

# THE LONG & FOSTER MARKET MINUTE™

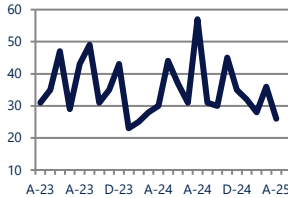
FOCUS ON: **SWEDESBORO AND MULLICA HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

## Units Sold

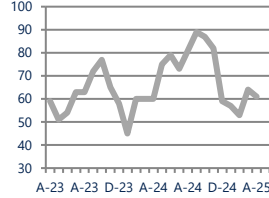
26



**Down -13%**  
Vs. Year Ago

## Active Inventory

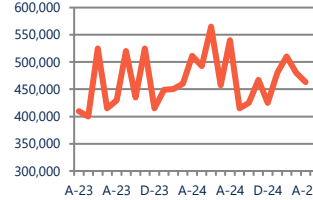
61



**Up 2%**  
Vs. Year Ago

## Median Sale Price

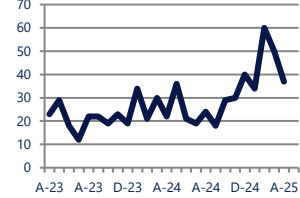
\$463,500



**Down -9%**  
Vs. Year Ago

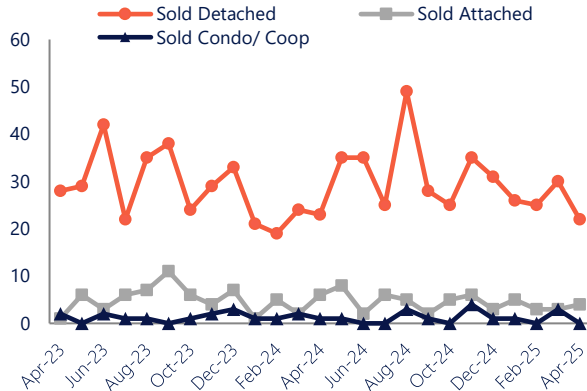
## Days On Market

37



**Up**  
Vs. Year Ago

## Units Sold\*



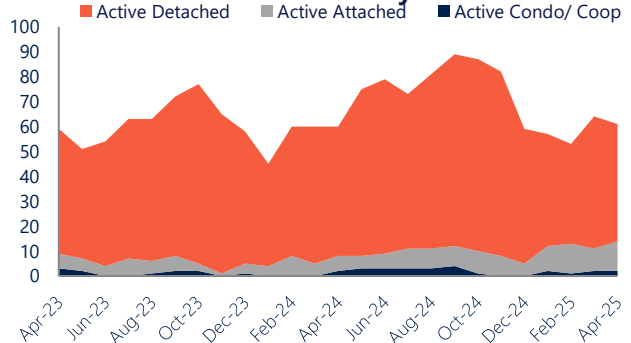
## Units Sold

There was a decrease in total units sold in April, with 26 sold this month in Swedesboro and Mullica Hill versus 36 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this April was 61 compared to 60 in April 2024. This month's total of 61 is lower than the previous month's total supply of available inventory of 64, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Swedesboro and Mullica Hill Homes was \$511,355. This April, the median sale price was \$463,500, a decrease of 9% or \$47,855 compared to last year. The current median sold price is 3% 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.

Swedesboro and Mullica Hill are defined as properties listed in zip code/s 08085, 08062, 08014, 08074, 08039 and 08025.

\*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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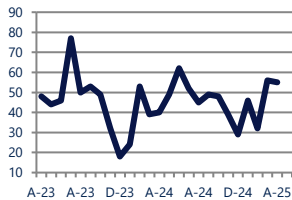
FOCUS ON: **SWEDESBORO AND MULLICA HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

## New Listings

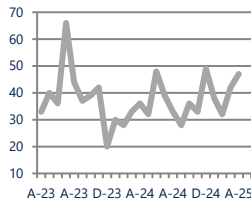
55



**Up 38%**  
Vs. Year Ago

## Current Contracts

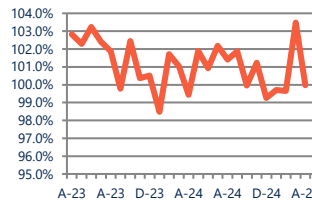
47



**Up 31%**  
Vs. Year Ago

## Sold Vs. List Price

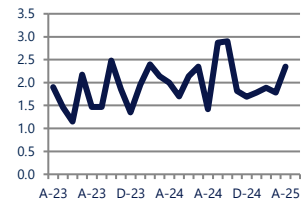
100.0%



**Up 0.5%**  
Vs. Year Ago

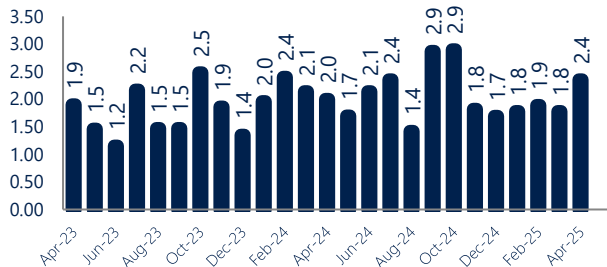
## Months of Supply

2.4



**Up 18%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

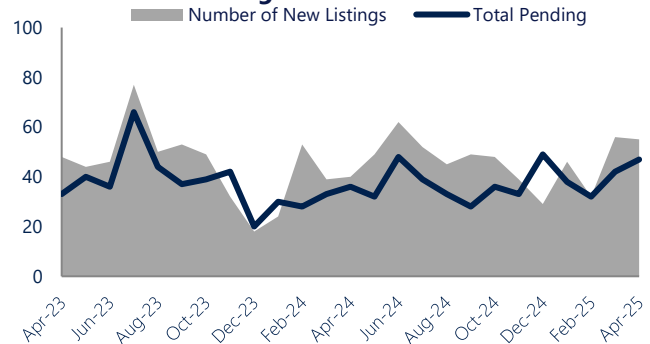
In April, there was 2.3 months of supply available in Swedesboro and Mullica Hill, compared to 2.0 in April 2024. That is an increase of 17% versus a year ago.

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.

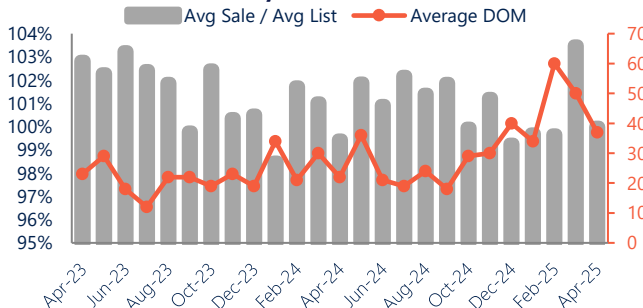
## New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Swedesboro and Mullica Hill compared to 40 in April 2024, an increase of 38%. There were 47 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 31% 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 Swedesboro and Mullica Hill was 100.0% of the average list price, which is 0.5% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 22. This increase was impacted by the limited number of sales.

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