

THE LONG & FOSTER MARKET MINUTE™

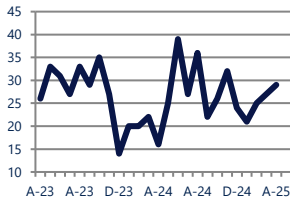
FOCUS ON: **MANUTA, MICKLETON, AND GIBBSTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): **08051, 08056, 08027, 08061 and 08020**

Units Sold

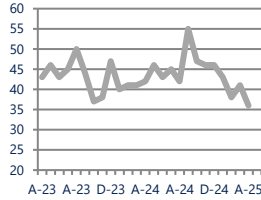
29



Up
Vs. Year Ago

Active Inventory

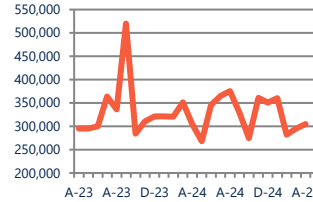
36



Down -14%
Vs. Year Ago

Median Sale Price

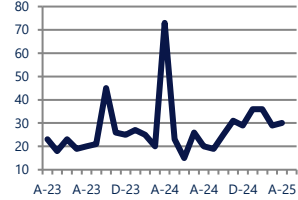
\$305,000



No Change
Vs. Year Ago

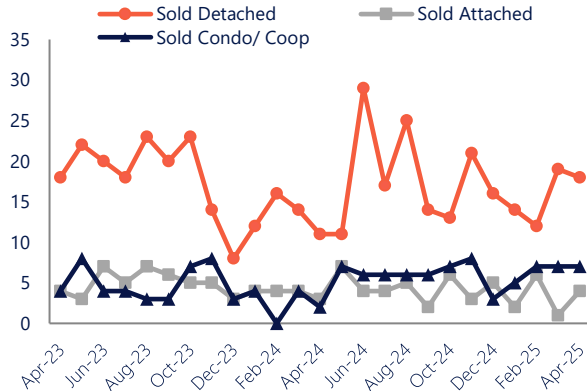
Days On Market

30



Down
Vs. Year Ago

Units Sold*



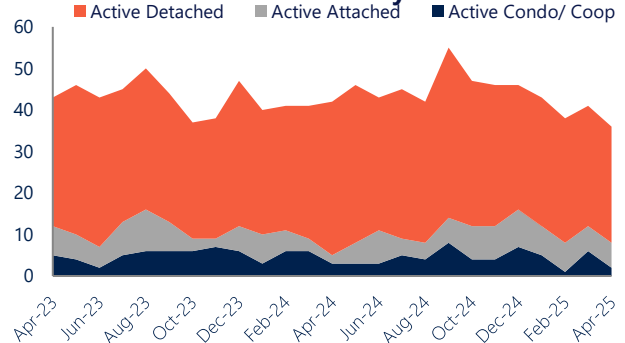
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 29 sold this month in Manuta, Mickleton, and Gibbstown. This month's total units sold was higher than at this time last year, an increase from April 2024.

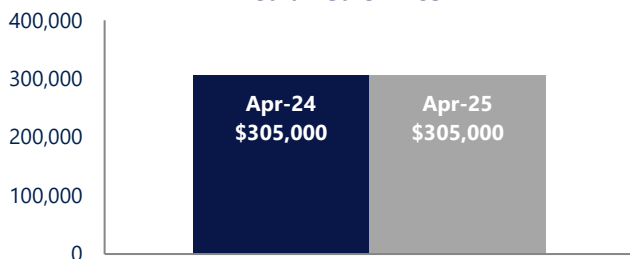
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 14%. The total number of active inventory this April was 36 compared to 42 in April 2024. This month's total of 36 is lower than the previous month's total supply of available inventory of 41, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Manuta, Mickleton, and Gibbstown Homes was \$305,000. This April, the median sale price was \$305,000, which is similar compared to a year ago. The current median sold price is 3% 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.

