

THE LONG & FOSTER MARKET MINUTE™

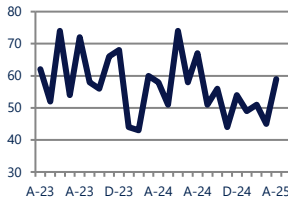
FOCUS ON: **BROWNS MILL, VINCENTOWN, AND PERMBERTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

Units Sold

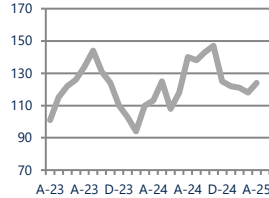
59



Up 2%
Vs. Year Ago

Active Inventory

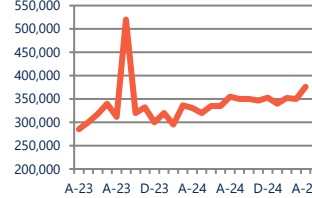
124



Up 10%
Vs. Year Ago

Median Sale Price

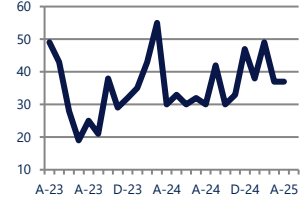
\$376,000



Up 14%
Vs. Year Ago

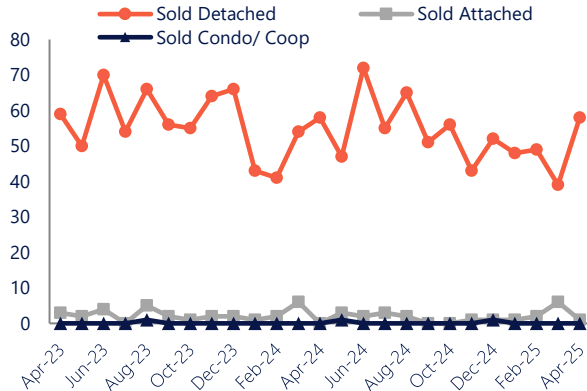
Days On Market

37



Up 23%
Vs. Year Ago

Units Sold*



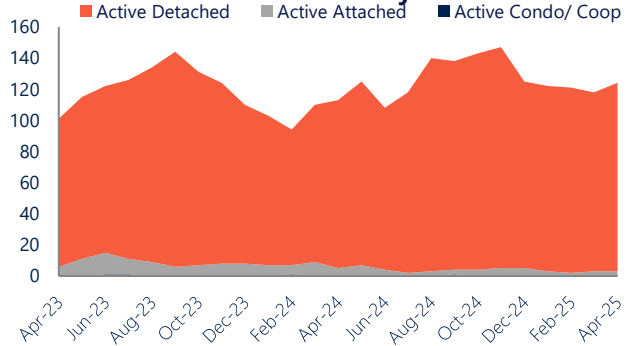
Units Sold

There was an increase in total units sold in April, with 59 sold this month in Browns Mill, Vincentown, and Permberton versus 45 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2024.

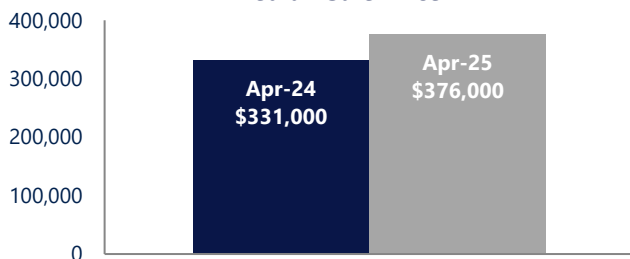
Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 10%. The total number of active inventory this April was 124 compared to 113 in April 2024. This month's total of 124 is higher than the previous month's total supply of available inventory of 118, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Browns Mill, Vincentown, and Permberton Homes was \$331,000. This April, the median sale price was \$376,000, an increase of 14% or \$45,000 compared to last year. The current median sold price is 7% 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.

Browns Mill, Vincentown, and Permberton are defined as properties listed in zip code/s 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641.

