

THE LONG & FOSTER MARKET MINUTE™

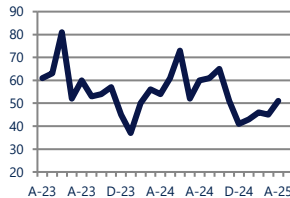
FOCUS ON: **ABSECON, PLEASANTVILLE, AND PORT REPUBLIC HOUSING MARKET**

APRIL 2025

Zip Code(s): 08205,08201, 08232, 08240 and 08241

Units Sold

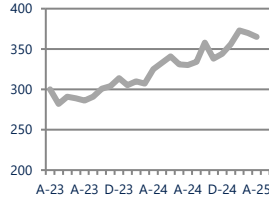
51



Down -6%
Vs. Year Ago

Active Inventory

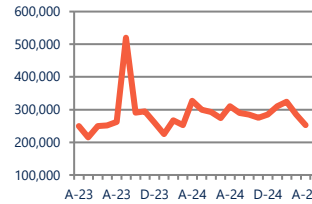
365



Up 12%
Vs. Year Ago

Median Sale Price

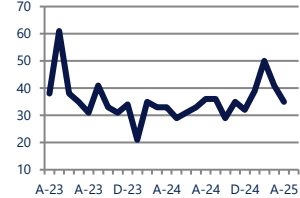
\$252,500



Down -23%
Vs. Year Ago

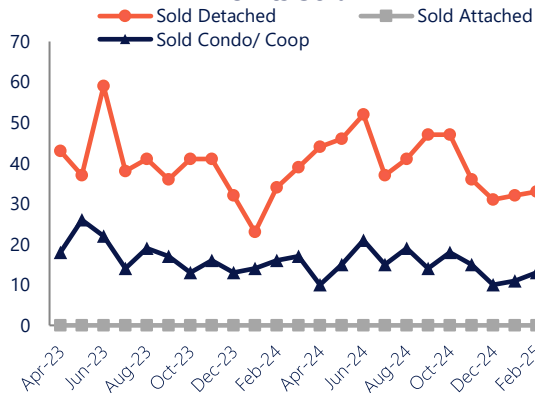
Days On Market

35



Up 6%
Vs. Year Ago

Units Sold*



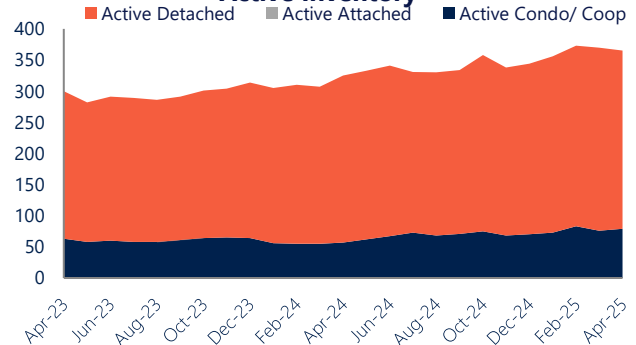
Units Sold

There was an increase in total units sold in April, with 51 sold this month in Absecon, Pleasantville, and Port Republic versus 45 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2024.

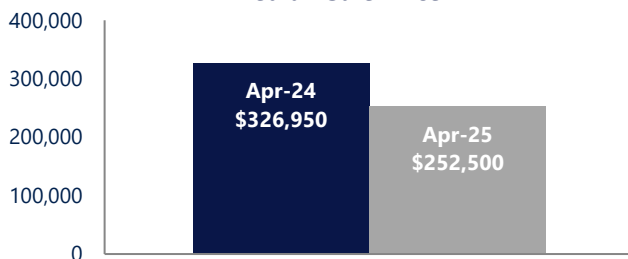
Active Inventory

Versus last year, the total number of homes available this month is higher by 40 units or 12%. The total number of active inventory this April was 365 compared to 325 in April 2024. This month's total of 365 is lower than the previous month's total supply of available inventory of 370, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Absecon, Pleasantville, and Port Republic Homes was \$326,950. This April, the median sale price was \$252,500, a decrease of 23% or \$74,450 compared to last year. The current median sold price is 11% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Absecon, Pleasantville, and Port Republic are defined as properties listed in zip code/s 08205,08201, 08232, 08240 and 08241.

