

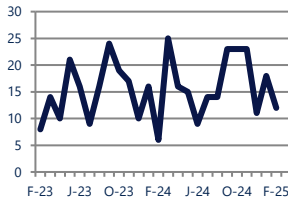
THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08202 and 08247

Units Sold

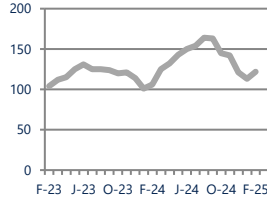
12



Up
Vs. Year Ago

Active Inventory

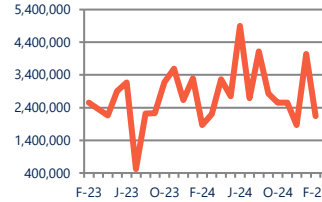
122



Up 15%
Vs. Year Ago

Median Sale Price

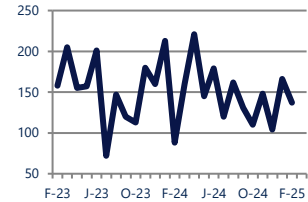
\$2,140,000



Up
Vs. Year Ago

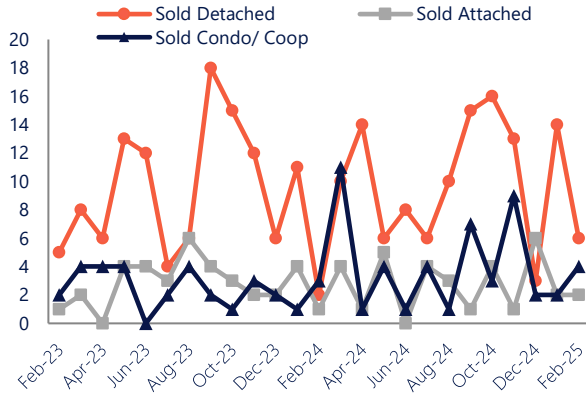
Days On Market

137



Up
Vs. Year Ago

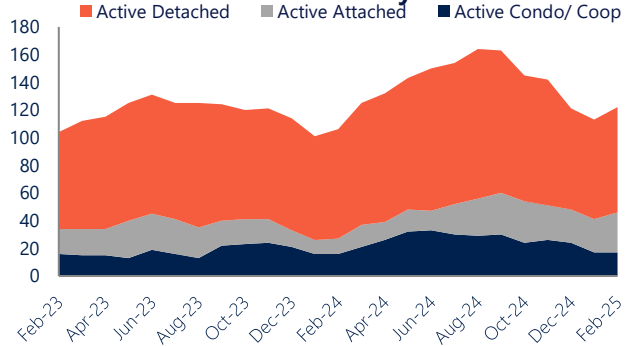
Units Sold*



Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 12 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 February 2024.

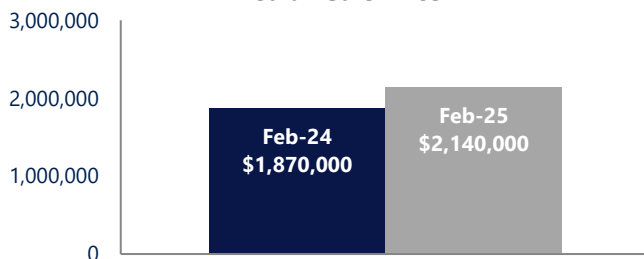
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 15%. The total number of active inventory this February was 122 compared to 106 in February 2024. This month's total of 122 is higher than the previous month's total supply of available inventory of 113, an increase of 8%.

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 February, the median sale price for Avalon and Stone Harbor Homes was \$1,870,000. This February, the median sale price was \$2,140,000, an increase of \$270,000 compared to last year. The current median sold price is lower than in January. 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.

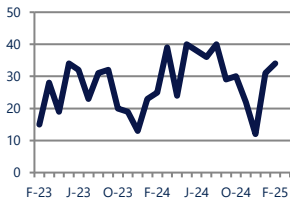
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Zip Code(s): 08202 and 08247

New Listings

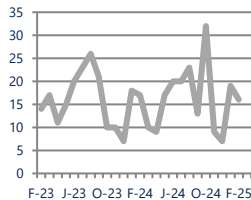
34



Up 36%
Vs. Year Ago

Current Contracts

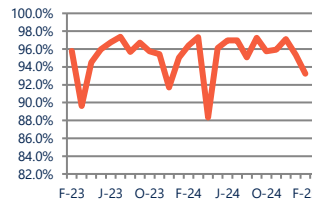
16



Down -6%
Vs. Year Ago

Sold Vs. List Price

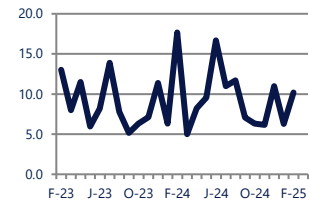
93.3%



Down -3.3%
Vs. Year Ago

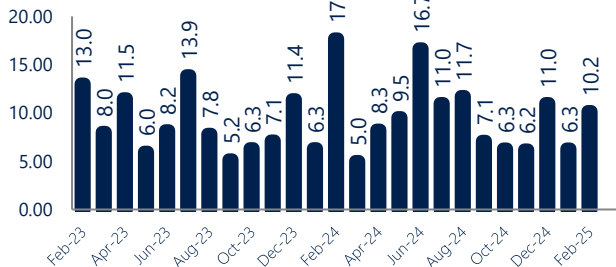
Months of Supply

10.2



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

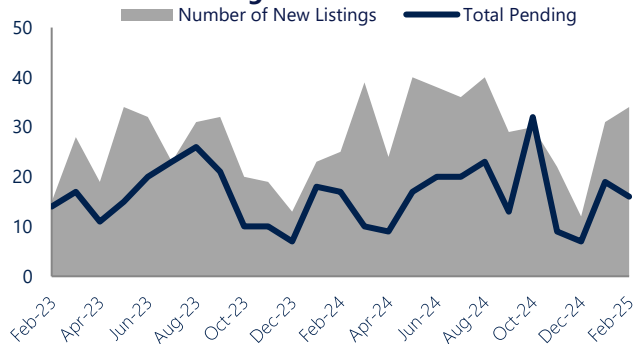
In February, there was 10.2 months of supply available in Avalon and Stone Harbor, compared to 17.7 in February 2024. That is a decrease of 42% versus a year ago.

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.

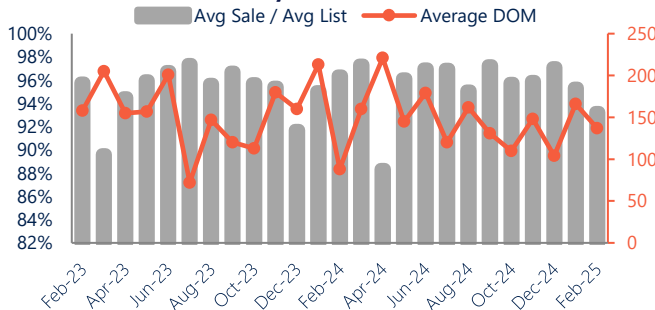
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Avalon and Stone Harbor compared to 25 in February 2024, an increase of 36%. There were 16 current contracts pending sale this February compared to 17 a year ago. The number of current contracts is 6% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Avalon and Stone Harbor was 93.3% of the average list price, which is 3.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 137, higher than the average last year, which was 88. This increase was impacted by the limited number of sales.

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