

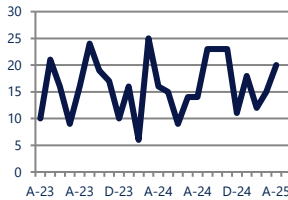
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET**

APRIL 2025

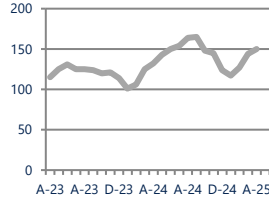
Zip Code(s): 08202 and 08247

**Units Sold**  
20



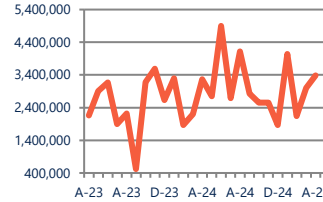
**Up 25%**  
Vs. Year Ago

**Active Inventory**  
150



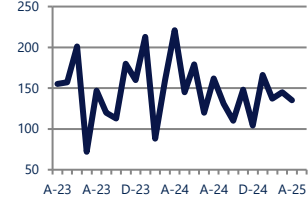
**Up 14%**  
Vs. Year Ago

**Median Sale Price**  
\$3,387,000



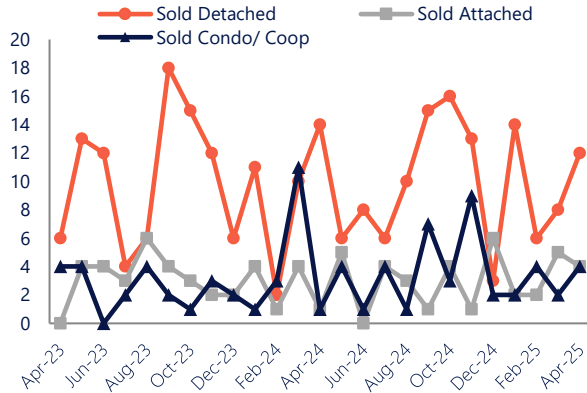
**Up 4%**  
Vs. Year Ago

**Days On Market**  
135



**Down -39%**  
Vs. Year Ago

## Units Sold\*



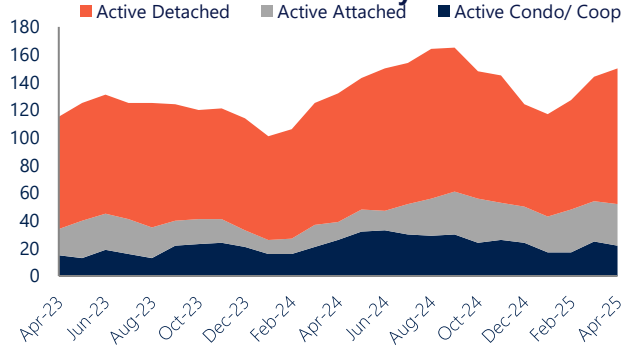
## Units Sold

There was an increase in total units sold in April, with 20 sold this month in Avalon and Stone Harbor versus 15 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 25% versus April 2024.

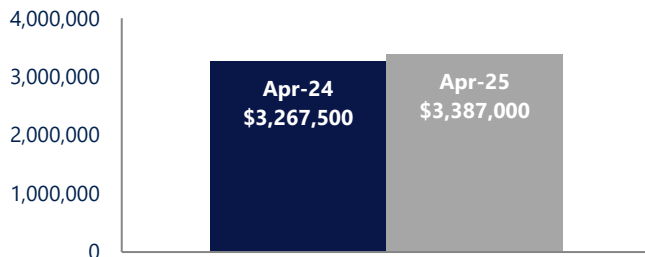
## Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 14%. The total number of active inventory this April was 150 compared to 132 in April 2024. This month's total of 150 is higher than the previous month's total supply of available inventory of 144, an increase of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Avalon and Stone Harbor Homes was \$3,267,500. This April, the median sale price was \$3,387,000, an increase of 4% or \$119,500 compared to last year. The current median sold price is 13% 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.

