  | 105     | 100.0%    | 100.0% | 100.0%  |