

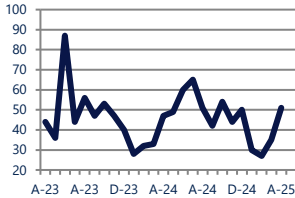
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MARLTON AND EVESHAM TOWNSHIP HOUSING MARKET**

APRIL 2025

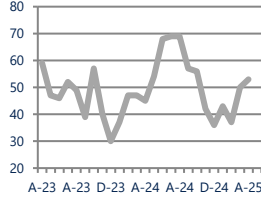
Zip Code(s): 08053

**Units Sold**  
51



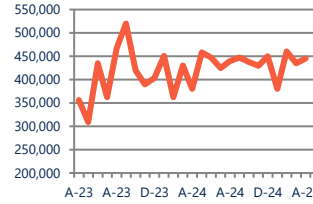
**Up 9%**  
Vs. Year Ago

**Active Inventory**  
53



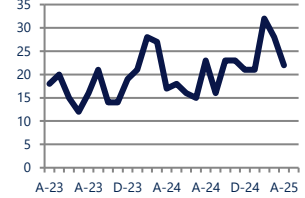
**Up 18%**  
Vs. Year Ago

**Median Sale Price**  
\$445,000



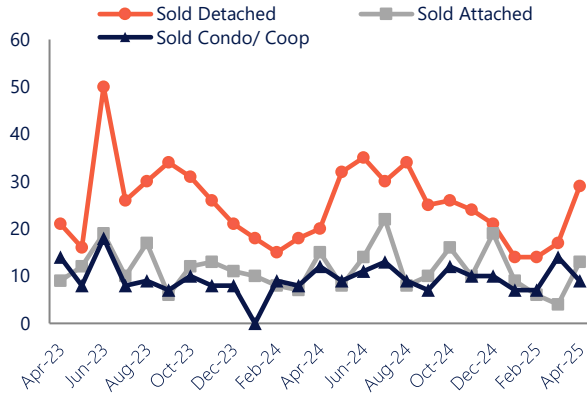
**Up 17%**  
Vs. Year Ago

**Days On Market**  
22



**Up 29%**  
Vs. Year Ago

## Units Sold\*



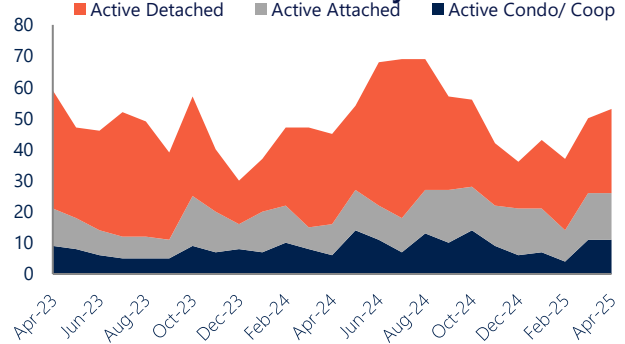
## Units Sold

There was an increase in total units sold in April, with 51 sold this month in Marlton and Evesham Township. This month's total units sold was higher than at this time last year.

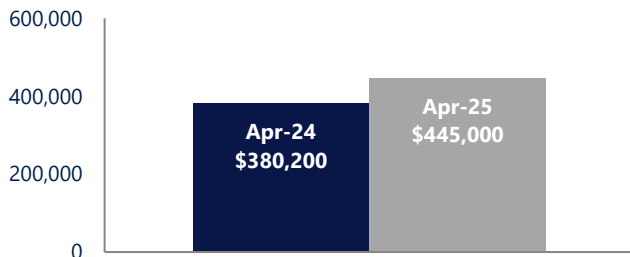
## Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 18%. The total number of active inventory this April was 53 compared to 45 in April 2024. This month's total of 53 is higher than the previous month's total supply of available inventory of 50, an increase of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Marlton and Evesham Township Homes was \$380,200. This April, the median sale price was \$445,000, an increase of 17% or \$64,800 compared to last year. The current median sold price is 2% 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.

