

THE LONG & FOSTER MARKET MINUTE™

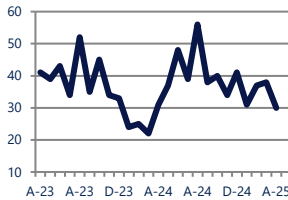
FOCUS ON: **BURLINGTON, FLORENCE, AND ROEBLING HOUSING MARKET**

APRIL 2025

Zip Code(s): 08016, 08518 and 08554

Units Sold

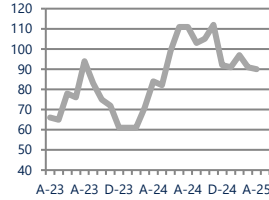
30



Down -3%
Vs. Year Ago

Active Inventory

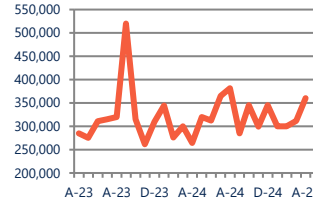
90



Up 7%
Vs. Year Ago

Median Sale Price

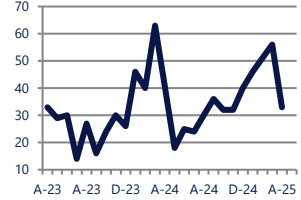
\$360,000



Up
Vs. Year Ago

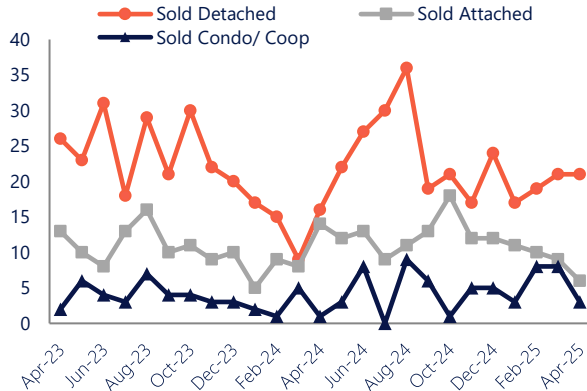
Days On Market

33



Down -20%
Vs. Year Ago

Units Sold*



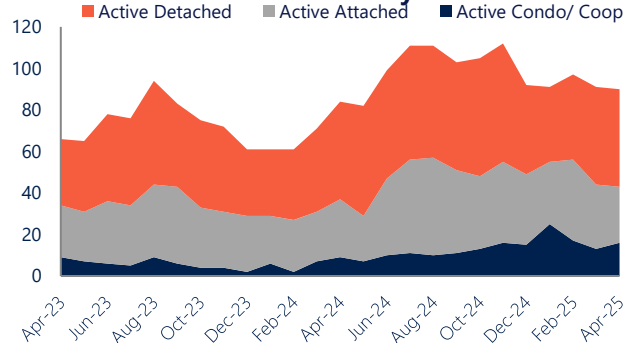
Units Sold

There was a decrease in total units sold in April, with 30 sold this month in Burlington, Florence, and Roebling versus 38 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2024.

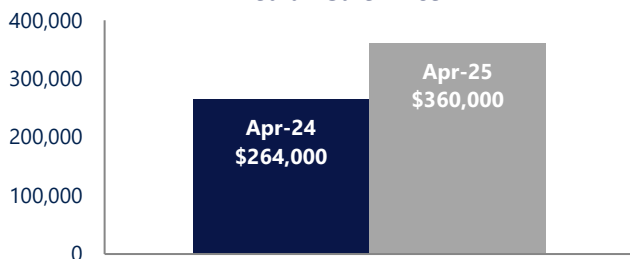
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 7%. The total number of active inventory this April was 90 compared to 84 in April 2024. This month's total of 90 is lower than the previous month's total supply of available inventory of 91, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Burlington, Florence, and Roebling Homes was \$264,000. This April, the median sale price was \$360,000, an increase of \$96,000 compared to last year. The current median sold price is 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.

