

THE LONG & FOSTER MARKET MINUTE™

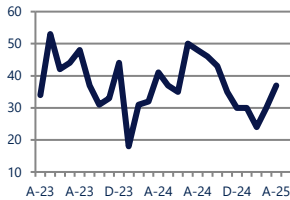
FOCUS ON: **NORTHWEST TRENTON AND NORTHERN TRENTON HOUSING MARKET**

APRIL 2025

Zip Code(s): **08618 and 08638**

Units Sold

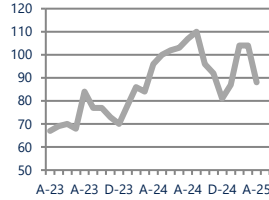
37



Down -10%
Vs. Year Ago

Active Inventory

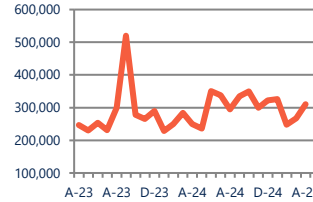
88



Down -8%
Vs. Year Ago

Median Sale Price

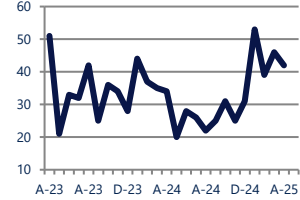
\$309,900



Up 24%
Vs. Year Ago

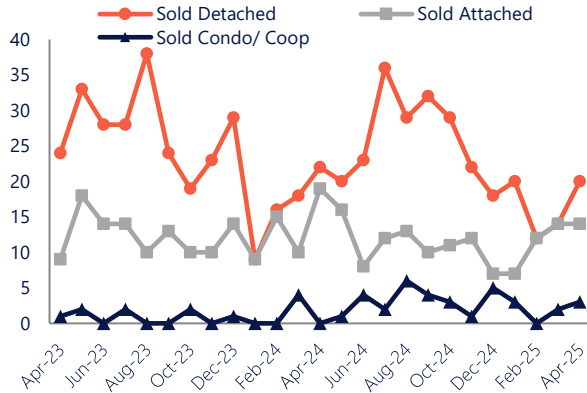
Days On Market

42



Up 24%
Vs. Year Ago

Units Sold*



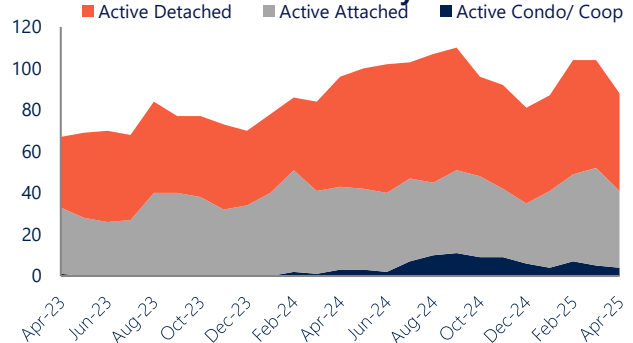
Units Sold

There was an increase in total units sold in April, with 37 sold this month in Northwest Trenton and Northern Trenton versus 30 last month, an increase of 23%. This month's total units sold was lower than at this time last year, a decrease of 10% versus April 2024.

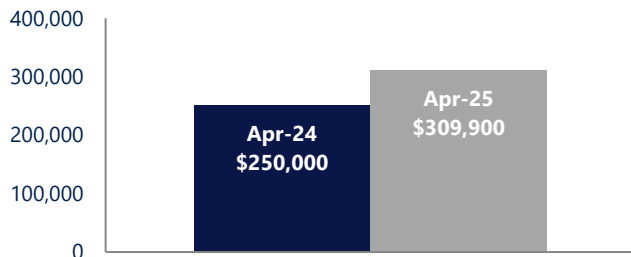
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 8%. The total number of active inventory this April was 88 compared to 96 in April 2024. This month's total of 88 is lower than the previous month's total supply of available inventory of 104, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Northwest Trenton and Northern Trenton Homes was \$250,000. This April, the median sale price was \$309,900, an increase of 24% or \$59,900 compared to last year. The current median sold price is 16% 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.

