

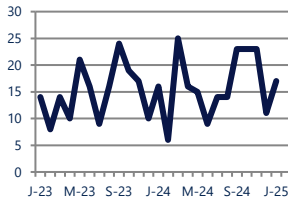
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET** JANUARY 2025

Zip Code(s): 08202 and 08247

Units Sold

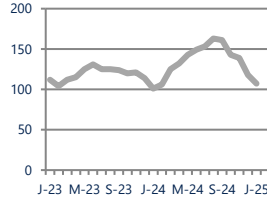
17



Up
Vs. Year Ago

Active Inventory

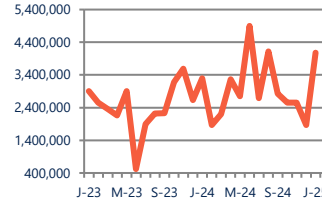
107



Up 6%
Vs. Year Ago

Median Sale Price

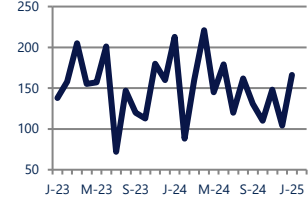
\$4,080,000



Up
Vs. Year Ago

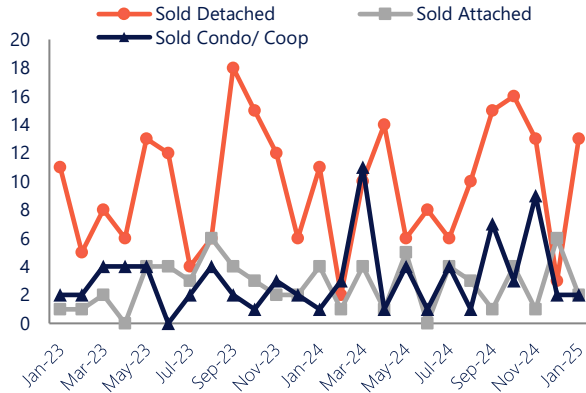
Days On Market

166



Down -22%
Vs. Year Ago

Units Sold*



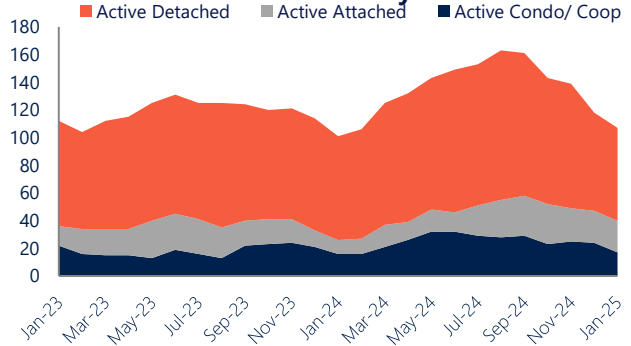
Units Sold

With relatively few transactions, there was an increase in total units sold in January, with 17 sold this month in Avalon and Stone Harbor. This month's total units sold was higher than at this time last year, an increase from January 2024.

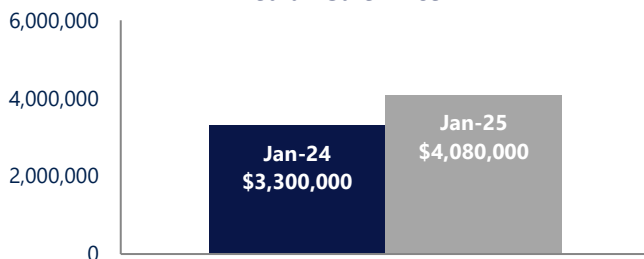
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 6%. The total number of active inventory this January was 107 compared to 101 in January 2024. This month's total of 107 is lower than the previous month's total supply of available inventory of 118, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Avalon and Stone Harbor Homes was \$3,300,000. This January, the median sale price was \$4,080,000, an increase of \$780,000 compared to last year. The current median sold price is higher than in December. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Avalon and Stone Harbor are defined as properties listed in zip code/s 08202 and 08247.

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

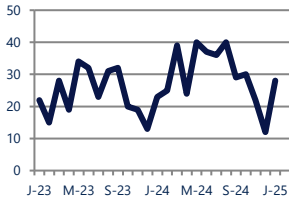
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET** JANUARY 2025

Zip Code(s): 08202 and 08247

New Listings

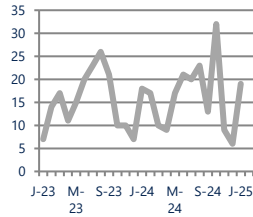
28



Up 22%
Vs. Year Ago

Current Contracts

19



Up 6%
Vs. Year Ago

Sold Vs. List Price

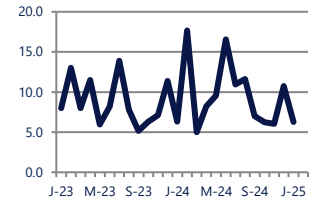
95.6%



Up 0.5%
Vs. Year Ago

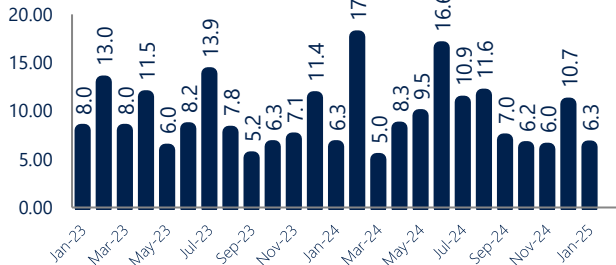
Months of Supply

6.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

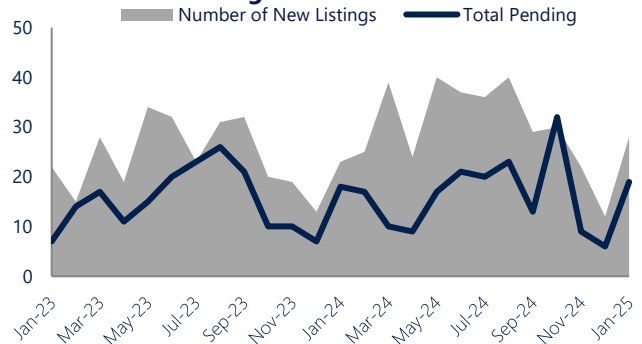
In January, there was 6.3 months of supply available in Avalon and Stone Harbor. The amount of supply is similar compared to a year ago.

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.

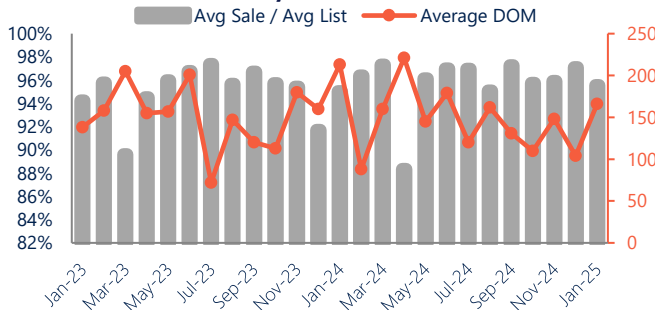
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Avalon and Stone Harbor compared to 23 in January 2024, an increase of 22%. There were 19 current contracts pending sale this January compared to 18 a year ago. The number of current contracts is 6% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Avalon and Stone Harbor was 95.6% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 166, lower than the average last year, which was 213, a decrease of 22%.

Avalon and Stone Harbor are defined as properties listed in zip code/s 08202 and 08247.

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