

THE LONG & FOSTER MARKET MINUTE™

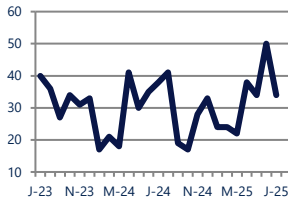
FOCUS ON: **HADDONFIELD, AUDUBON, AND HADDON HEIGHTS HOUSING MARKET**

JULY 2025

Zip Code(s): 08033, 08106 and 08035

Units Sold

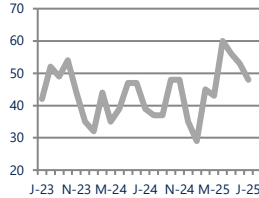
34



Down -11%
Vs. Year Ago

Active Inventory

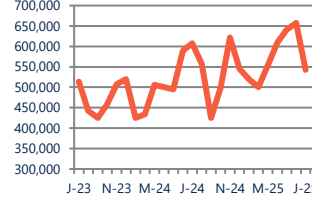
48



Up 23%
Vs. Year Ago

Median Sale Price

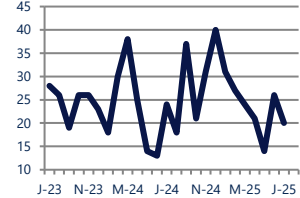
\$542,500



Down -11%
Vs. Year Ago

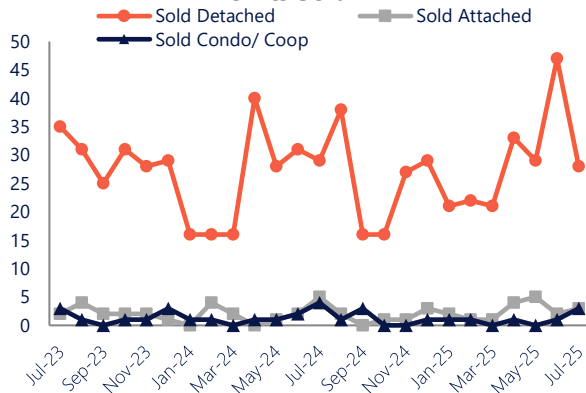
Days On Market

20



Down -17%
Vs. Year Ago

Units Sold*



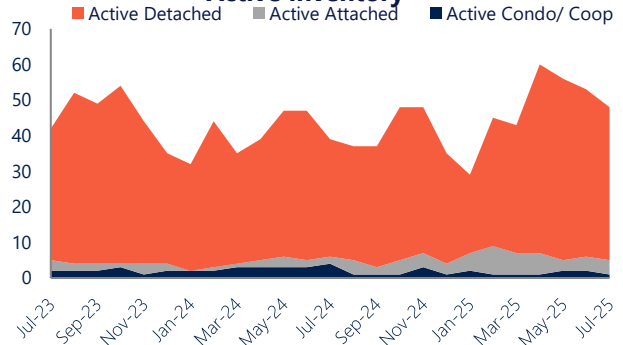
Units Sold

There was a decrease in total units sold in July, with 34 sold this month in Haddonfield, Audubon, and Haddon Heights versus 50 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2024.

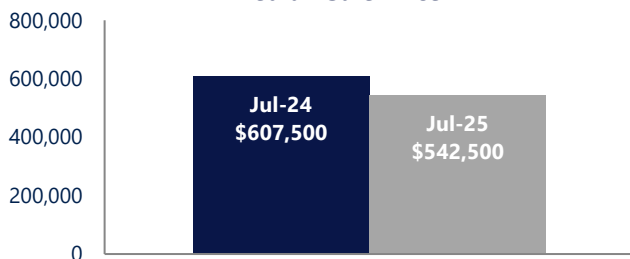
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 23%. The total number of active inventory this July was 48 compared to 39 in July 2024. This month's total of 48 is lower than the previous month's total supply of available inventory of 53, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Haddonfield, Audubon, and Haddon Heights Homes was \$607,500. This July, the median sale price was \$542,500, a decrease of 11% or \$65,000 compared to last year. The current median sold price is 17% 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.

