

THE LONG & FOSTER MARKET MINUTE™

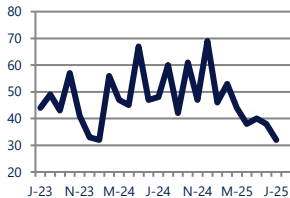
FOCUS ON: **GLASSBORO, FRANKLINVILLE, AND CLAYTON HOUSING MARKET**

JULY 2025

Zip Code(s): 08028, 08322, 08312, 08344 and 08328

Units Sold

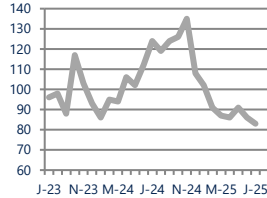
32



Down -33%
Vs. Year Ago

Active Inventory

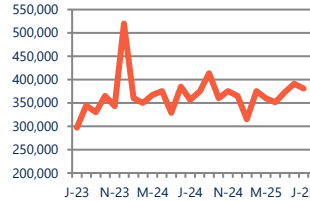
83



Down -33%
Vs. Year Ago

Median Sale Price

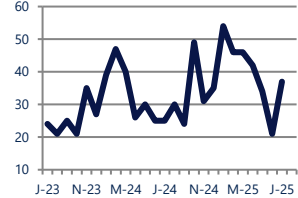
\$380,500



Up 7%
Vs. Year Ago

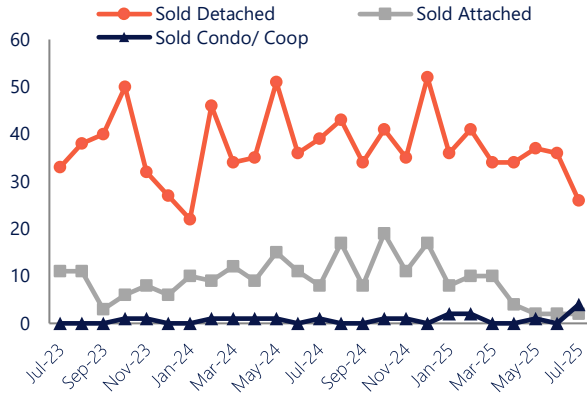
Days On Market

37



Up 48%
Vs. Year Ago

Units Sold*



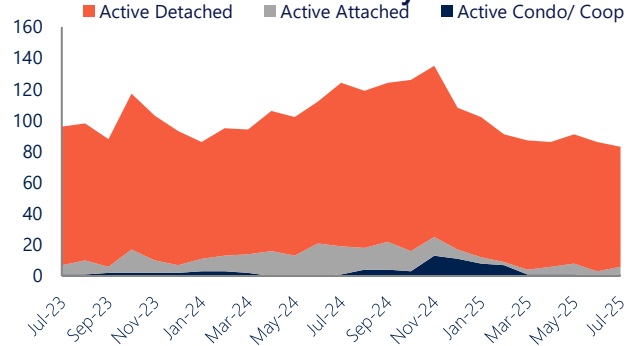
Units Sold

There was a decrease in total units sold in July, with 32 sold this month in Glassboro, Franklinville, and Clayton versus 38 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 33% versus July 2024.

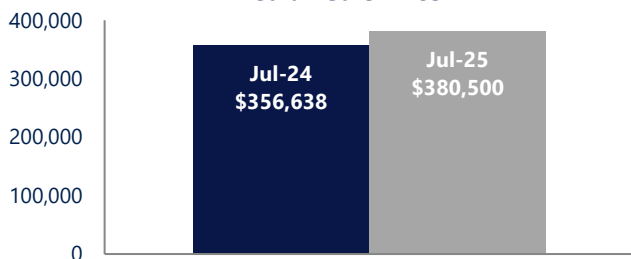
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 33%. The total number of active inventory this July was 83 compared to 124 in July 2024. This month's total of 83 is lower than the previous month's total supply of available inventory of 86, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Glassboro, Franklinville, and Clayton Homes was \$356,638. This July, the median sale price was \$380,500, an increase of 7% or \$23,862 compared to last year. The current median sold price is 3% lower than in June.

