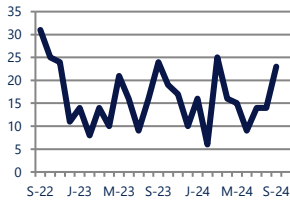


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET** SEPTEMBER 2024

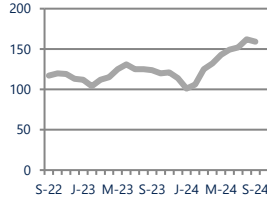
Zip Code(s): 08202 and 08247

Units Sold 23



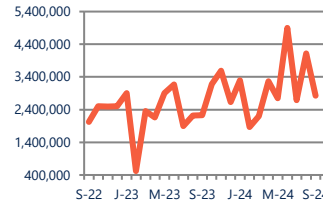
Down
Vs. Year Ago

Active Inventory 159



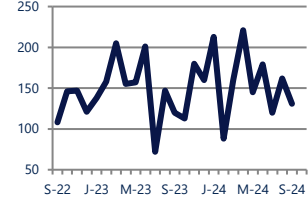
Up 28%
Vs. Year Ago

Median Sale Price \$2,823,000



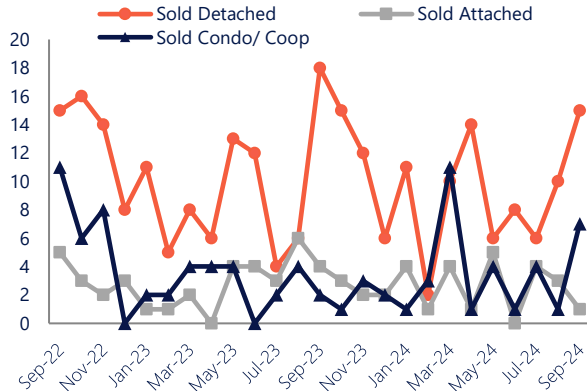
Up
Vs. Year Ago

Days On Market 131



Up 9%
Vs. Year Ago

Units Sold*



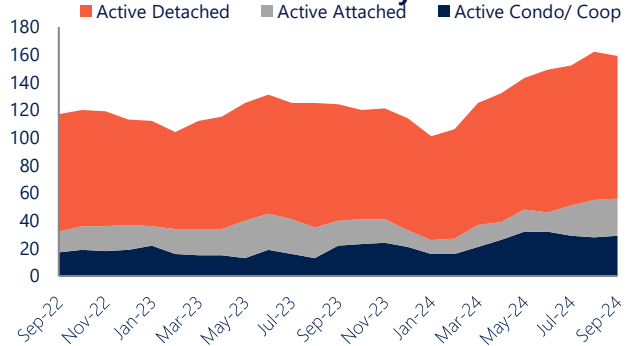
Units Sold

With relatively few transactions, there was an increase in total units sold in September, with 23 sold this month in Avalon and Stone Harbor. This month's total units sold was lower than at this time last year, a decrease from September 2023.

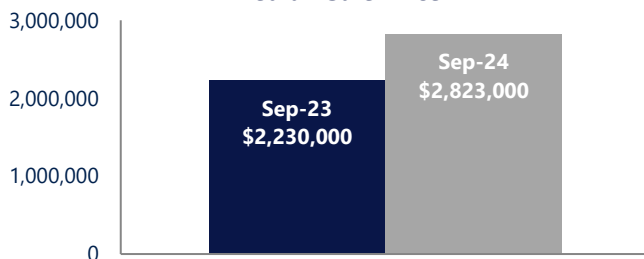
Active Inventory

Versus last year, the total number of homes available this month is higher by 35 units or 28%. The total number of active inventory this September was 159 compared to 124 in September 2023. This month's total of 159 is lower than the previous month's total supply of available inventory of 162, a decrease of 2%.

