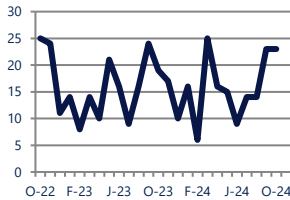


THE LONG & FOSTER MARKET MINUTE™

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

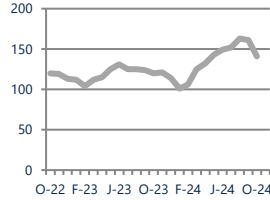
Zip Code(s): 08202 and 08247

Units Sold
23



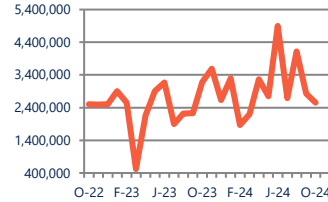
Up 21%
Vs. Year Ago

Active Inventory
141



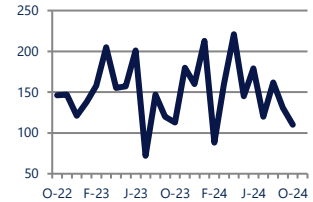
Up 18%
Vs. Year Ago

Median Sale Price
\$2,553,795



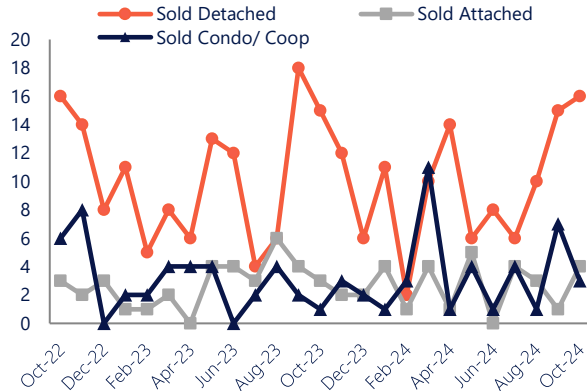
Down -20%
Vs. Year Ago

Days On Market
110



Down -3%
Vs. Year Ago

Units Sold*



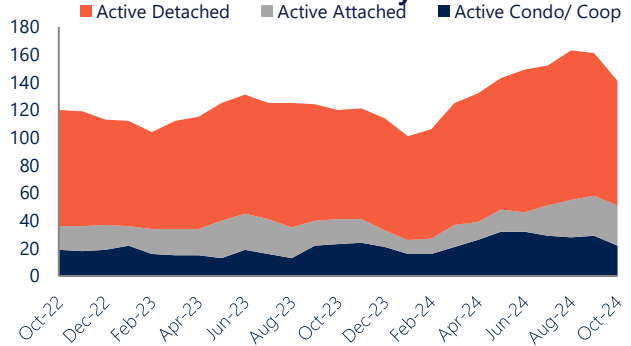
Units Sold

The number of units sold remained stable in October, with 23 sold this month in Avalon and Stone Harbor. This month's total units sold was higher than at this time last year, an increase of 21% versus October 2023.

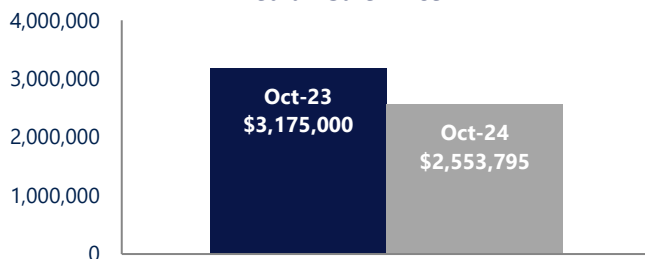
Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 18%. The total number of active inventory this October was 141 compared to 120 in October 2023. This month's total of 141 is lower than the previous month's total supply of available inventory of 161, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Avalon and Stone Harbor Homes was \$3,175,000. This October, the median sale price was \$2,553,795, a decrease of 20% or \$621,205 compared to last year. The current median sold price is 10% lower than in September.