*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™

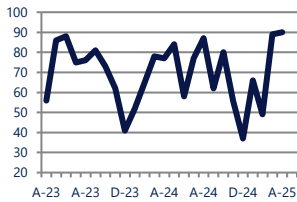
FOCUS ON: **BROWNS MILL, VINCENTOWN, AND PERMBERTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

New Listings

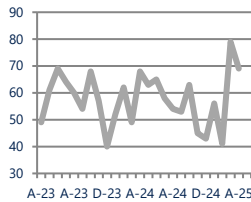
90



Up 17%
Vs. Year Ago

Current Contracts

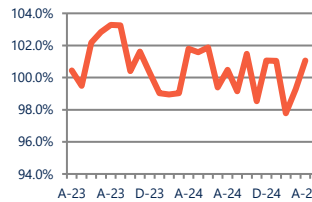
69



Up 1%
Vs. Year Ago

Sold Vs. List Price

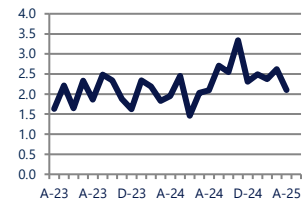
101.1%



Down -0.7%
Vs. Year Ago

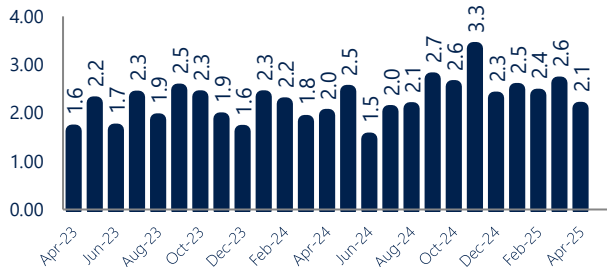
Months of Supply

2.1



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

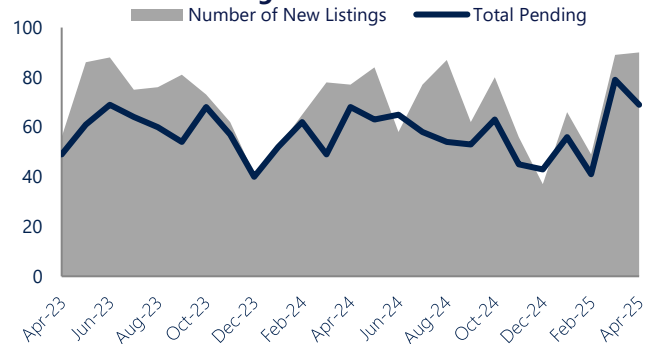
In April, there was 2.1 months of supply available in Browns Mill, Vincentown, and Permberton, compared to 1.9 in April 2024. That is an increase of 8% versus a year ago.

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.

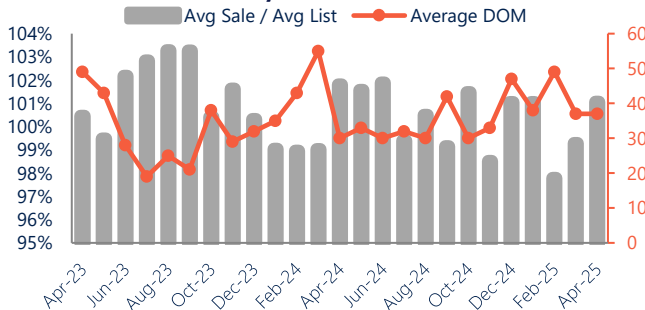
New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Browns Mill, Vincentown, and Permberton compared to 77 in April 2024, an increase of 17%. There were 69 current contracts pending sale this April compared to 68 a year ago. The number of current contracts is 1% 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 Browns Mill, Vincentown, and Permberton was 101.1% 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 37, higher than the average last year, which was 30, an increase of 23%.

Browns Mill, Vincentown, and Permberton are defined as properties listed in zip code/s 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641.

*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.