

THE LONG & FOSTER MARKET MINUTE™

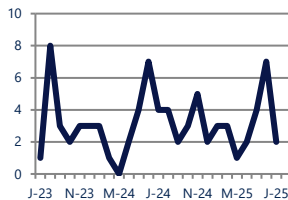
FOCUS ON: **VINELAND HOUSING MARKET**

JULY 2025

Zip Code(s): 08360 and 08361

Units Sold

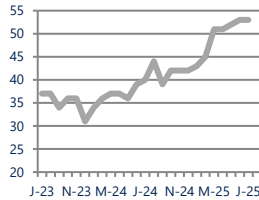
2



Down
Vs. Year Ago

Active Inventory

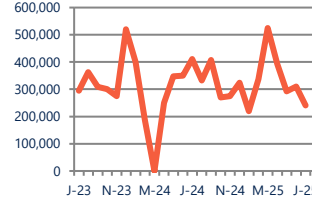
53



Up 32%
Vs. Year Ago

Median Sale Price

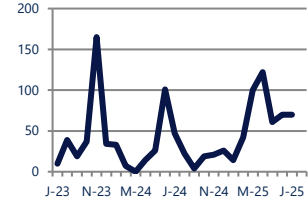
\$241,100



Down
Vs. Year Ago

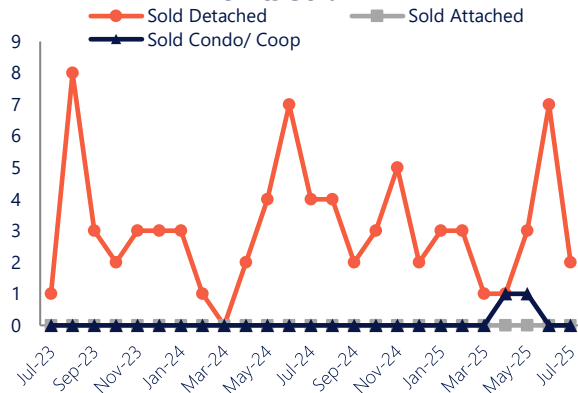
Days On Market

70



Up 49%
Vs. Year Ago

Units Sold*



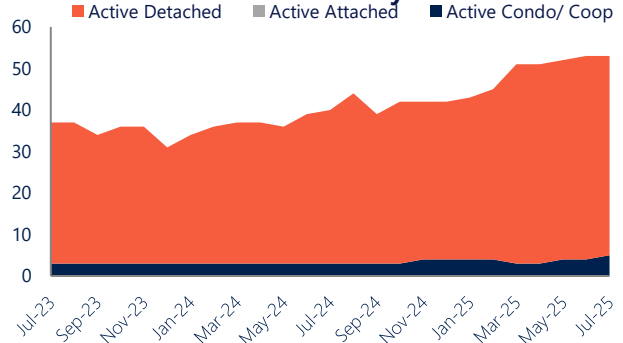
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 2 sold this month in Vineland. This month's total units sold was lower than at this time last year, a decrease from July 2024.

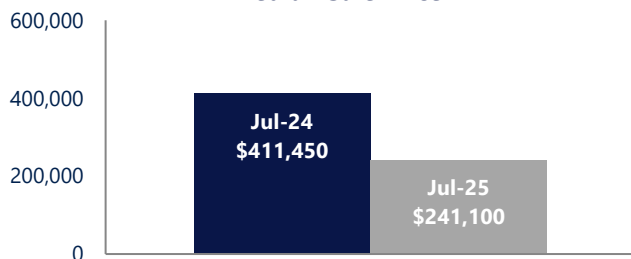
Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 33%. The total number of active inventory this July was 53 compared to 40 in July 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Vineland Homes was \$411,450. This July, the median sale price was \$241,100, a decrease of \$170,350 compared to last year. The current median sold price is lower 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.