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

Glassboro, Franklinville, and Clayton are defined as properties listed in zip code/s 08028, 08322, 08312, 08344 and 08328.

*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™

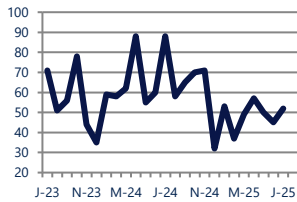
FOCUS ON: **GLASSBORO, FRANKLINVILLE, AND CLAYTON HOUSING MARKET**

JULY 2025

Zip Code(s): 08028, 08322, 08312, 08344 and 08328

New Listings

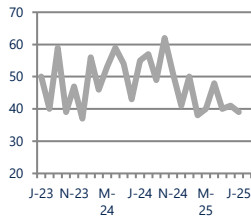
52



Down -41%
Vs. Year Ago

Current Contracts

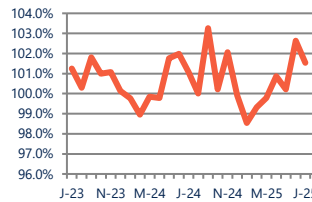
39



Down -29%
Vs. Year Ago

Sold Vs. List Price

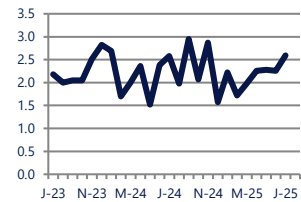
101.5%



No Change
Vs. Year Ago

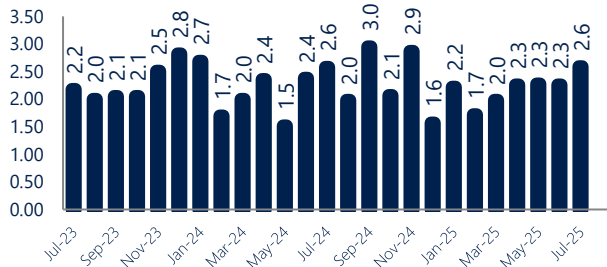
Months of Supply

2.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

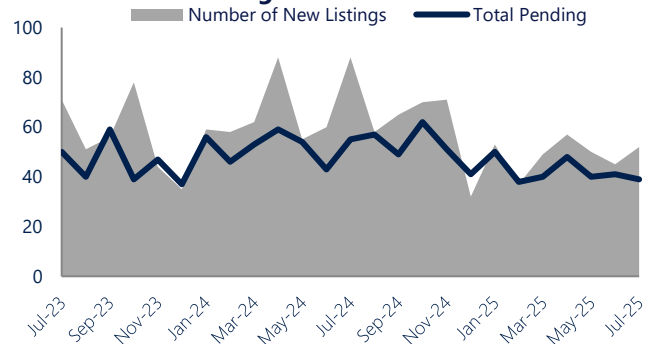
In July, there was 2.6 months of supply available in Glassboro, Franklinville, and Clayton. The amount of supply is similar compared to a year ago.

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.

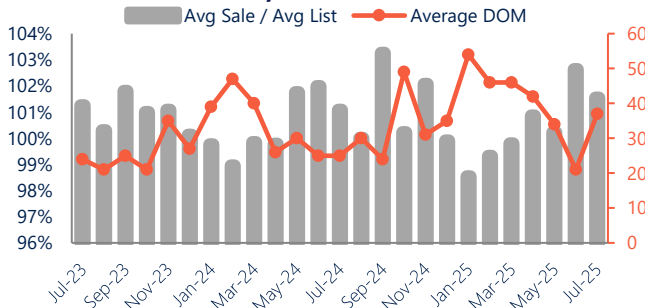
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Glassboro, Franklinville, and Clayton compared to 88 in July 2024, a decrease of 41%. There were 39 current contracts pending sale this July compared to 55 a year ago. The number of current contracts is 29% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Glassboro, Franklinville, and Clayton was 101.5% 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 37, higher than the average last year, which was 25, an increase of 48%.

Glassboro, Franklinville, and Clayton are defined as properties listed in zip code/s 08028, 08322, 08312, 08344 and 08328.

*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.