

# THE LONG & FOSTER MARKET MINUTE™

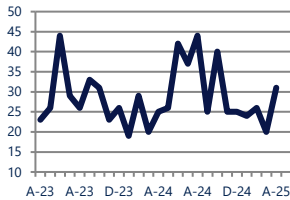
FOCUS ON: **VOORHEES AND GIBBSORO HOUSING MARKET**

APRIL 2025

Zip Code(s): 08043 and 08026

## Units Sold

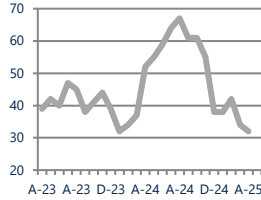
31



**Up**  
Vs. Year Ago

## Active Inventory

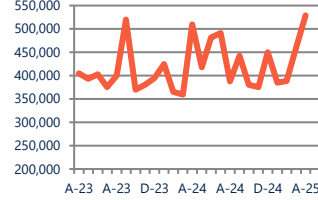
32



**Down -38%**  
Vs. Year Ago

## Median Sale Price

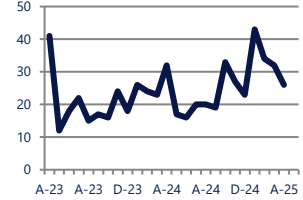
\$529,000



**Up 4%**  
Vs. Year Ago

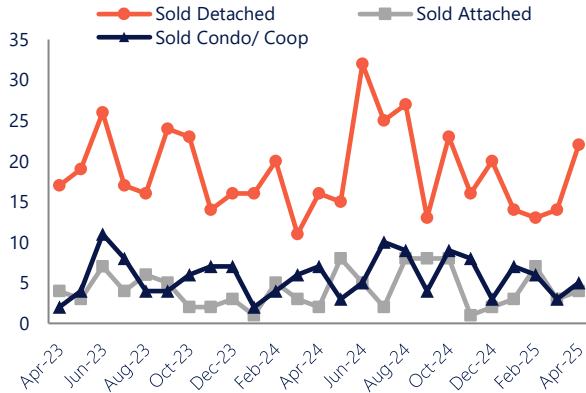
## Days On Market

26



**Down -19%**  
Vs. Year Ago

## Units Sold\*



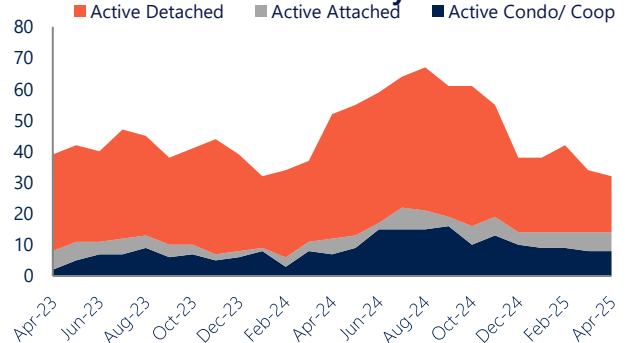
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 31 sold this month in Voorhees and Gibbsoro. This month's total units sold was higher than at this time last year, an increase from April 2024.

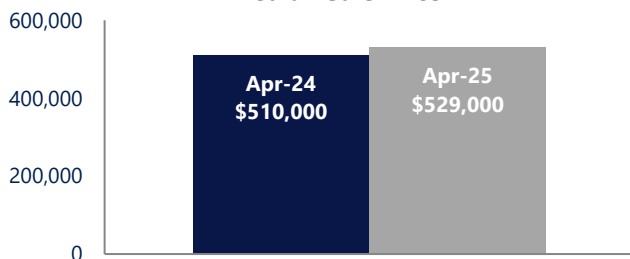
## Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 38%. The total number of active inventory this April was 32 compared to 52 in April 2024. This month's total of 32 is lower than the previous month's total supply of available inventory of 34, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Voorhees and Gibbsoro Homes was \$510,000. This April, the median sale price was \$529,000, an increase of 4% or \$19,000 compared to last year. The current median sold price is 15% 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.