Haddonfield, Audubon, and Haddon Heights are defined as properties listed in zip code/s 08033, 08106 and 08035.

*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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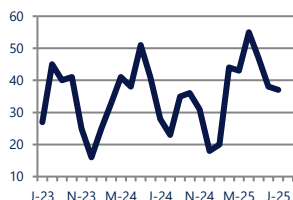
FOCUS ON: **HADDONFIELD, AUDUBON, AND HADDON HEIGHTS HOUSING MARKET**

JULY 2025

Zip Code(s): 08033, 08106 and 08035

New Listings

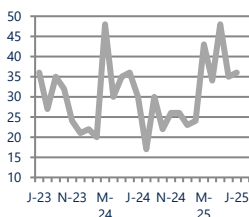
37



Up 32%
Vs. Year Ago

Current Contracts

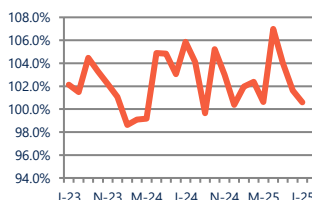
36



Up 20%
Vs. Year Ago

Sold Vs. List Price

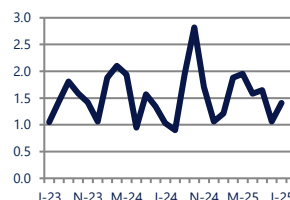
100.6%



Down -5%
Vs. Year Ago

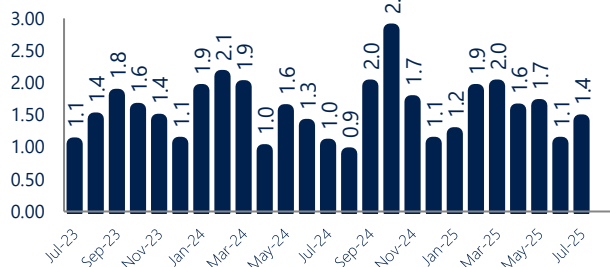
Months of Supply

1.4



Up 37%
Vs. Year Ago

Months Of Supply



Months of Supply

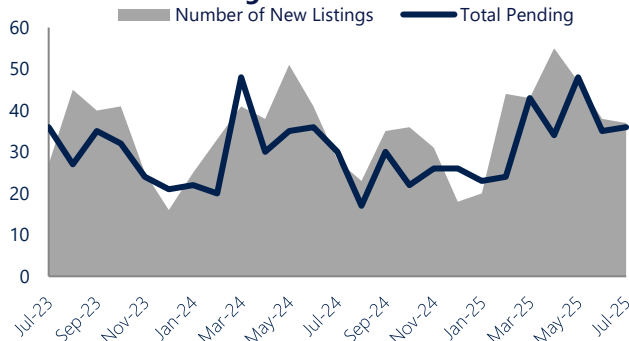
In July, there was 1.4 months of supply available in Haddonfield, Audubon, and Haddon Heights, compared to 1.0 in July 2024. That is an increase of 38% versus a year ago.

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.

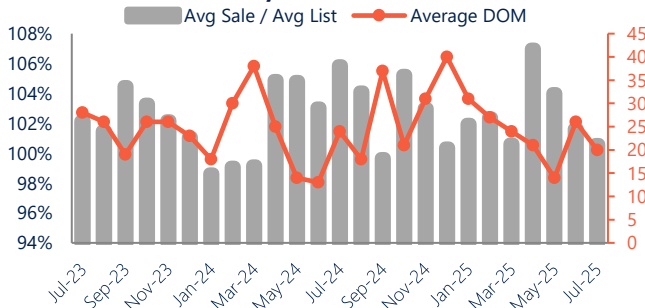
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Haddonfield, Audubon, and Haddon Heights compared to 28 in July 2024, an increase of 32%. There were 36 current contracts pending sale this July compared to 30 a year ago. The number of current contracts is 20% higher 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 Haddonfield, Audubon, and Haddon Heights was 100.6% of the average list price, which is 5.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 24, a decrease of 17%.

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