

# THE LONG & FOSTER MARKET MINUTE™

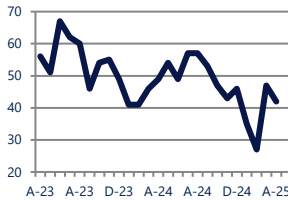
FOCUS ON: **SICKLERVILLE AND WINSLOW HOUSING MARKET**

APRIL 2025

Zip Code(s): 08081 and 08095

## Units Sold

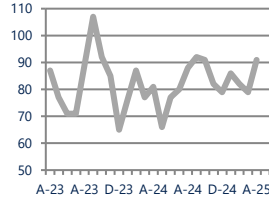
42



**Down -14%**  
Vs. Year Ago

## Active Inventory

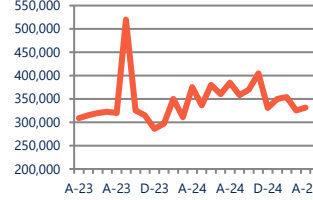
91



**Up 12%**  
Vs. Year Ago

## Median Sale Price

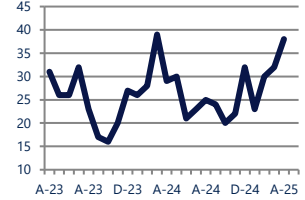
\$331,500



**Down -12%**  
Vs. Year Ago

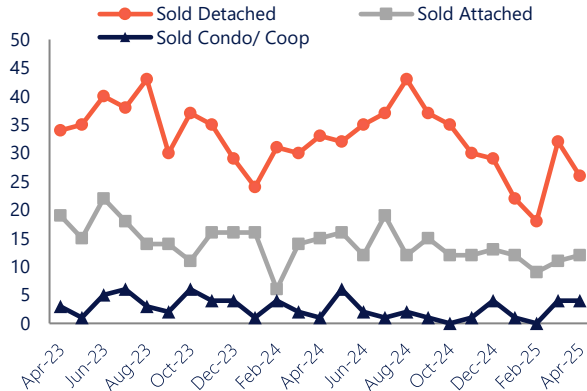
## Days On Market

38



**Up 31%**  
Vs. Year Ago

## Units Sold\*



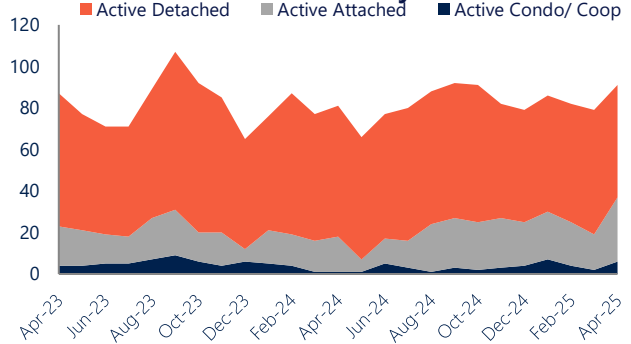
## Units Sold

There was a decrease in total units sold in April, with 42 sold this month in Sicklerville and Winslow versus 47 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2024.

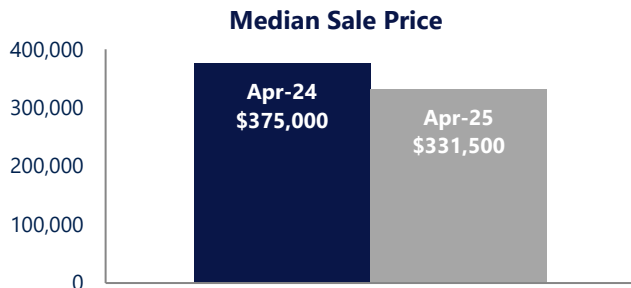
## Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 12%. The total number of active inventory this April was 91 compared to 81 in April 2024. This month's total of 91 is higher than the previous month's total supply of available inventory of 79, an increase of 15%.