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 September, the median sale price for Avalon and Stone Harbor Homes was \$2,230,000. This September, the median sale price was \$2,823,000, an increase of \$593,000 compared to last year. The current median sold price is lower than in August. 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.

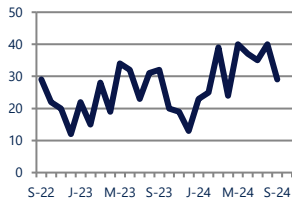
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET** SEPTEMBER 2024

Zip Code(s): 08202 and 08247

New Listings

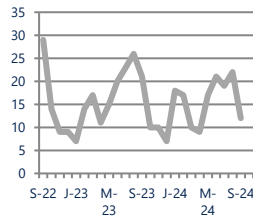
29



Down -9%
Vs. Year Ago

Current Contracts

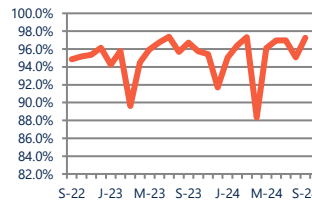
12



Down -43%
Vs. Year Ago

Sold Vs. List Price

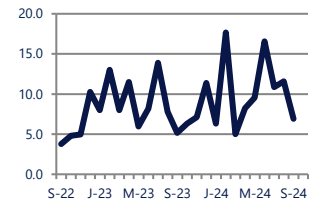
97.3%



Up 0.6%
Vs. Year Ago

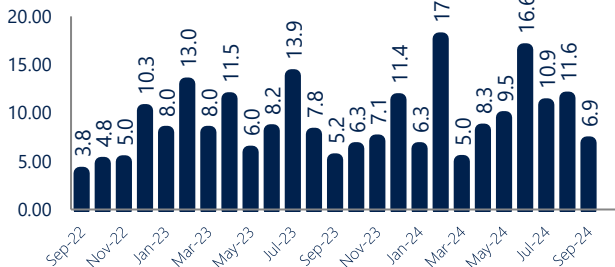
Months of Supply

6.9



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 6.9 months of supply available in Avalon and Stone Harbor, compared to 5.2 in September 2023. That is an increase of 34% versus a year ago.

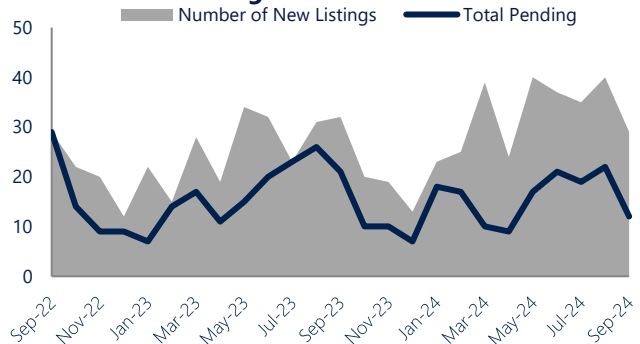
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

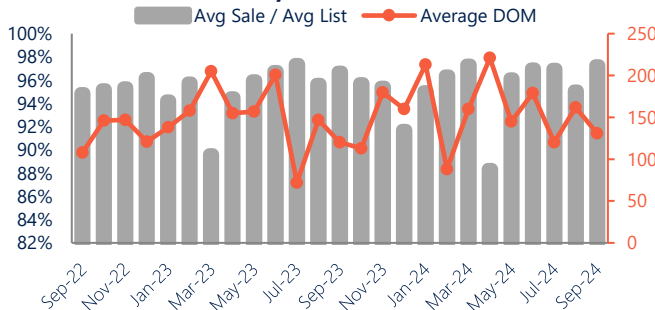
This month there were 29 homes newly listed for sale in Avalon and Stone Harbor compared to 32 in September 2023, a decrease of 9%. There were 12 current contracts pending sale this September compared to 21 a year ago.

The number of current contracts is 43% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Avalon and Stone Harbor was 97.3% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 131, higher than the average last year, which was 120, an increase of 9%.

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