

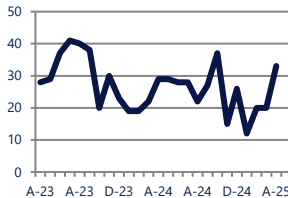
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ASHLAND AND SPRINGDALE HOUSING MARKET**

APRIL 2025

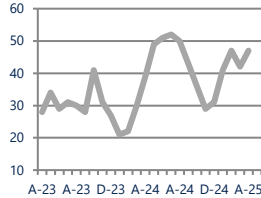
Zip Code(s): 08003

Units Sold
33



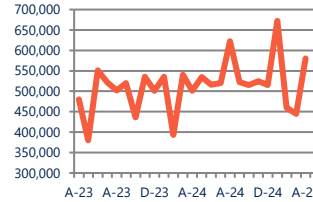
Up
Vs. Year Ago

Active Inventory
47



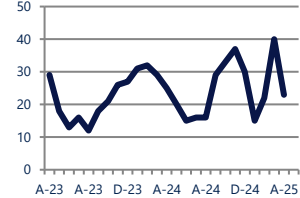
Up 21%
Vs. Year Ago

Median Sale Price
\$580,000



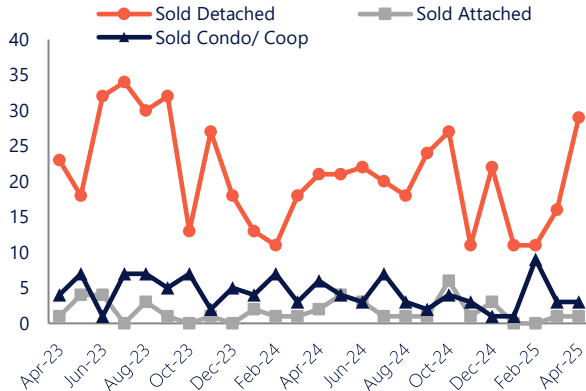
Up
Vs. Year Ago

Days On Market
23



Down -8%
Vs. Year Ago

Units Sold*



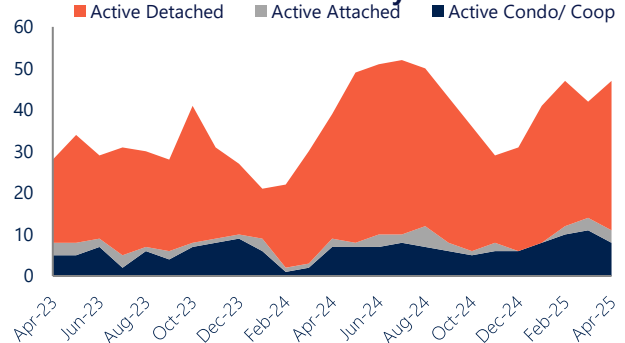
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 33 sold this month in Ashland and Springdale. This month's total units sold was higher than at this time last year, an increase from April 2024.

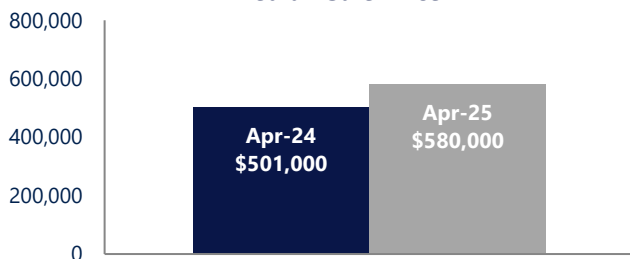
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 21%. The total number of active inventory this April was 47 compared to 39 in April 2024. This month's total of 47 is higher than the previous month's total supply of available inventory of 42, an increase of 12%.

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 April, the median sale price for Ashland and Springdale Homes was \$501,000. This April, the median sale price was \$580,000, an increase of \$79,000 compared to last year. The current median sold price is higher 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.

Ashland and Springdale are defined as properties listed in zip code/s 08003.

*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™

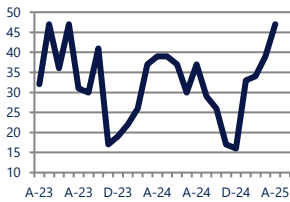
FOCUS ON: **ASHLAND AND SPRINGDALE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08003

New Listings

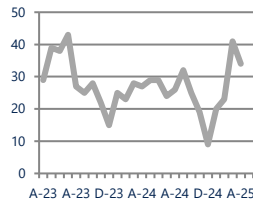
47



Up 21%
Vs. Year Ago

Current Contracts

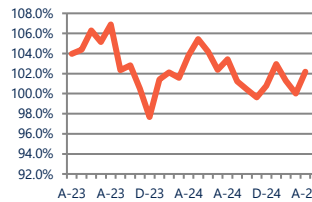
34



Up 26%
Vs. Year Ago

Sold Vs. List Price

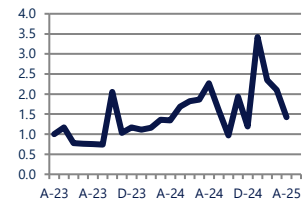
102.2%



Down -1.6%
Vs. Year Ago

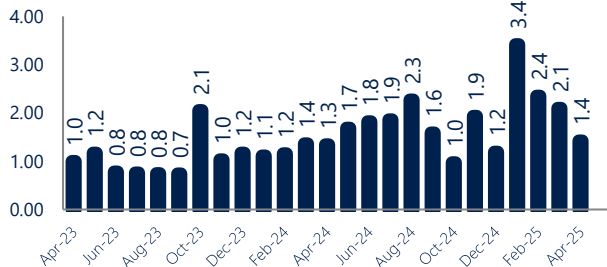
Months of Supply

1.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

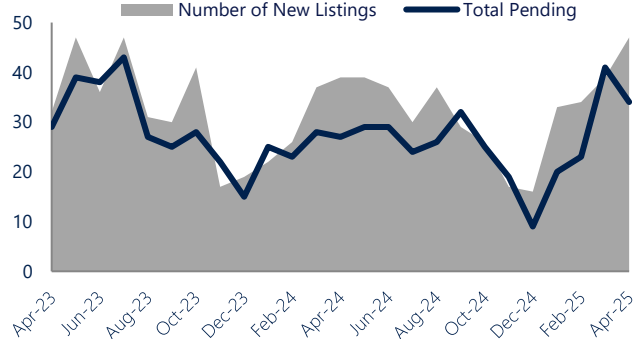
In April, there was 1.4 months of supply available in Ashland and Springdale. The amount of supply is similar compared to a year ago.

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.

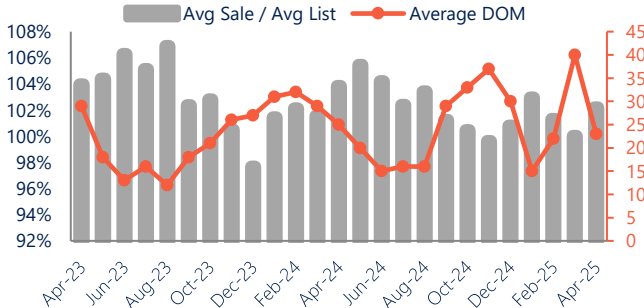
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Ashland and Springdale compared to 39 in April 2024, an increase of 21%. There were 34 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 26% higher 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 Ashland and Springdale was 102.2% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 25, a decrease of 8%.

Ashland and Springdale are defined as properties listed in zip code/s 08003.

*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.