

THE LONG & FOSTER MARKET MINUTE™

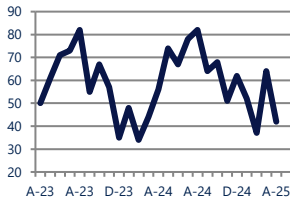
FOCUS ON: ENGLISHTOWN, MILLSTONE TOWNSHIP, AND WESTERN MONMOUTH COUNTY HOUSING MARKET

APRIL 2025

Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

Units Sold

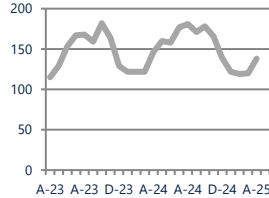
42



Down -25%
Vs. Year Ago

Active Inventory

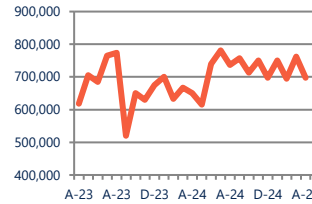
138



Down -5%
Vs. Year Ago

Median Sale Price

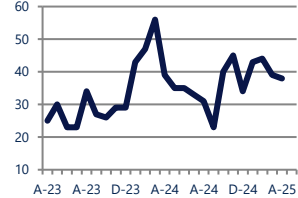
\$697,500



Up 7%
Vs. Year Ago

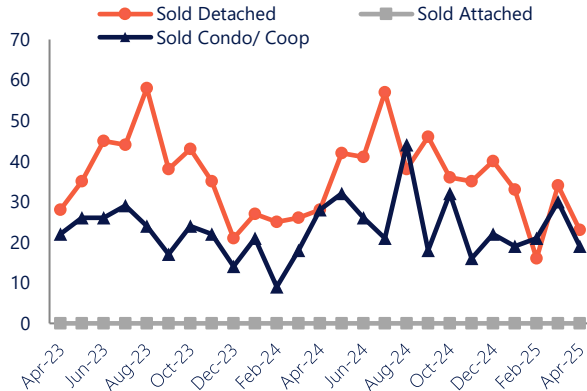
Days On Market

38



Down -3%
Vs. Year Ago

Units Sold*



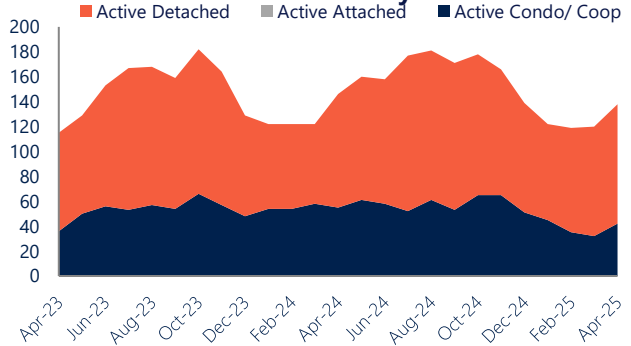
Units Sold

There was a decrease in total units sold in April, with 42 sold this month in Englishtown, Millstone Township, and Western Monmouth County versus 64 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 25% versus April 2024.

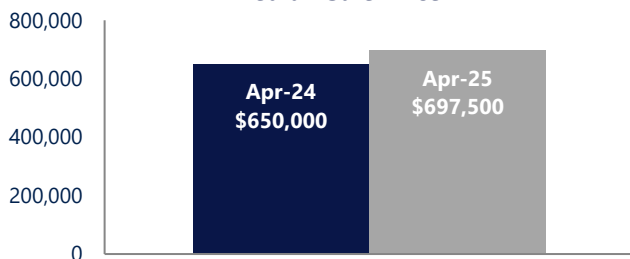
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 5%. The total number of active inventory this April was 138 compared to 146 in April 2024. This month's total of 138 is higher than the previous month's total supply of available inventory of 120, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$650,000. This April, the median sale price was \$697,500, an increase of 7% or \$47,500 compared to last year. The current median sold price is 8% 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.