Manuta, Mickleton, and Gibbstown are defined as properties listed in zip code/s 08051, 08056, 08027, 08061 and 08020.

*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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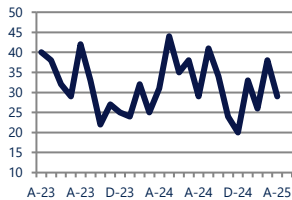
FOCUS ON: **MANUTA, MICKLETON, AND GIBBSTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 08051, 08056, 08027, 08061 and 08020

New Listings

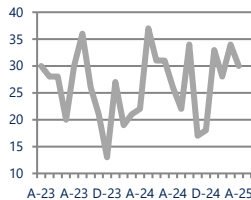
29



Down -6%
Vs. Year Ago

Current Contracts

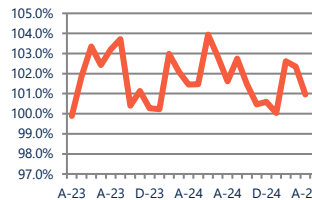
30



Up 36%
Vs. Year Ago

Sold Vs. List Price

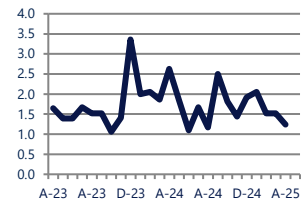
101.0%



No Change
Vs. Year Ago

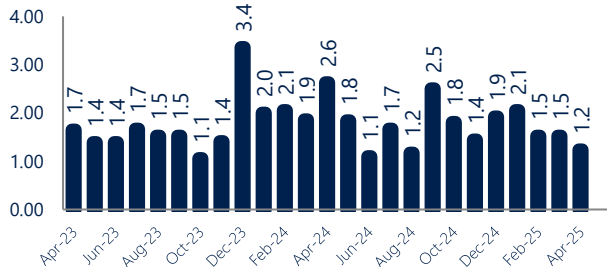
Months of Supply

1.2



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

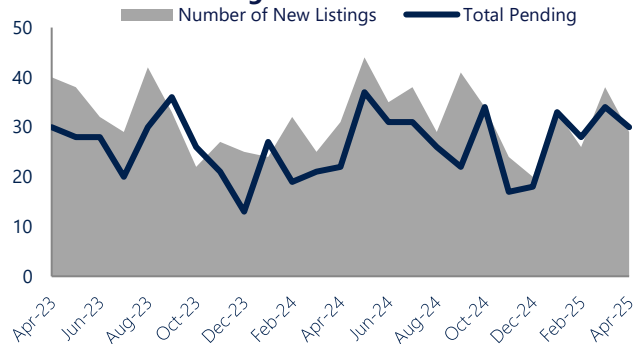
In April, there was 1.2 months of supply available in Manuta, Mickleton, and Gibbstown, compared to 2.6 in April 2024. That is a decrease of 53% versus a year ago.

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.

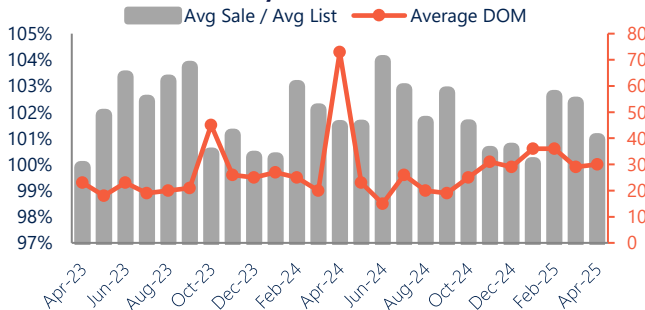
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Manuta, Mickleton, and Gibbstown compared to 31 in April 2024, a decrease of 6%. There were 30 current contracts pending sale this April compared to 22 a year ago. The number of current contracts is 36% 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 Manuta, Mickleton, and Gibbstown was 101.0% 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 30, lower than the average last year, which was 73. This decrease was impacted by the limited number of sales.

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