

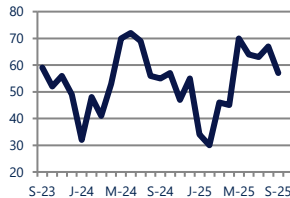
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NEWARK AND BROOKSIDE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 19711 and 19713

## Units Sold

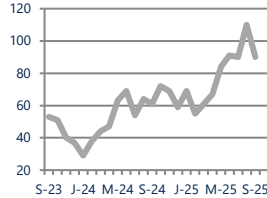
57



Up 4%  
Vs. Year Ago

## Active Inventory

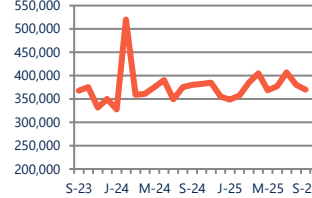
90



Up 48%  
Vs. Year Ago

## Median Sale Price

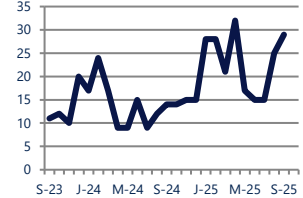
\$370,000



Down -3%  
Vs. Year Ago

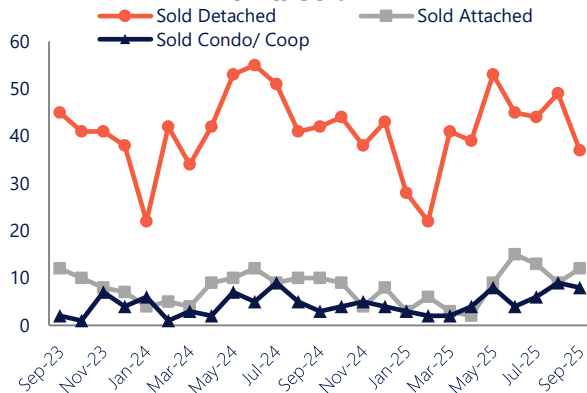
## Days On Market

29



Up 107%  
Vs. Year Ago

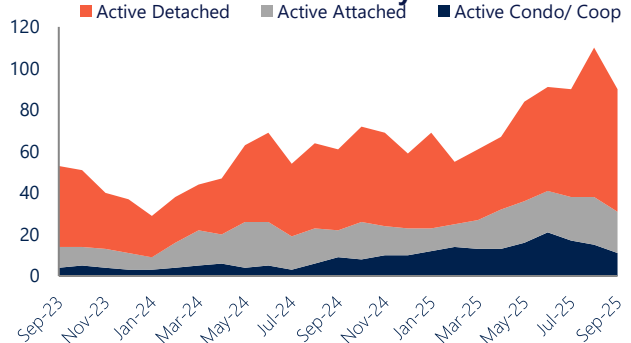
## Units Sold\*



## Units Sold

There was a decrease in total units sold in September, with 57 sold this month in Newark and Brookside versus 67 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 4% versus September 2024.

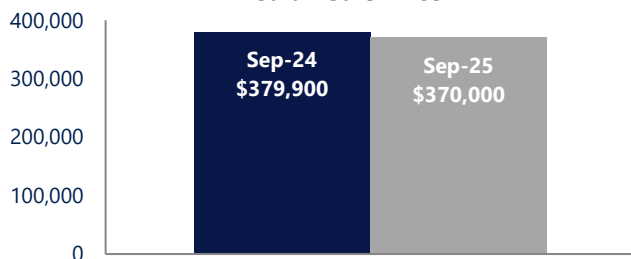
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 48%. The total number of active inventory this September was 90 compared to 61 in September 2024. This month's total of 90 is lower than the previous month's total supply of available inventory of 110, a decrease of 18%.

## Median Sale Price



## Median Sale Price

Last September, the median sale price for Newark and Brookside Homes was \$379,900. This September, the median sale price was \$370,000, a decrease of 3% or \$9,900 compared to last year. The current median sold price is 3% 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.