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.

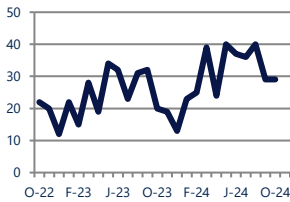
THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08202 and 08247

New Listings

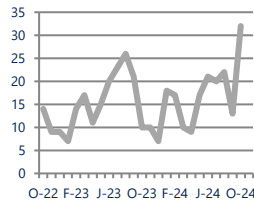
29



Up 45%
Vs. Year Ago

Current Contracts

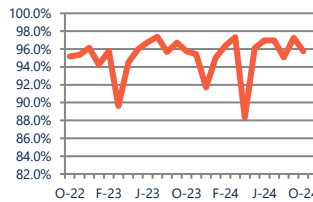
32



Up 220%
Vs. Year Ago

Sold Vs. List Price

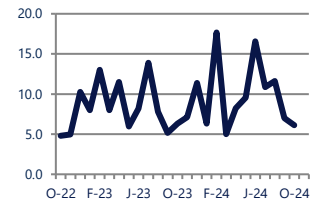
95.8%



No Change
Vs. Year Ago

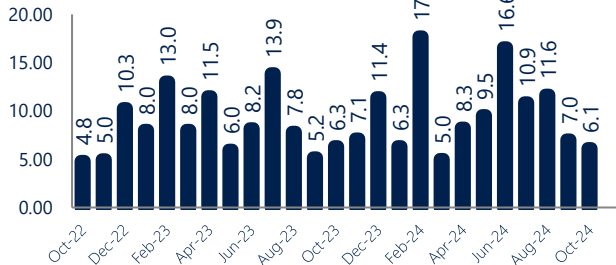
Months of Supply

6.1



Down -3%
Vs. Year Ago

Months Of Supply



Months of Supply

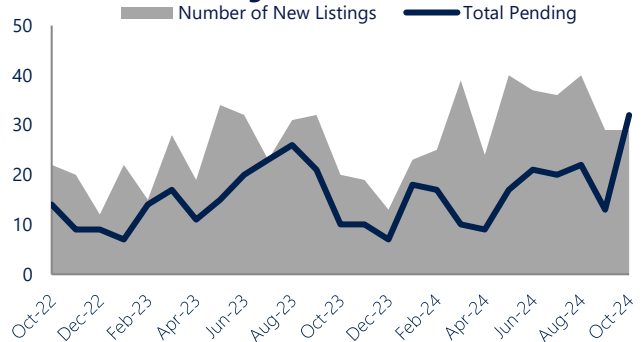
In October, there was 6.1 months of supply available in Avalon and Stone Harbor, compared to 6.3 in October 2023. That is a decrease of 3% versus a year ago.

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.

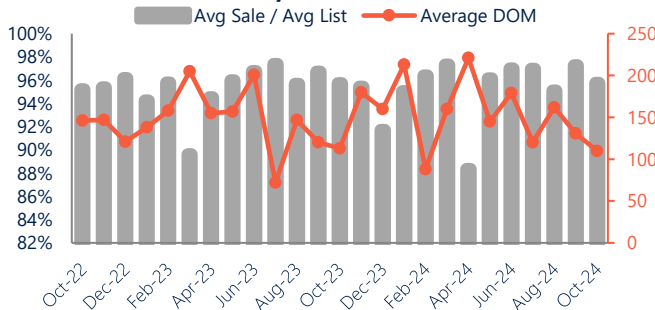
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Avalon and Stone Harbor compared to 20 in October 2023, an increase of 45%. There were 32 current contracts pending sale this October compared to 10 a year ago. The number of current contracts is 220% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Avalon and Stone Harbor was 95.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 110, lower than the average last year, which was 113, a decrease of 3%.

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