Marlton and Evesham Township are defined as properties listed in zip code/s 08053.

\*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™

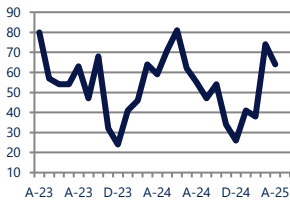
FOCUS ON: **MARLTON AND EVESHAM TOWNSHIP HOUSING MARKET**

APRIL 2025

Zip Code(s): 08053

### New Listings

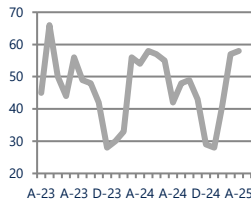
64



**Up 8%**  
Vs. Year Ago

### Current Contracts

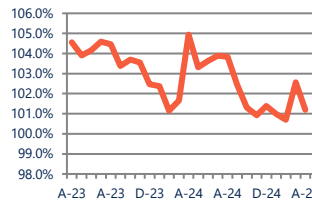
58



**Up 7%**  
Vs. Year Ago

### Sold Vs. List Price

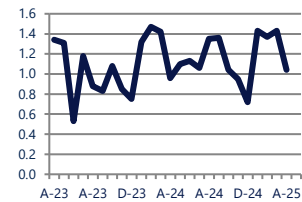
101.2%



**Down -3.6%**  
Vs. Year Ago

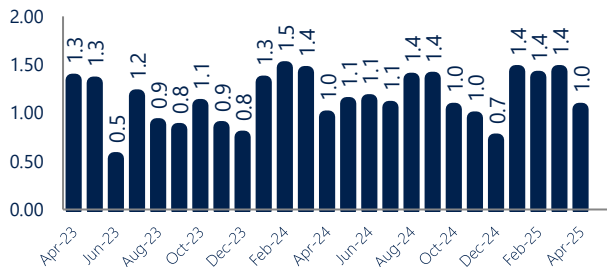
### Months of Supply

1.0



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

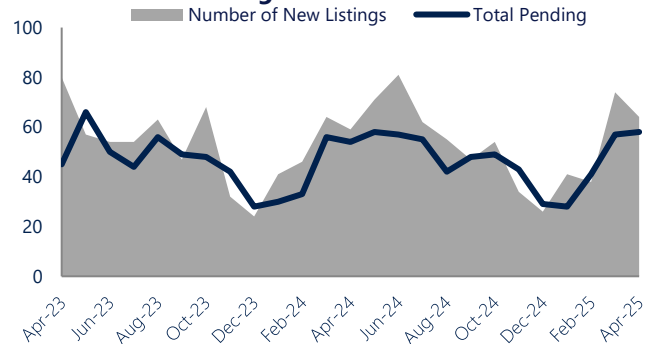
In April, there was 1.0 months of supply available in Marlton and Evesham Township. The amount of supply is similar compared to a year ago.

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.

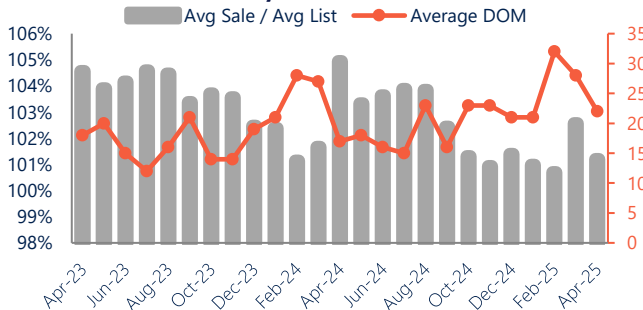
### New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Marlton and Evesham Township compared to 59 in April 2024, an increase of 8%. There were 58 current contracts pending sale this April compared to 54 a year ago. The number of current contracts is 7% 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 Marlton and Evesham Township was 101.2% of the average list price, which is 3.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 17, an increase of 29%.

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