Northwest Trenton and Northern Trenton are defined as properties listed in zip code/s 08618 and 08638.

*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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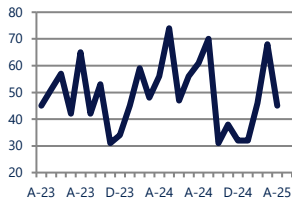
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APRIL 2025

Zip Code(s): 08618 and 08638

New Listings

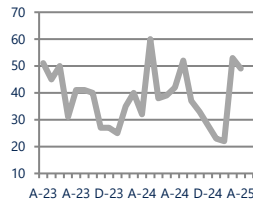
45



Down -20%
Vs. Year Ago

Current Contracts

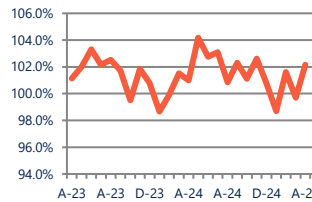
49



Up 53%
Vs. Year Ago

Sold Vs. List Price

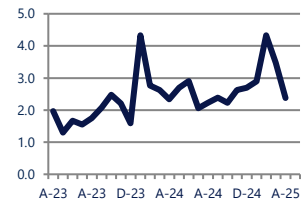
102.2%



Up 1.2%
Vs. Year Ago

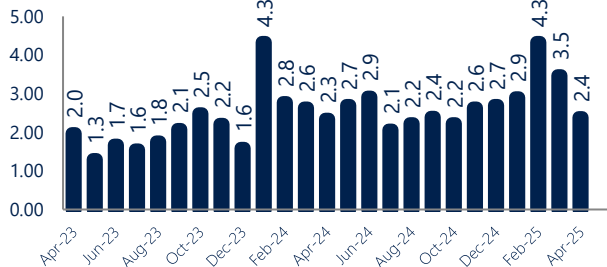
Months of Supply

2.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

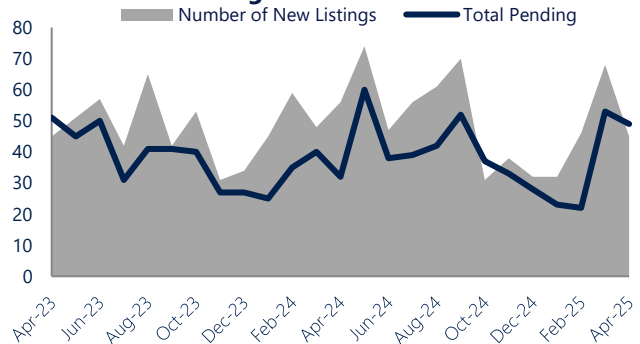
In April, there was 2.4 months of supply available in Northwest Trenton and Northern Trenton. The amount of supply is similar compared to a year ago.

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.

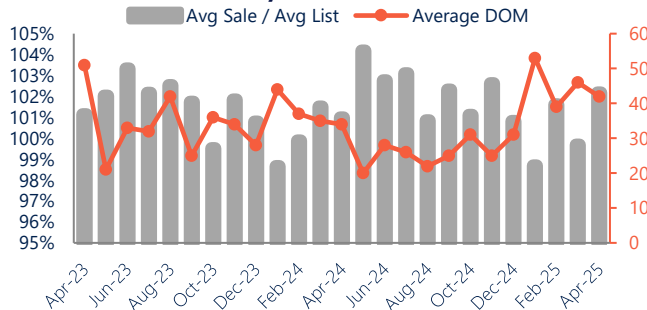
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Northwest Trenton and Northern Trenton compared to 56 in April 2024, a decrease of 20%. There were 49 current contracts pending sale this April compared to 32 a year ago. The number of current contracts is 53% 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 Northwest Trenton and Northern Trenton was 102.2% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 34, an increase of 24%.

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