

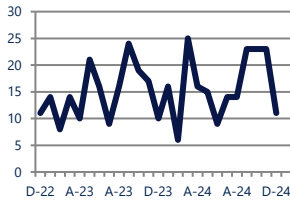
THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08202 and 08247

Units Sold

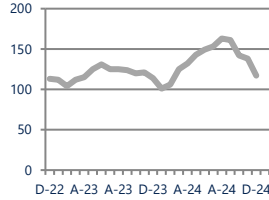
11



Up
Vs. Year Ago

Active Inventory

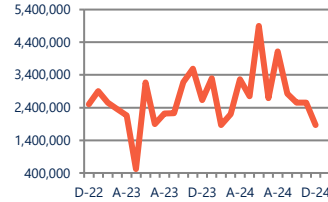
117



Up 3%
Vs. Year Ago

Median Sale Price

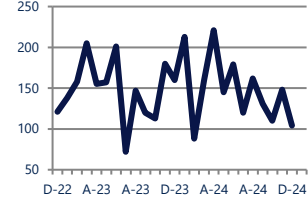
\$1,870,000



Down
Vs. Year Ago

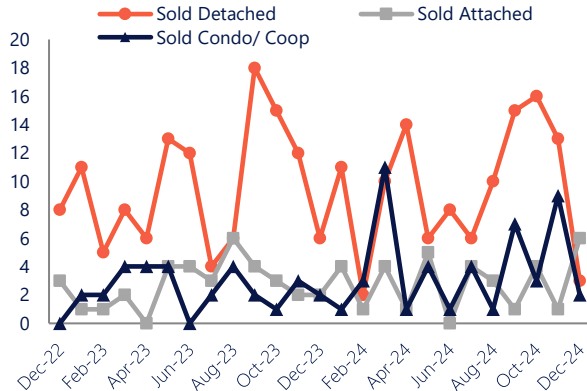
Days On Market

104



Down -35%
Vs. Year Ago

Units Sold*



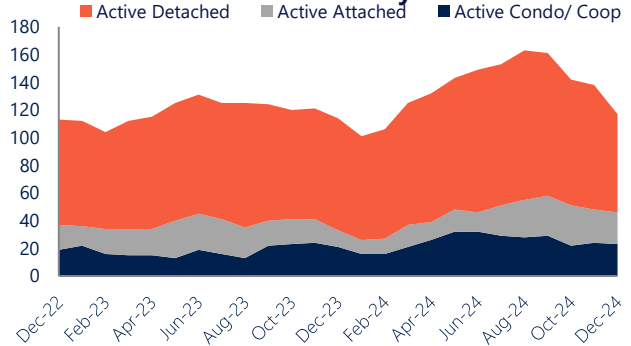
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 11 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 December 2023.

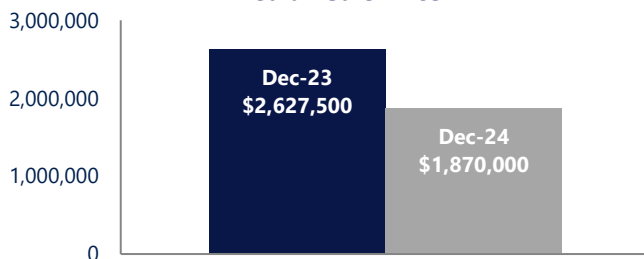
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 3%. The total number of active inventory this December was 117 compared to 114 in December 2023. This month's total of 117 is lower than the previous month's total supply of available inventory of 138, a decrease of 15%.

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 December, the median sale price for Avalon and Stone Harbor Homes was \$2,627,500. This December, the median sale price was \$1,870,000, a decrease of \$757,500 compared to last year. The current median sold price is lower than in November. 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.

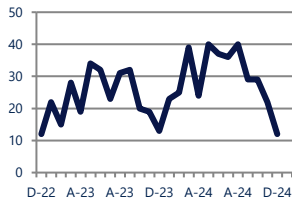
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Zip Code(s): 08202 and 08247

New Listings

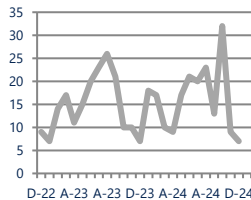
12



Down -8%
Vs. Year Ago

Current Contracts

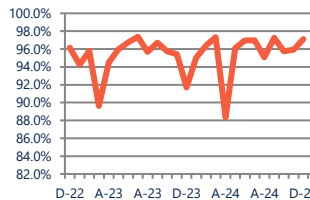
7



No Change
Vs. Year Ago

Sold Vs. List Price

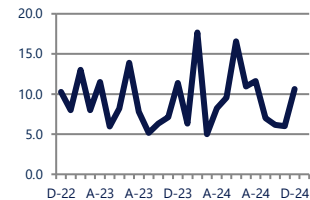
97.1%



Up
Vs. Year Ago

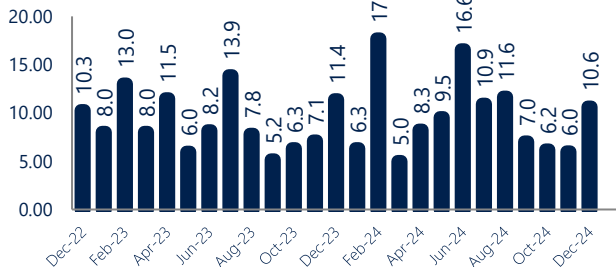
Months of Supply

10.6



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

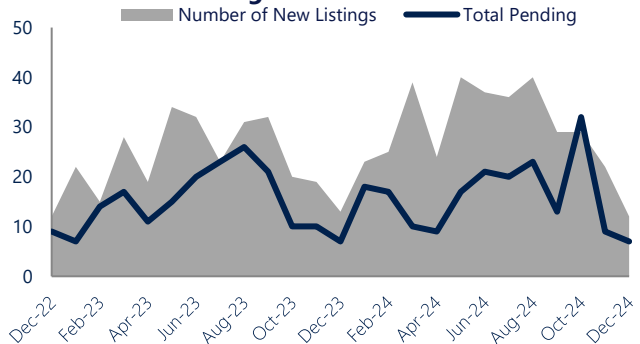
In December, there was 10.6 months of supply available in Avalon and Stone Harbor, compared to 11.4 in December 2023. That is a decrease of 7% versus a year ago.

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.

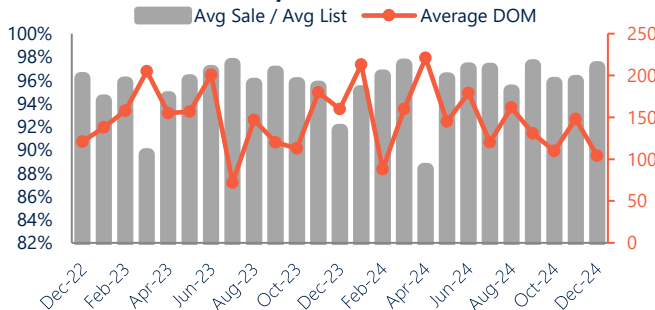
New Listings & Current Contracts

This month there were 12 homes newly listed for sale in Avalon and Stone Harbor compared to 13 in December 2023, a decrease of 8%. There were 7 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 22% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Avalon and Stone Harbor was 97.1% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 104, lower than the average last year, which was 160, a decrease of 35%.

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