Burlington, Florence, and Roebling are defined as properties listed in zip code/s 08016, 08518 and 08554.

*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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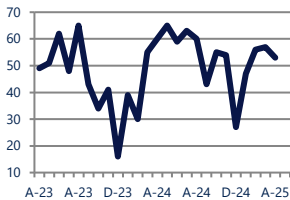
FOCUS ON: **BURLINGTON, FLORENCE, AND ROEBLING HOUSING MARKET**

APRIL 2025

Zip Code(s): 08016, 08518 and 08554

New Listings

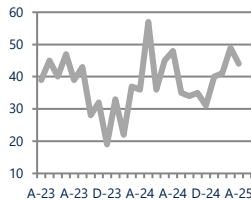
53



Down -12%
Vs. Year Ago

Current Contracts

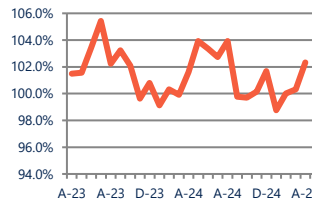
44



Up 22%
Vs. Year Ago

Sold Vs. List Price

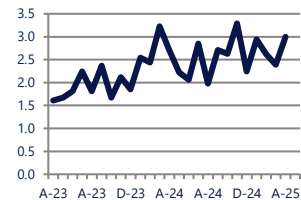
102.3%



Up 0.7%
Vs. Year Ago

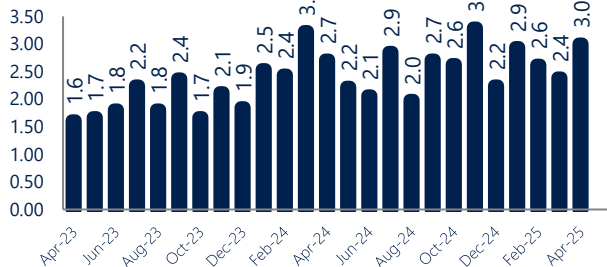
Months of Supply

3.0



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

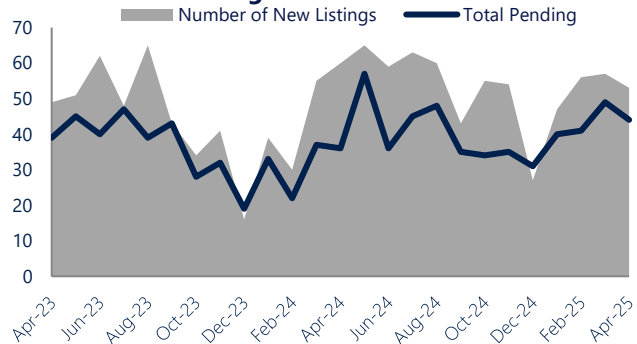
In April, there was 3.0 months of supply available in Burlington, Florence, and Roebling, compared to 2.7 in April 2024. That is an increase of 11% versus a year ago.

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.

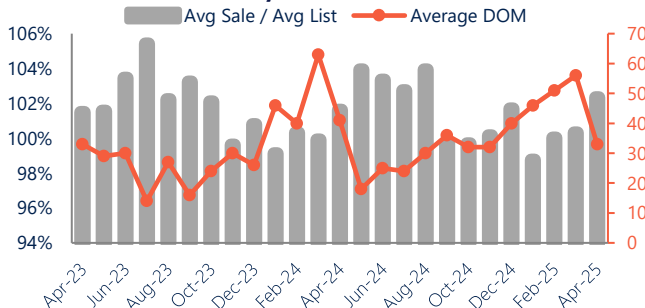
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Burlington, Florence, and Roebling compared to 60 in April 2024, a decrease of 12%. There were 44 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 22% 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 Burlington, Florence, and Roebling was 102.3% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 41, a decrease of 20%.

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