Vineland are defined as properties listed in zip code/s 08360 and 08361.

*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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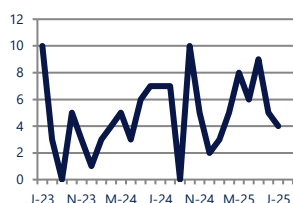
FOCUS ON: **VINELAND HOUSING MARKET**

JULY 2025

Zip Code(s): 08360 and 08361

New Listings

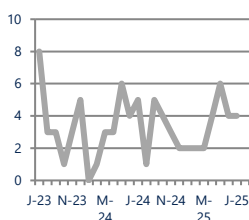
4



Down -43%
Vs. Year Ago

Current Contracts

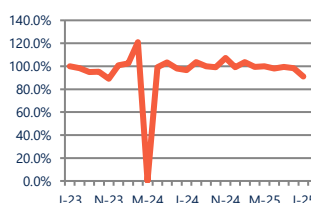
4



Down -20%
Vs. Year Ago

Sold Vs. List Price

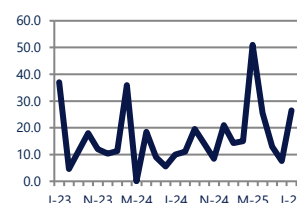
91.0%



Down
Vs. Year Ago

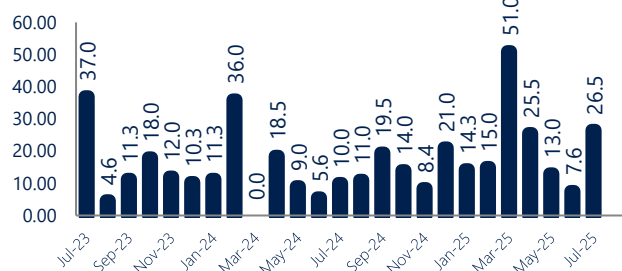
Months of Supply

26.5



Up
Vs. Year Ago

Months Of Supply



Months of Supply

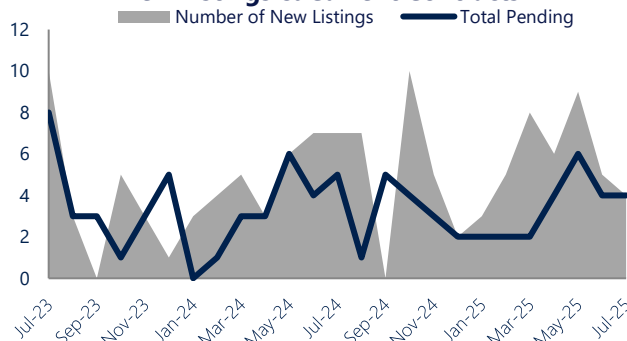
In July, there was 26.5 months of supply available in Vineland, compared to 10.0 in July 2024. That is an increase versus a year ago.

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.

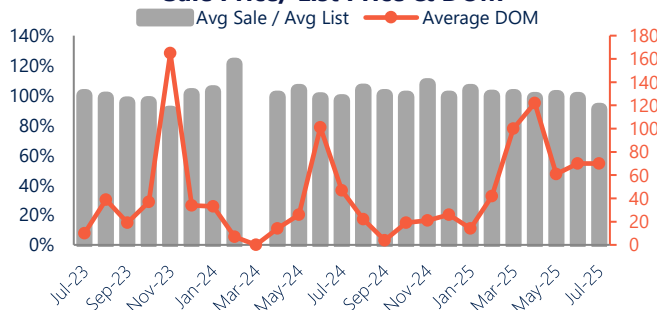
New Listings & Current Contracts

This month there were 4 homes newly listed for sale in Vineland compared to 7 in July 2024, a decrease of 43%. There were 4 current contracts pending sale this July compared to 5 a year ago. The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Vineland was 91.0% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 70, higher than the average last year, which was 47, an increase of 49%.

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