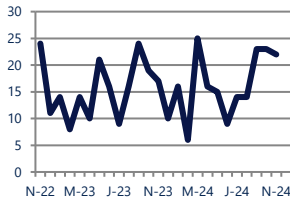


THE LONG & FOSTER MARKET MINUTE™

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

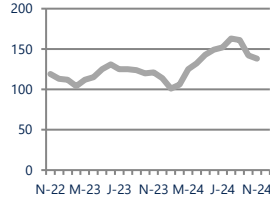
Zip Code(s): 08202 and 08247

Units Sold
22



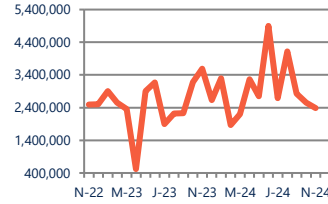
Up 29%
Vs. Year Ago

Active Inventory
138



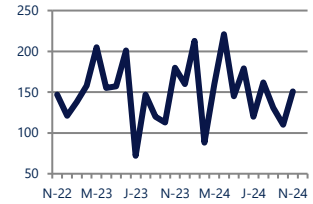
Up 14%
Vs. Year Ago

Median Sale Price
\$2,380,995



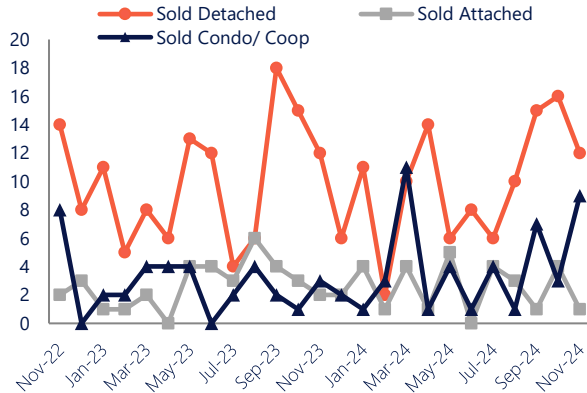
Down
Vs. Year Ago

Days On Market
151



Down -16%
Vs. Year Ago

Units Sold*



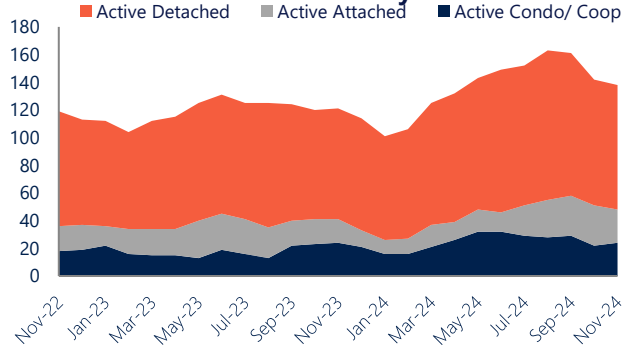
Units Sold

There was a decrease in total units sold in November, with 22 sold this month in Avalon and Stone Harbor versus 23 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 29% versus November 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 14%. The total number of active inventory this November was 138 compared to 121 in November 2023. This month's total of 138 is lower than the previous month's total supply of available inventory of 142, a decrease of 3%.

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 November, the median sale price for Avalon and Stone Harbor Homes was \$3,595,000. This November, the median sale price was \$2,380,995, a decrease of \$1,214,005 compared to last year. The current median sold price is lower than in October. 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.

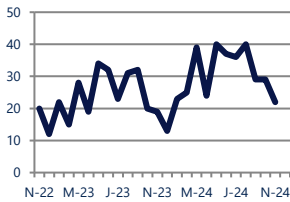
THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08202 and 08247

New Listings

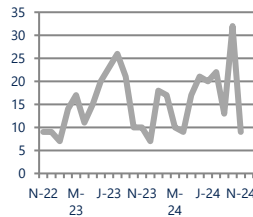
22



Up 16%
Vs. Year Ago

Current Contracts

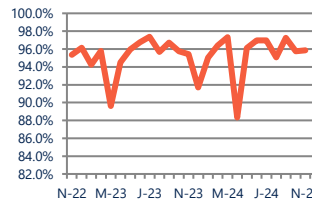
9



Down -10%
Vs. Year Ago

Sold Vs. List Price

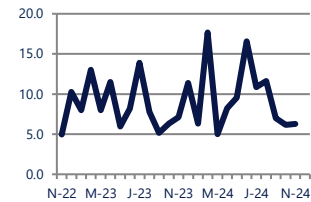
95.9%



No Change
Vs. Year Ago

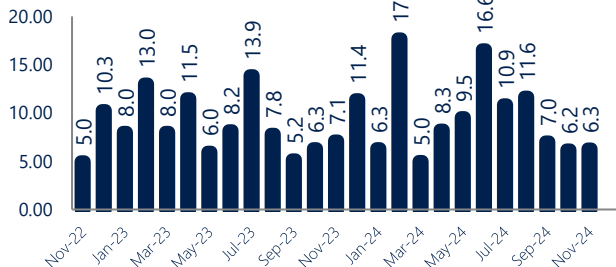
Months of Supply

6.3



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

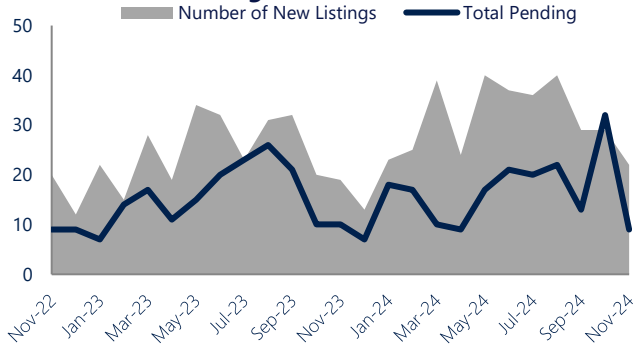
In November, there was 6.3 months of supply available in Avalon and Stone Harbor, compared to 7.1 in November 2023. That is a decrease of 12% versus a year ago.

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.

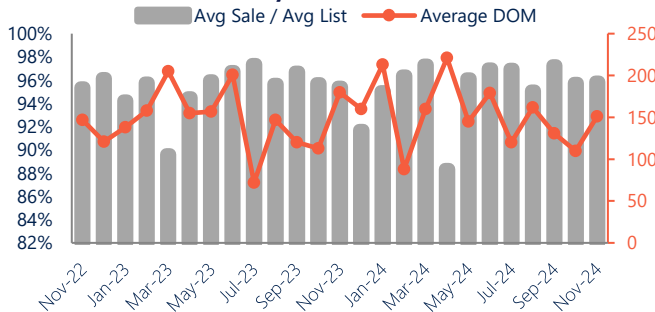
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Avalon and Stone Harbor compared to 19 in November 2023, an increase of 16%. There were 9 current contracts pending sale this November compared to 10 a year ago. The number of current contracts is 10% lower than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Avalon and Stone Harbor was 95.9% 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 151, lower than the average last year, which was 180, a decrease of 16%.

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