

THE LONG & FOSTER MARKET MINUTE™

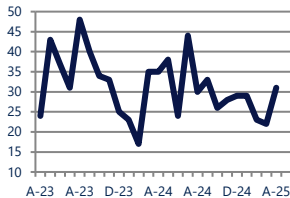
FOCUS ON: **ATCO, BERLIN, AND WATERFORD WORKS HOUSING MARKET**

APRIL 2025

Zip Code(s): 08004, 08009, 08089, 08091 and 08018

Units Sold

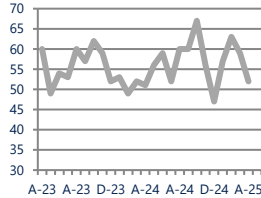
31



Down
Vs. Year Ago

Active Inventory

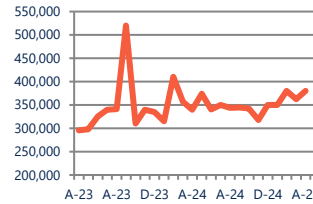
52



Up 2%
Vs. Year Ago

Median Sale Price

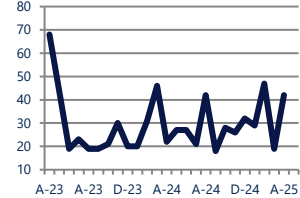
\$380,000



Up 12%
Vs. Year Ago

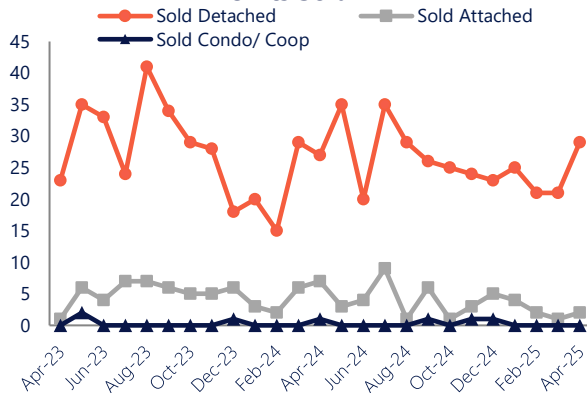
Days On Market

42



Up
Vs. Year Ago

Units Sold*



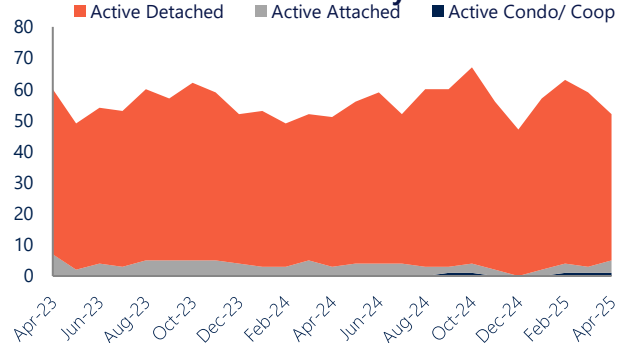
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 31 sold this month in Atco, Berlin, and Waterford Works. This month's total units sold was lower than at this time last year, a decrease from April 2024.

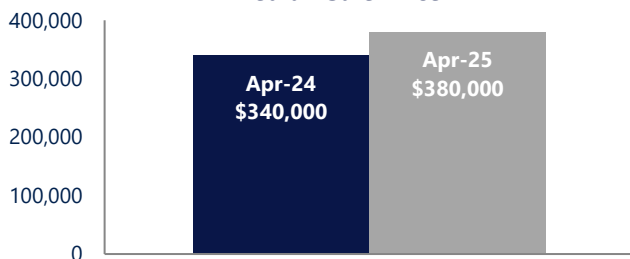
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this April was 52 compared to 51 in April 2024. This month's total of 52 is lower than the previous month's total supply of available inventory of 59, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Atco, Berlin, and Waterford Works Homes was \$340,000. This April, the median sale price was \$380,000, an increase of 12% or \$40,000 compared to last year. The current median sold price is 5% 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.