Voorhees and Gibbsoro are defined as properties listed in zip code/s 08043 and 08026.

\*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.

# THE LONG & FOSTER MARKET MINUTE™

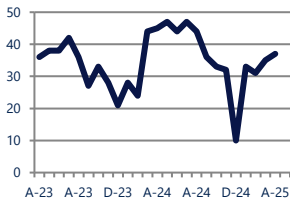
FOCUS ON: **VOORHEES AND GIBBSORO HOUSING MARKET**

APRIL 2025

Zip Code(s): 08043 and 08026

### New Listings

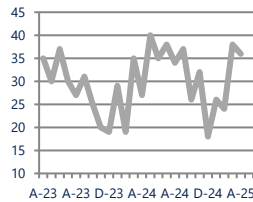
37



**Down -18%**  
Vs. Year Ago

### Current Contracts

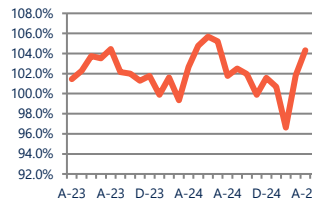
36



**Up 33%**  
Vs. Year Ago

### Sold Vs. List Price

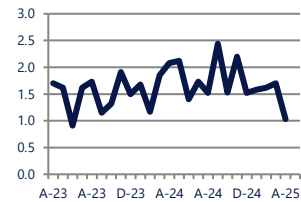
104.3%



**Up 1.6%**  
Vs. Year Ago

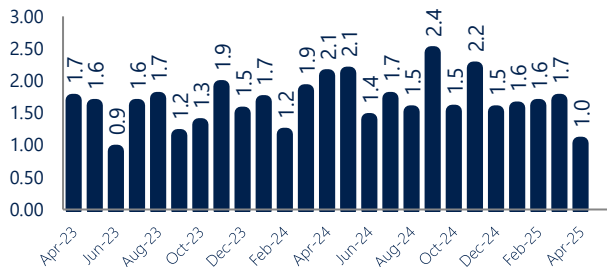
### Months of Supply

1.0



**Down -50%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

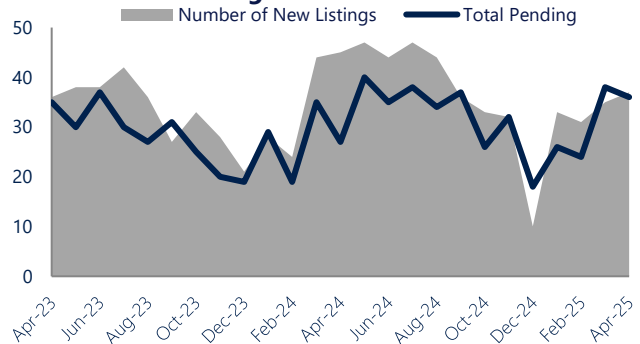
In April, there was 1.0 months of supply available in Voorhees and Gibbsoro, compared to 2.1 in April 2024. That is a decrease of 50% versus a year ago.

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.

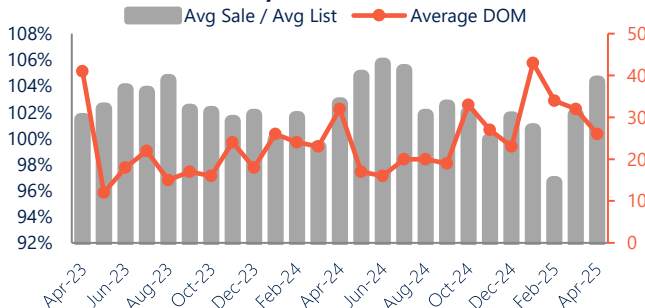
### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Voorhees and Gibbsoro compared to 45 in April 2024, a decrease of 18%. There were 36 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 33% 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 Voorhees and Gibbsoro was 104.3% of the average list price, which is 1.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 32, a decrease of 19%.

Voorhees and Gibbsoro are defined as properties listed in zip code/s 08043 and 08026.

\*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.