

THE LONG & FOSTER MARKET MINUTE™

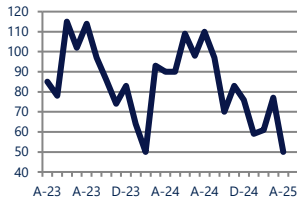
FOCUS ON: **CLEMENTON, BLACKWOOD, AND SOMERDALE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08021, 08012, 08083 and 08084

Units Sold

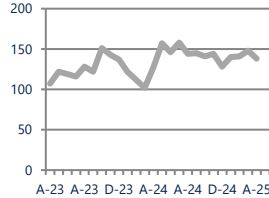
50



Down
Vs. Year Ago

Active Inventory

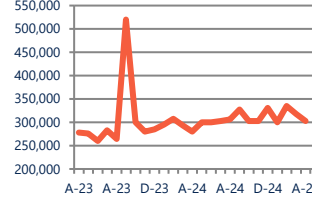
138



Up 9%
Vs. Year Ago

Median Sale Price

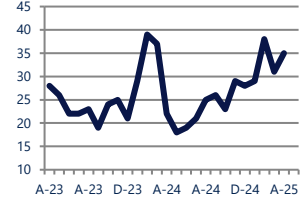
\$302,500



Up 8%
Vs. Year Ago

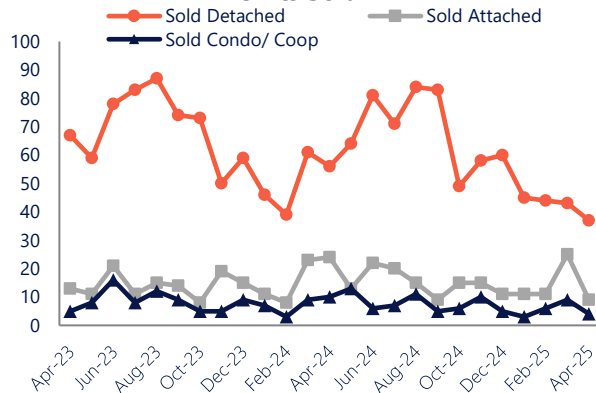
Days On Market

35



Up 59%
Vs. Year Ago

Units Sold*



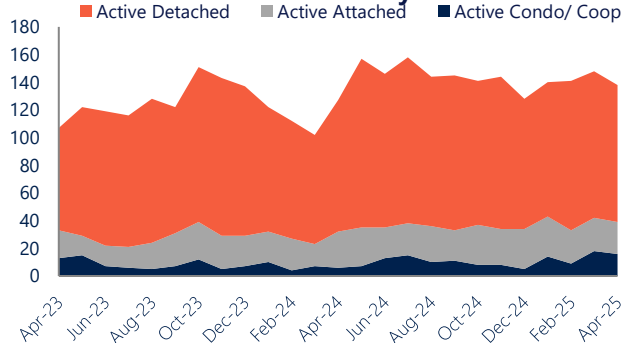
Units Sold

There was a decrease in total units sold in April, with 50 sold this month in Clementon, Blackwood, and Somerdale. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 9%. The total number of active inventory this April was 138 compared to 127 in April 2024. This month's total of 138 is lower than the previous month's total supply of available inventory of 148, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Clementon, Blackwood, and Somerdale Homes was \$280,000. This April, the median sale price was \$302,500, an increase of 8% or \$22,500 compared to last year. The current median sold price is 5% 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.

Clementon, Blackwood, and Somerdale are defined as properties listed in zip code/s 08021, 08012, 08083 and 08084.

*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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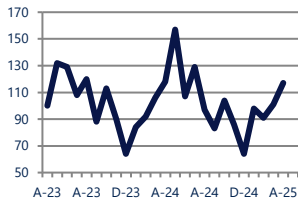
FOCUS ON: **CLEMENTON, BLACKWOOD, AND SOMERDALE HOUSING MARKET**

APRIL 2025

Zip Code(s): **08021, 08012, 08083 and 08084**

New Listings

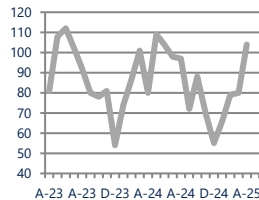
117



Down -1%
Vs. Year Ago

Current Contracts

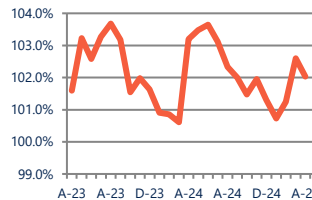
104



Up 30%
Vs. Year Ago

Sold Vs. List Price

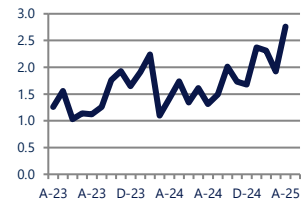
102.0%



Down -1.1%
Vs. Year Ago

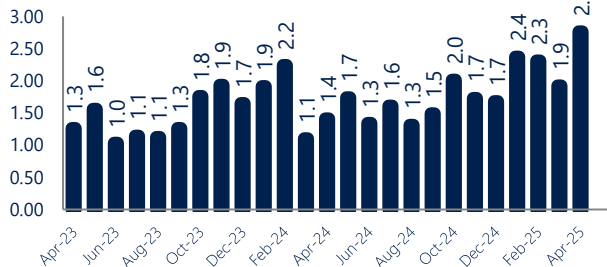
Months of Supply

2.8



Up 96%
Vs. Year Ago

Months Of Supply



Months of Supply

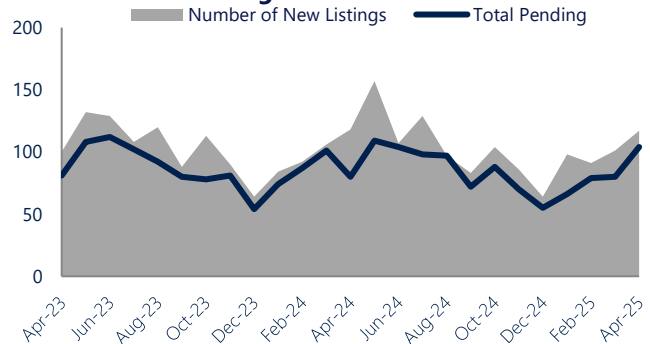
In April, there was 2.8 months of supply available in Clementon, Blackwood, and Somerdale, compared to 1.4 in April 2024. That is an increase of 96% versus a year ago.

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.

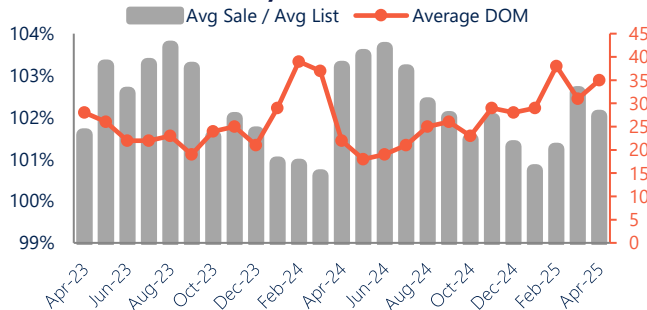
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Clementon, Blackwood, and Somerdale compared to 118 in April 2024, a decrease of 1%. There were 104 current contracts pending sale this April compared to 80 a year ago. The number of current contracts is 30% 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 Clementon, Blackwood, and Somerdale was 102.0% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 22, an increase of 59%.

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