

THE LONG & FOSTER MARKET MINUTE™

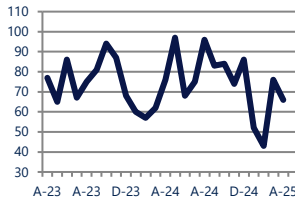
FOCUS ON: **BARNEGAT, WARETOWN AND LACEY HOUSING MARKET**

APRIL 2025

Zip Code(s): 08731, 08758 and 08005

Units Sold

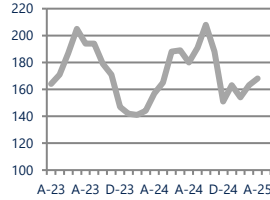
66



Down -13%
Vs. Year Ago

Active Inventory

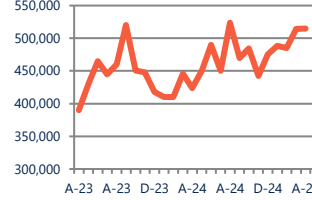
168



Up 7%
Vs. Year Ago

Median Sale Price

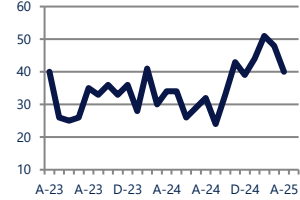
\$515,000



Up 22%
Vs. Year Ago

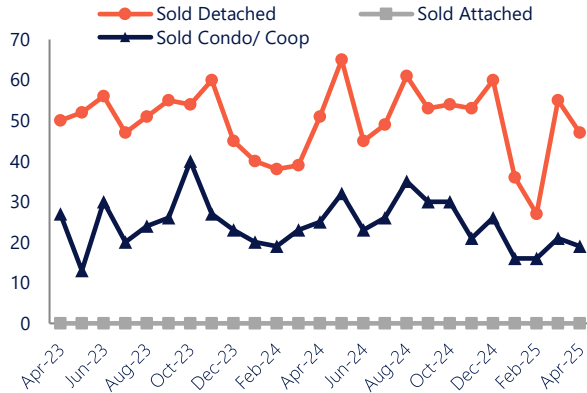
Days On Market

40



Up 18%
Vs. Year Ago

Units Sold*



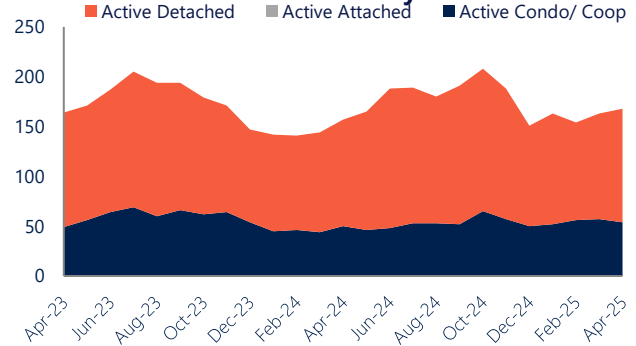
Units Sold

There was a decrease in total units sold in April, with 66 sold this month in Barnegat, Waretown and Lacey versus 76 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

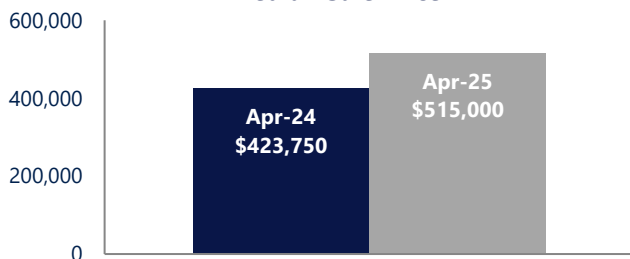
Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 7%. The total number of active inventory this April was 168 compared to 157 in April 2024. This month's total of 168 is higher than the previous month's total supply of available inventory of 163, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Barnegat, Waretown and Lacey Homes was \$423,750. This April, the median sale price was \$515,000, an increase of 22% or \$91,250 compared to last year. The current median sold price is approximately the same as the median price in March.