## Active Inventory\*



## Median Sale Price



Last April, the median sale price for Sicklerville and Winslow Homes was \$375,000. This April, the median sale price was \$331,500, a decrease of 12% or \$43,500 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.

Sicklerville and Winslow are defined as properties listed in zip code/s 08081 and 08095.

\*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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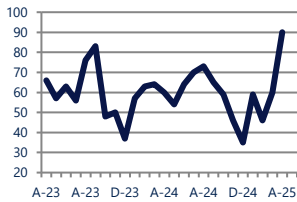
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APRIL 2025

Zip Code(s): 08081 and 08095

## New Listings

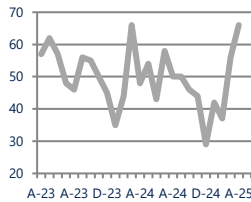
90



**Up 50%**  
Vs. Year Ago

## Current Contracts

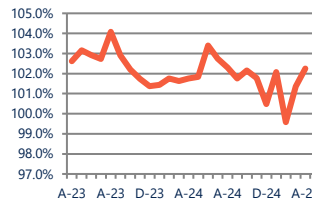
66



**Up 38%**  
Vs. Year Ago

## Sold Vs. List Price

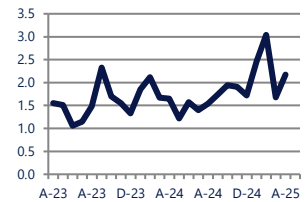
102.3%



**No Change**  
Vs. Year Ago

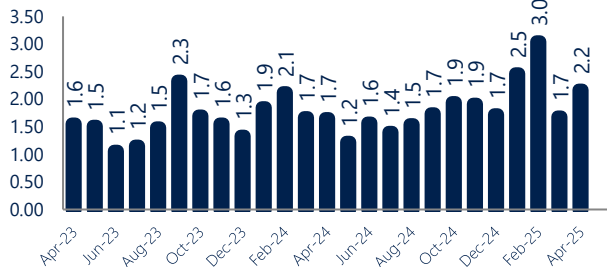
## Months of Supply

2.2



**Up 32%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

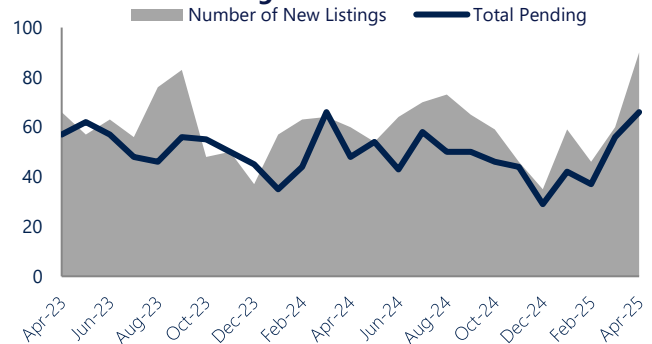
In April, there was 2.2 months of supply available in Sicklerville and Winslow, compared to 1.7 in April 2024. That is an increase of 31% versus a year ago.

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.

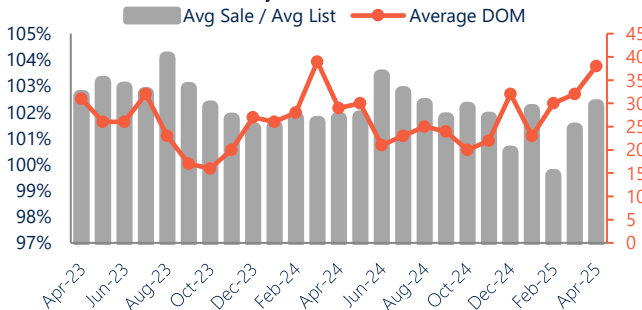
## New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Sicklerville and Winslow compared to 60 in April 2024, an increase of 50%. There were 66 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 38% 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 Sicklerville and Winslow was 102.3% 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 38, higher than the average last year, which was 29, an increase of 31%.

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