

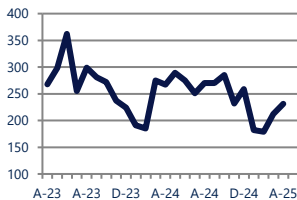
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ATLANTIC COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

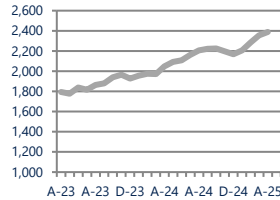
231



Down -13%
Vs. Year Ago

Active Inventory

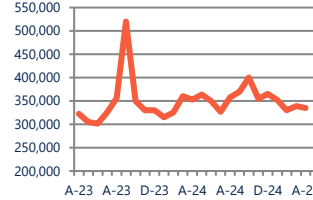
2,389



Up 17%
Vs. Year Ago

Median Sale Price

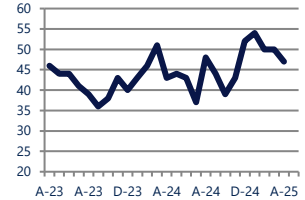
\$335,000



Down -5%
Vs. Year Ago

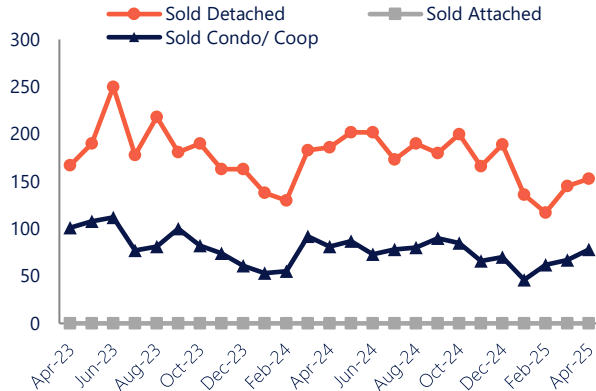
Days On Market

47



Up 9%
Vs. Year Ago

Units Sold*



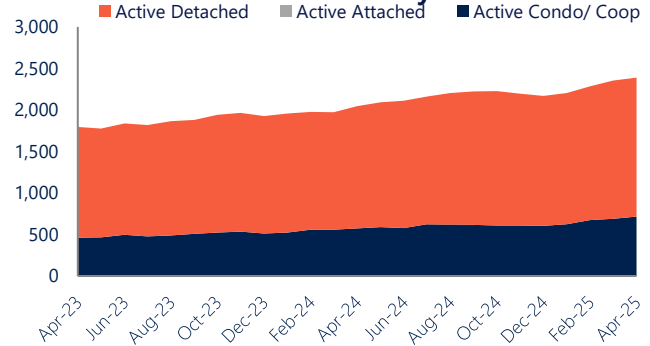
Units Sold

There was an increase in total units sold in April, with 231 sold this month in Atlantic County versus 212 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

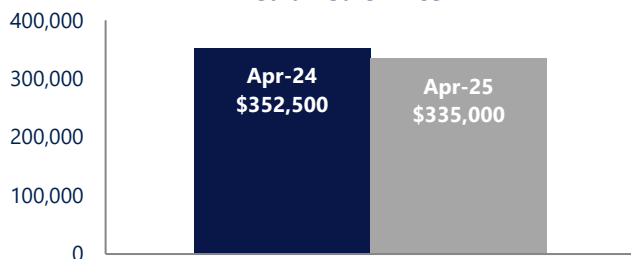
Active Inventory

Versus last year, the total number of homes available this month is higher by 342 units or 17%. The total number of active inventory this April was 2,389 compared to 2,047 in April 2024. This month's total of 2,389 is higher than the previous month's total supply of available inventory of 2,355, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Atlantic County Homes was \$352,500. This April, the median sale price was \$335,000, a decrease of 5% or \$17,500 compared to last year. The current median sold price is 1% 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.

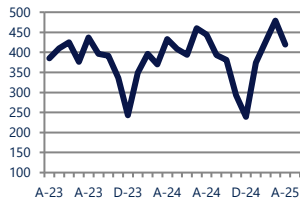
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ATLANTIC COUNTY HOUSING MARKET**

APRIL 2025

New Listings

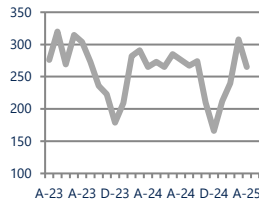
419



Down -3%
Vs. Year Ago

Current Contracts

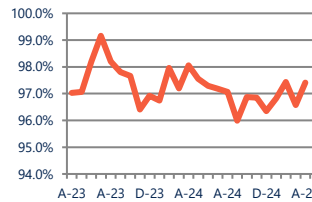
265



No Change
Vs. Year Ago

Sold Vs. List Price

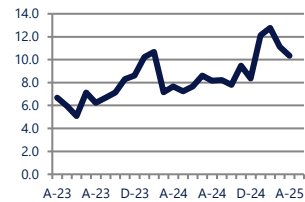
97.4%



Down -0.7%
Vs. Year Ago

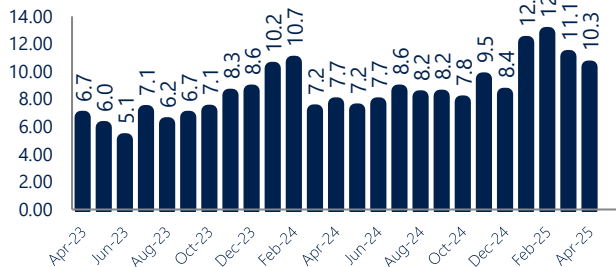
Months of Supply

10.3



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

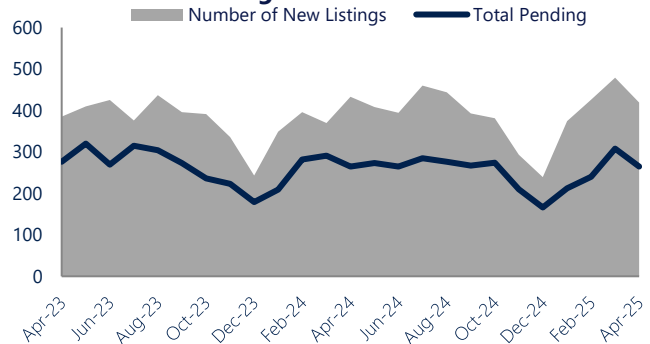
In April, there was 10.3 months of supply available in Atlantic County, compared to 7.7 in April 2024. That is an increase of 35% versus a year ago.

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.

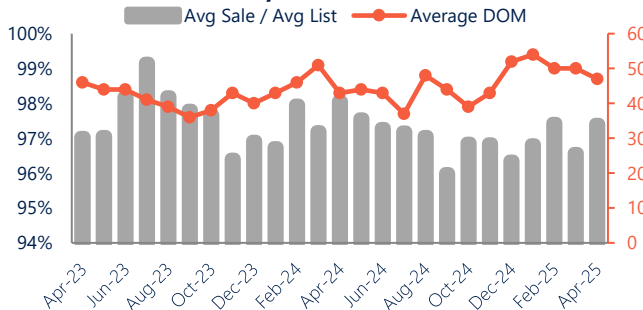
New Listings & Current Contracts

This month there were 419 homes newly listed for sale in Atlantic County compared to 433 in April 2024, a decrease of 3%. There were 265 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 14% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Atlantic County was 97.4% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 43, an increase of 9%.