

THE LONG & FOSTER MARKET MINUTE™

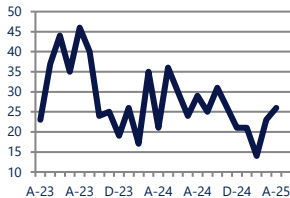
FOCUS ON: **SOMERS POINT, NORTHFIELD, AND LINWOOD HOUSING MARKET**

APRIL 2025

Zip Code(s): **08221, 08244 and 08225**

Units Sold

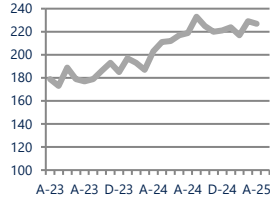
26



Up 24%
Vs. Year Ago

Active Inventory

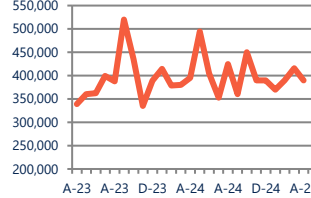
227



Up 12%
Vs. Year Ago

Median Sale Price

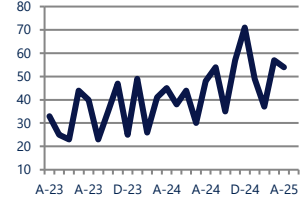
\$389,500



Down -1%
Vs. Year Ago

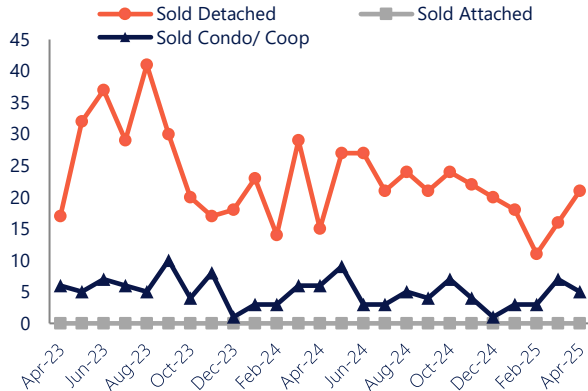
Days On Market

54



Up 20%
Vs. Year Ago

Units Sold*



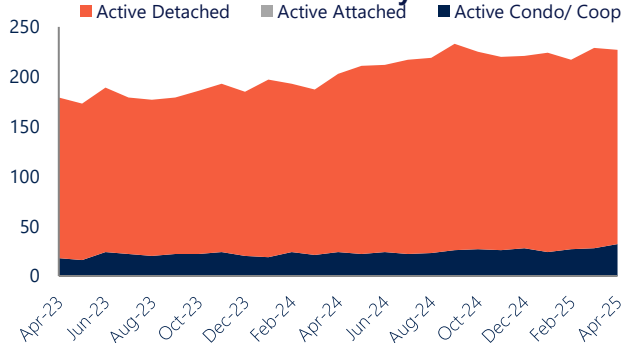
Units Sold

There was an increase in total units sold in April, with 26 sold this month in Somers Point, Northfield, and Linwood versus 23 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 24% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 12%. The total number of active inventory this April was 227 compared to 203 in April 2024. This month's total of 227 is lower than the previous month's total supply of available inventory of 229, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Somers Point, Northfield, and Linwood Homes was \$395,000. This April, the median sale price was \$389,500, a decrease of 1% or \$5,500 compared to last year. The current median sold price is 6% lower 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.

Somers Point, Northfield, and Linwood are defined as properties listed in zip code/s 08221, 08244 and 08225.

*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 SJSMLS 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 SJSMLS or Long & Foster Real Estate, Inc.

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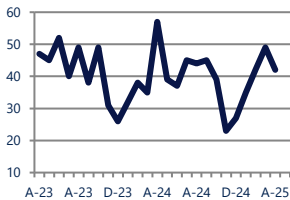
FOCUS ON: **SOMERS POINT, NORTHFIELD, AND LINWOOD HOUSING MARKET**

APRIL 2025

Zip Code(s): 08221, 08244 and 08225

New Listings

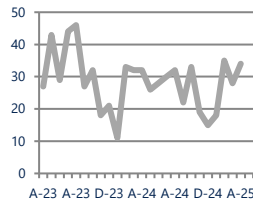
42



Down -26%
Vs. Year Ago

Current Contracts

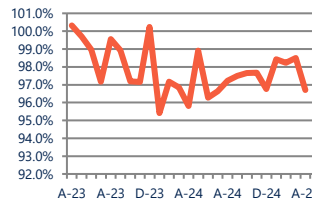
34



Up 6%
Vs. Year Ago

Sold Vs. List Price

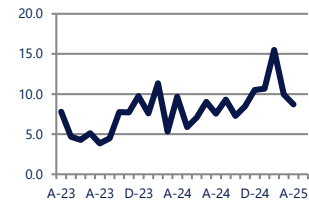
96.7%



Up 0.9%
Vs. Year Ago

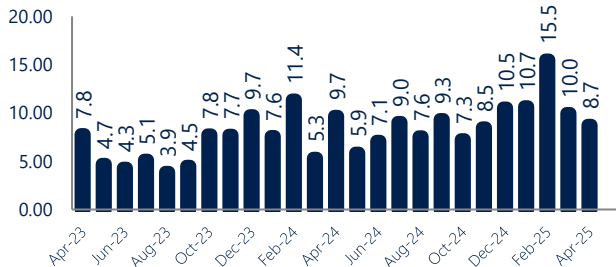
Months of Supply

8.7



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

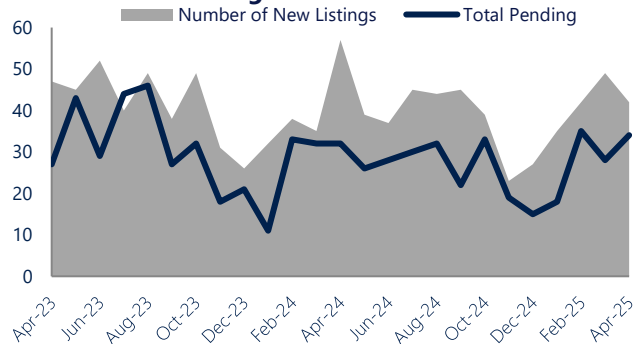
In April, there was 8.7 months of supply available in Somers Point, Northfield, and Linwood, compared to 9.7 in April 2024. That is a decrease of 10% versus a year ago.

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.

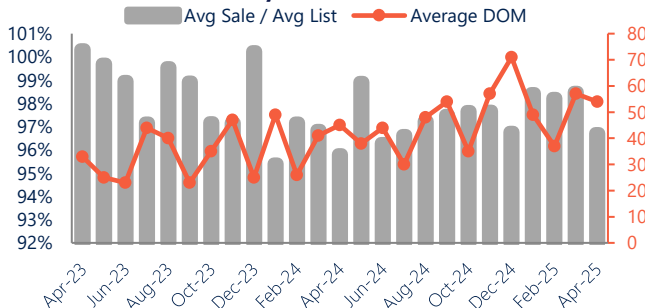
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Somers Point, Northfield, and Linwood compared to 57 in April 2024, a decrease of 26%. There were 34 current contracts pending sale this April compared to 32 a year ago. The number of current contracts is 6% 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 Somers Point, Northfield, and Linwood was 96.7% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 45, an increase of 20%.

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