Englishtown, Millstone Township, and Western Monmouth County are defined as properties listed in zip code/s 07726, 08535, 08510, 08501, 08514 and 08555.

*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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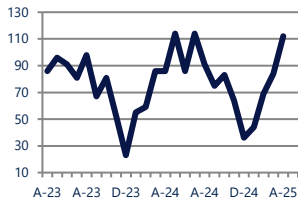
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Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

New Listings

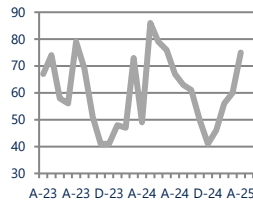
112



Up 30%
Vs. Year Ago

Current Contracts

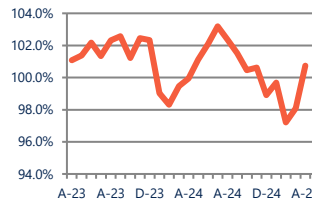
75



Up 53%
Vs. Year Ago

Sold Vs. List Price

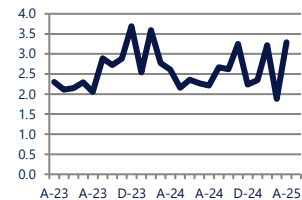
100.7%



Up 0.8%
Vs. Year Ago

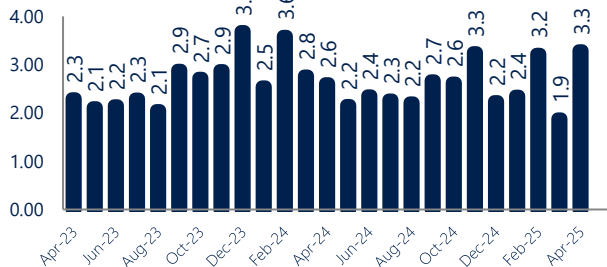
Months of Supply

3.3



Up 26%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 3.3 months of supply available in Englishtown, Millstone Township, and Western Monmouth County, compared to 2.6 in April 2024. That is an increase of 26% versus a year ago.

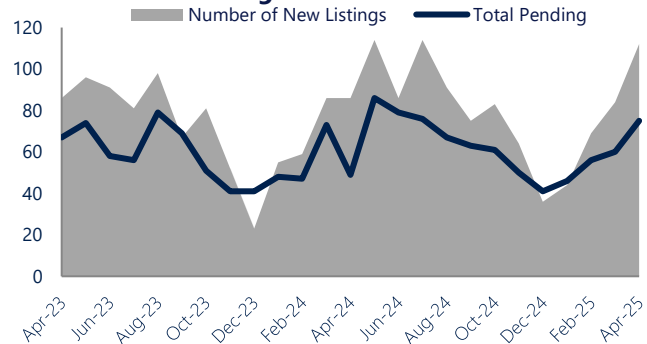
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

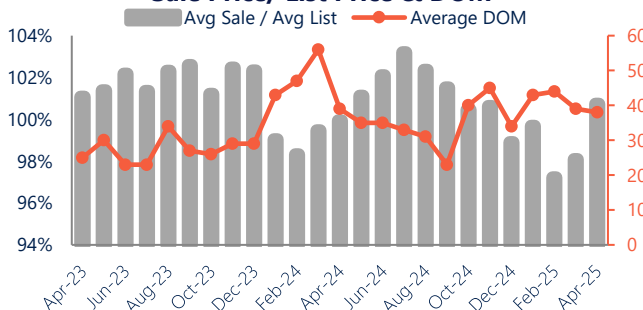
This month there were 112 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 86 in April 2024, an increase of 30%.

There were 75 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 53% 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 Englishtown, Millstone Township, and Western Monmouth County was 100.7% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 39, a decrease of 3%.

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