*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 SJSMLS 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 SJSMLS or Long & Foster Real Estate, Inc.

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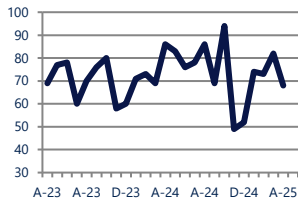
FOCUS ON: **ABSECON, PLEASANTVILLE, AND PORT REPUBLIC HOUSING MARKET**

APRIL 2025

Zip Code(s): 08205,08201, 08232, 08240 and 08241

New Listings

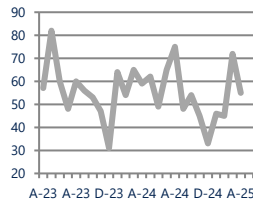
68



Down -21%
Vs. Year Ago

Current Contracts

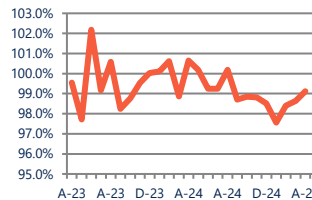
55



Down -7%
Vs. Year Ago

Sold Vs. List Price

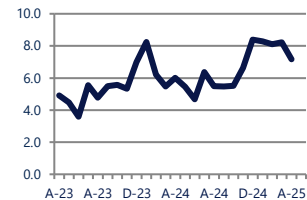
99.1%



Down -1.5%
Vs. Year Ago

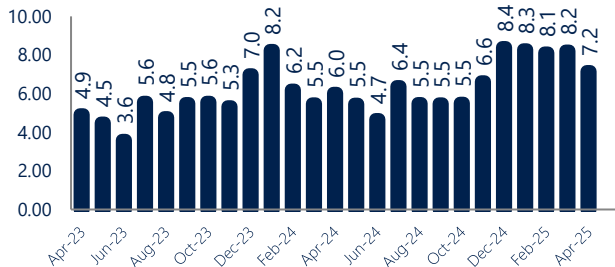
Months of Supply

7.2



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

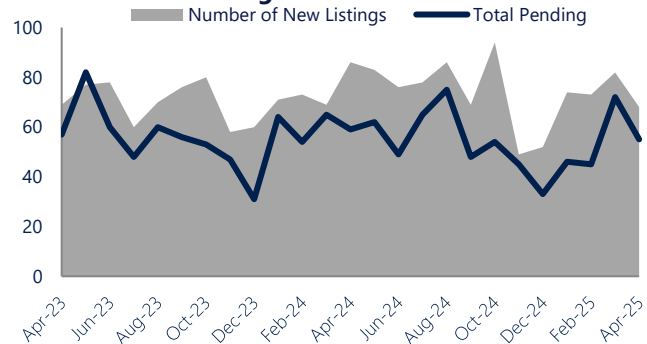
In April, there was 7.2 months of supply available in Absecon, Pleasantville, and Port Republic, compared to 6.0 in April 2024. That is an increase of 19% versus a year ago.

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.

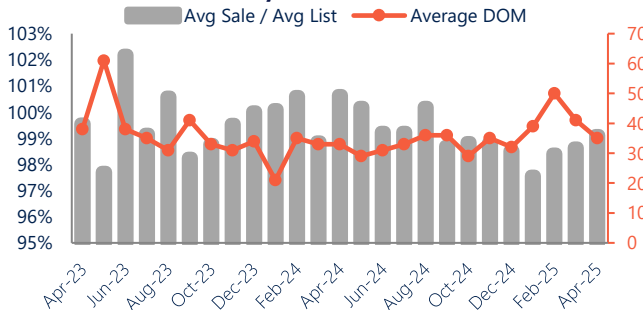
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Absecon, Pleasantville, and Port Republic compared to 86 in April 2024, a decrease of 21%. There were 55 current contracts pending sale this April compared to 59 a year ago. The number of current contracts is 7% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Absecon, Pleasantville, and Port Republic was 99.1% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 33, an increase of 6%.

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