Atco, Berlin, and Waterford Works are defined as properties listed in zip code/s 08004, 08009, 08089, 08091 and 08018.

*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.

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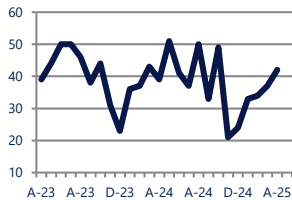
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New Listings

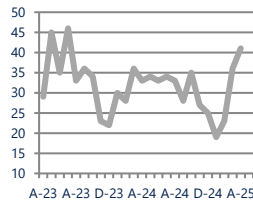
42



Up 8%
Vs. Year Ago

Current Contracts

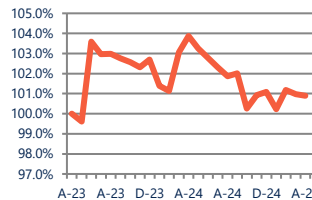
41



Up 24%
Vs. Year Ago

Sold Vs. List Price

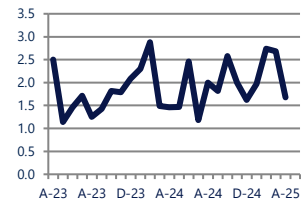
100.9%



Down -2.9%
Vs. Year Ago

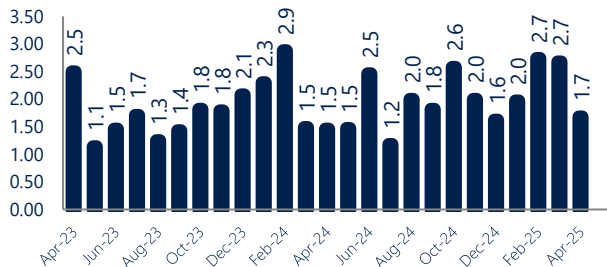
Months of Supply

1.7



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

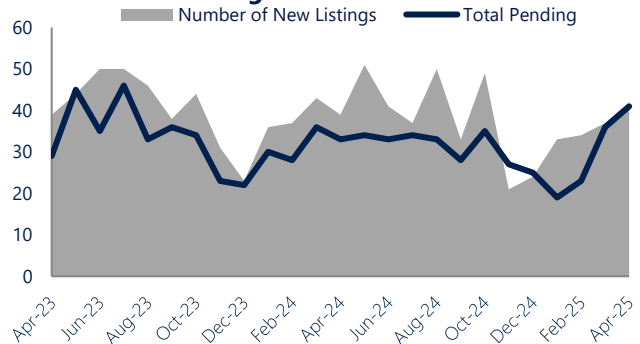
In April, there was 1.7 months of supply available in Atco, Berlin, and Waterford Works, compared to 1.5 in April 2024. That is an increase of 15% versus a year ago.

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.

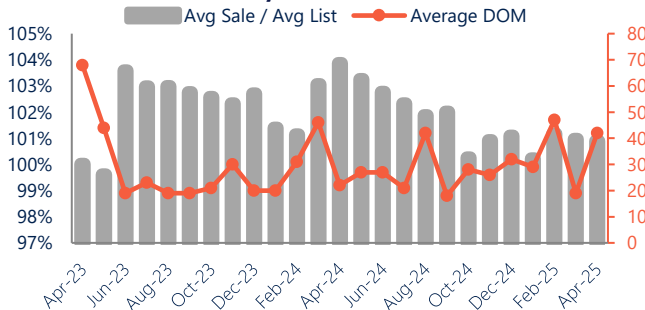
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Atco, Berlin, and Waterford Works compared to 39 in April 2024, an increase of 8%. There were 41 current contracts pending sale this April compared to 33 a year ago. The number of current contracts is 24% 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 Atco, Berlin, and Waterford Works was 100.9% of the average list price, which is 3.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 22. This increase was impacted by the limited number of sales.

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