

THE LONG & FOSTER MARKET MINUTE™

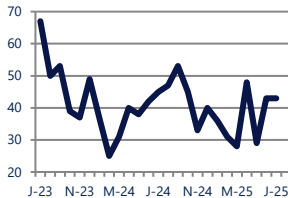
FOCUS ON: **MT. HOLLY, SMITHVILLE, AND HAINESPORT HOUSING MARKET**

JULY 2025

Zip Code(s): 08060 and 08036

Units Sold

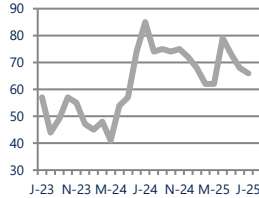
43



Down -4%
Vs. Year Ago

Active Inventory

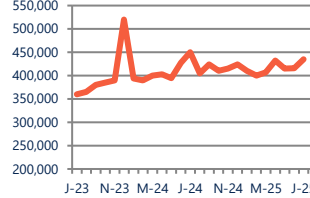
66



Down -22%
Vs. Year Ago

Median Sale Price

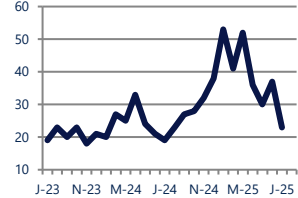
\$435,000



Down -3%
Vs. Year Ago

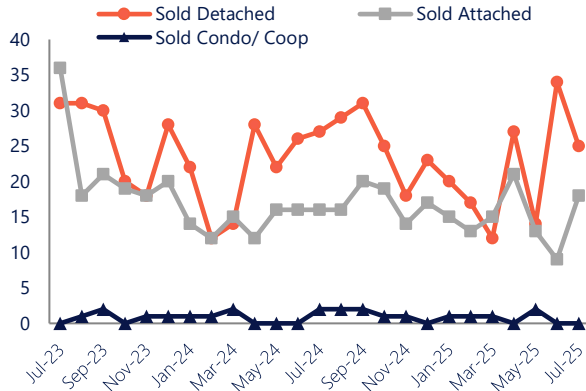
Days On Market

23



Up 21%
Vs. Year Ago

Units Sold*



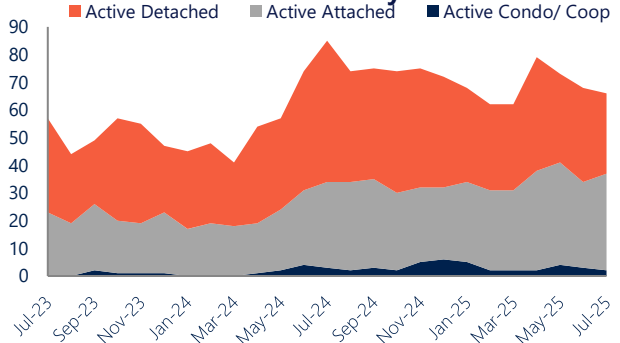
Units Sold

The number of units sold remained stable in July, with 43 sold this month in Mt. Holly, Smithville, and Hainesport. This month's total units sold was lower than at this time last year, a decrease of 4% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 22%. The total number of active inventory this July was 66 compared to 85 in July 2024. This month's total of 66 is lower than the previous month's total supply of available inventory of 68, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Mt. Holly, Smithville, and Hainesport Homes was \$450,000. This July, the median sale price was \$435,000, a decrease of 3% or \$15,000 compared to last year. The current median sold price is 5% higher 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.

Mt. Holly, Smithville, and Hainesport are defined as properties listed in zip code/s 08060 and 08036.

*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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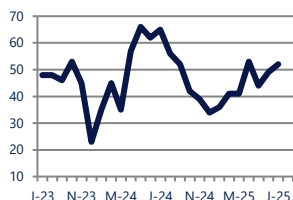
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JULY 2025

Zip Code(s): 08060 and 08036

New Listings

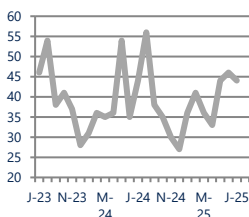
52



Down -20%
Vs. Year Ago

Current Contracts

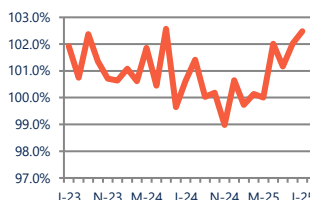
44



No Change
Vs. Year Ago

Sold Vs. List Price

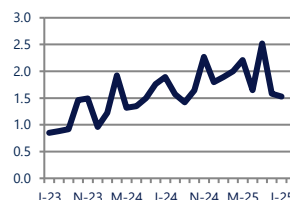
102.5%



Up 1.8%
Vs. Year Ago

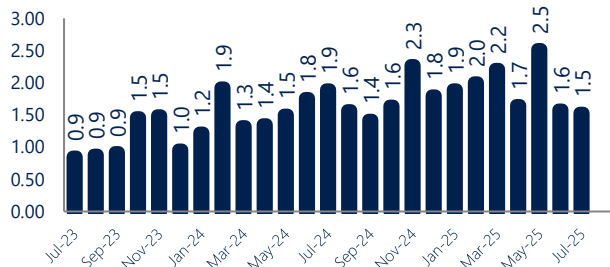
Months of Supply

1.5



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

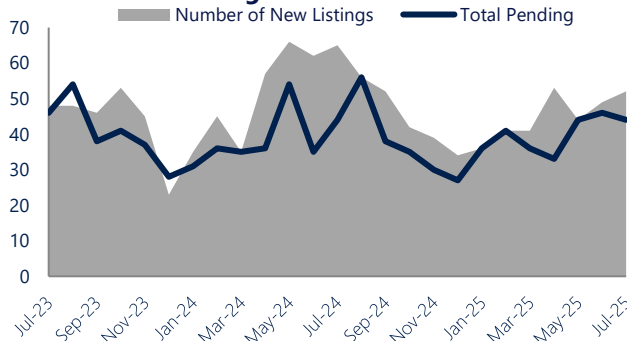
In July, there was 1.5 months of supply available in Mt. Holly, Smithville, and Hainesport, compared to 1.9 in July 2024. That is a decrease of 19% versus a year ago.

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.

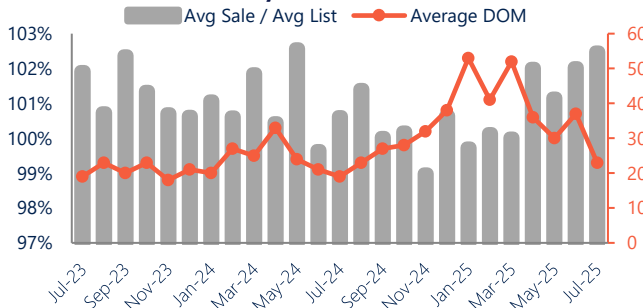
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Mt. Holly, Smithville, and Hainesport compared to 65 in July 2024, a decrease of 20%. There were 44 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 4% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Mt. Holly, Smithville, and Hainesport was 102.5% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 19, an increase of 21%.

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