Avalon and Stone Harbor are defined as properties listed in zip code/s 08202 and 08247.

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

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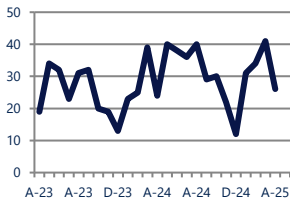
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APRIL 2025

Zip Code(s): 08202 and 08247

## New Listings

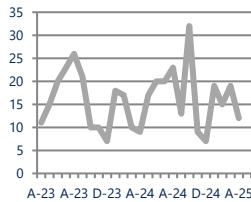
26



**Up 8%**  
Vs. Year Ago

## Current Contracts

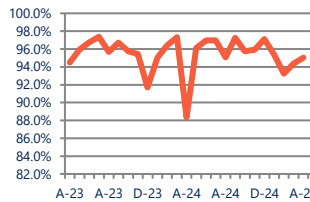
12



**Up 33%**  
Vs. Year Ago

## Sold Vs. List Price

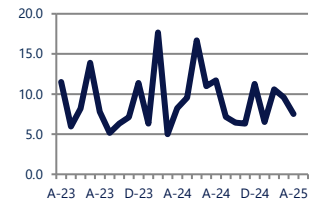
95.0%



**Up**  
Vs. Year Ago

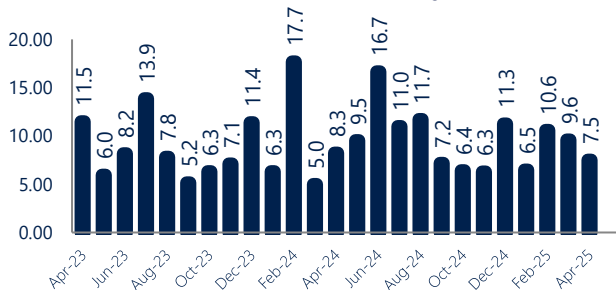
## Months of Supply

7.5



**Down -9%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

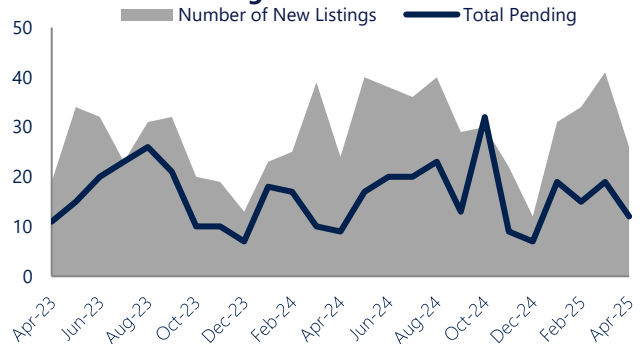
In April, there was 7.5 months of supply available in Avalon and Stone Harbor, compared to 8.3 in April 2024. That is a decrease of 9% versus a year ago.

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.

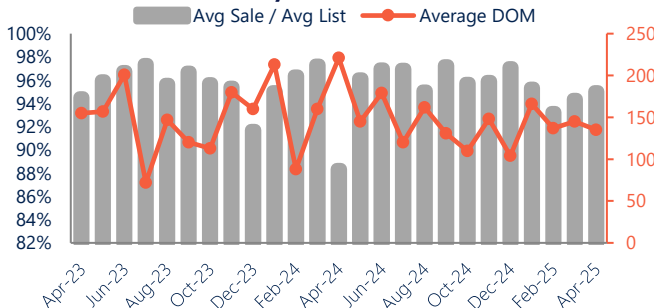
## New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Avalon and Stone Harbor compared to 24 in April 2024, an increase of 8%. There were 12 current contracts pending sale this April compared to 9 a year ago. The number of current contracts is 33% 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 Avalon and Stone Harbor was 95.0% of the average list price, which is higher than at this time last year.

## Days On Market

This month, the average number of days on market was 135, lower than the average last year, which was 221, a decrease of 39%.

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