Newark and Brookside are defined as properties listed in zip code/s 19711 and 19713.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

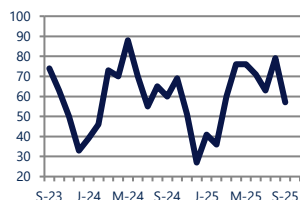
# THE LONG & FOSTER MARKET MINUTE™

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Zip Code(s): 19711 and 19713

## New Listings

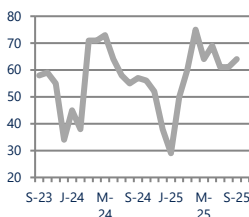
57



**Down -5%**  
Vs. Year Ago

## Current Contracts

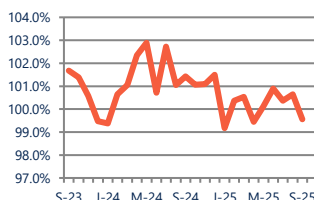
64



**Up 12%**  
Vs. Year Ago

## Sold Vs. List Price

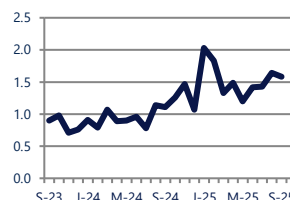
99.6%



**Down -1.8%**  
Vs. Year Ago

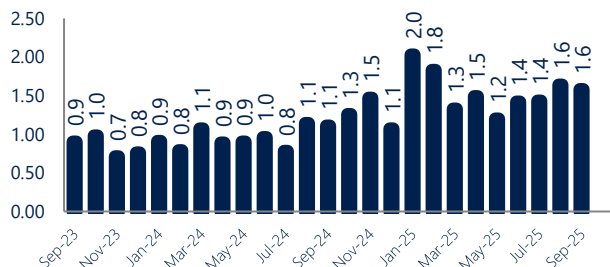
## Months of Supply

1.6



**Up 42%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

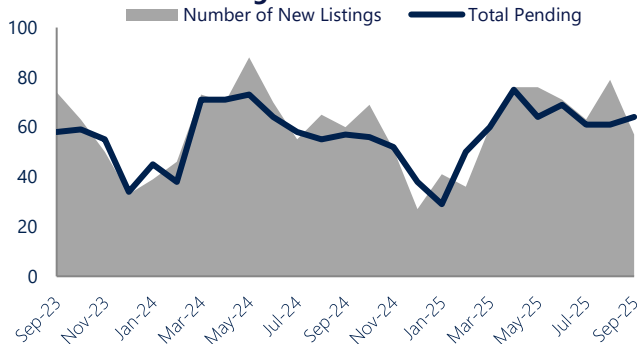
In September, there was 1.6 months of supply available in Newark and Brookside, compared to 1.1 in September 2024. That is an increase of 42% versus a year ago.

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.

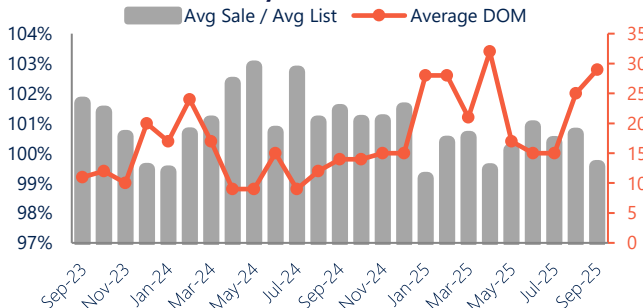
## New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Newark and Brookside compared to 60 in September 2024, a decrease of 5%. There were 64 current contracts pending sale this September compared to 57 a year ago. The number of current contracts is 12% higher 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 Newark and Brookside was 99.6% of the average list price, which is 1.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 14, an increase of 107%.

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