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

Barnegat, Waretown and Lacey are defined as properties listed in zip code/s 08731, 08758 and 08005.

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

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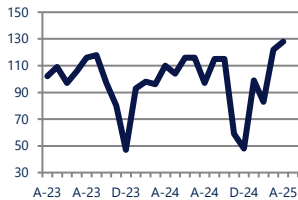
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APRIL 2025

Zip Code(s): 08731, 08758 and 08005

New Listings

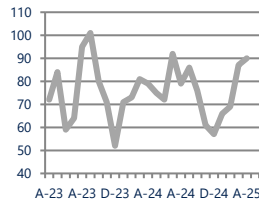
128



Up 16%
Vs. Year Ago

Current Contracts

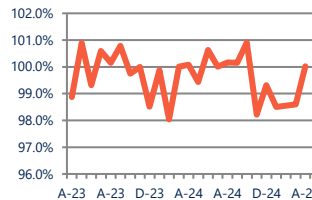
90



Up 14%
Vs. Year Ago

Sold Vs. List Price

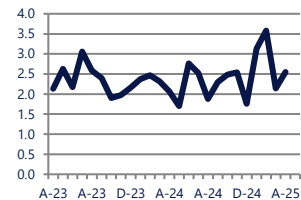
100.0%



No Change
Vs. Year Ago

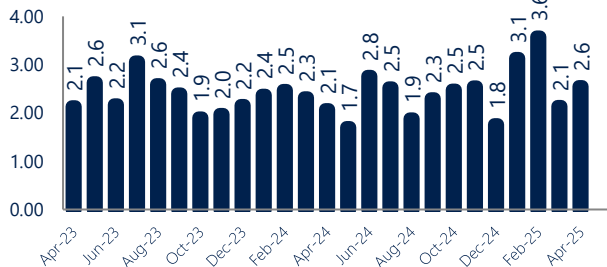
Months of Supply

2.6



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

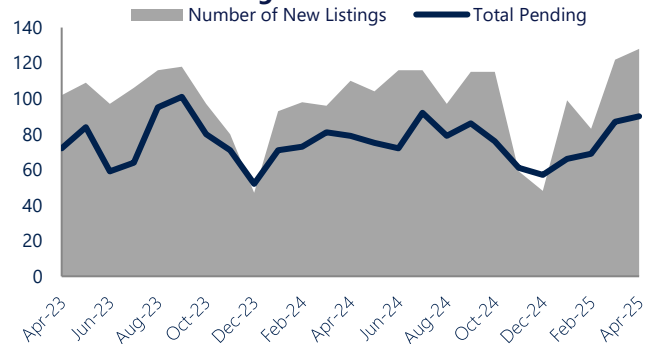
In April, there was 2.5 months of supply available in Barnegat, Waretown and Lacey, compared to 2.1 in April 2024. That is an increase of 23% versus a year ago.

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.

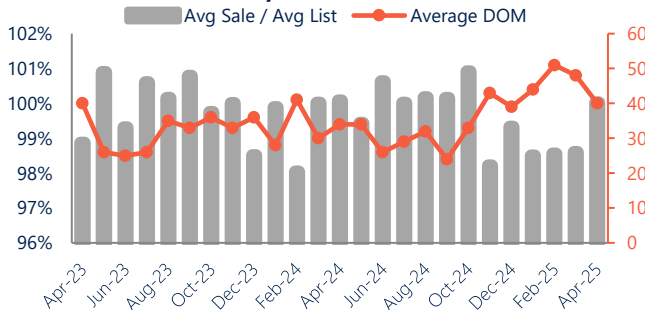
New Listings & Current Contracts

This month there were 128 homes newly listed for sale in Barnegat, Waretown and Lacey compared to 110 in April 2024, an increase of 16%. There were 90 current contracts pending sale this April compared to 79 a year ago. The number of current contracts is 14% 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 Barnegat, Waretown and Lacey was 100.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 34, an increase of 18%.

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