

THE LONG & FOSTER MARKET MINUTE™

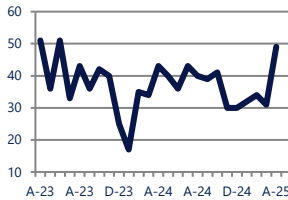
FOCUS ON: **WILLIAMSTOWN AND VICTORY LAKES HOUSING MARKET**

APRIL 2025

Zip Code(s): 08094

Units Sold

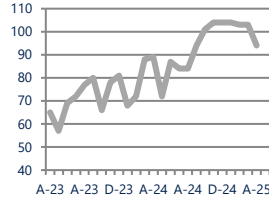
49



Up 14%
Vs. Year Ago

Active Inventory

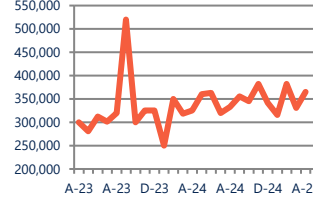
94



Up 6%
Vs. Year Ago

Median Sale Price

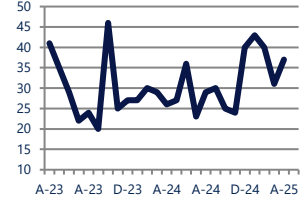
\$365,000



Up 12%
Vs. Year Ago

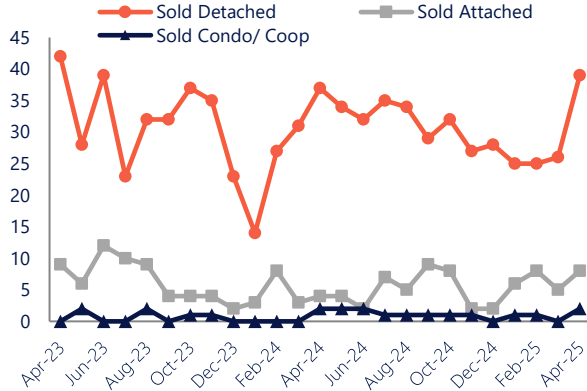
Days On Market

37



Up 42%
Vs. Year Ago

Units Sold*



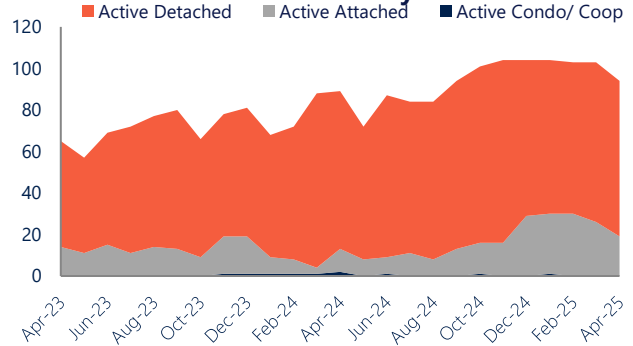
Units Sold

There was an increase in total units sold in April, with 49 sold this month in Williamstown and Victory Lakes. This month's total units sold was higher than at this time last year.

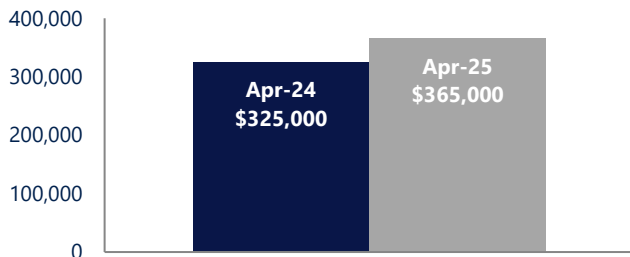
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 6%. The total number of active inventory this April was 94 compared to 89 in April 2024. This month's total of 94 is lower than the previous month's total supply of available inventory of 103, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Williamstown and Victory Lakes Homes was \$325,000. This April, the median sale price was \$365,000, an increase of 12% or \$40,000 compared to last year. The current median sold price is 10% 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.

Williamstown and Victory Lakes are defined as properties listed in zip code/s 08094.

*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™

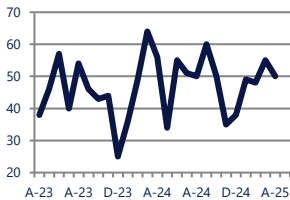
FOCUS ON: **WILLIAMSTOWN AND VICTORY LAKES HOUSING MARKET**

APRIL 2025

Zip Code(s): 08094

New Listings

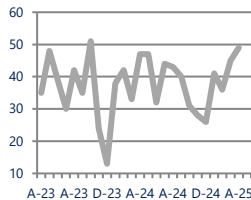
50



Down -11%
Vs. Year Ago

Current Contracts

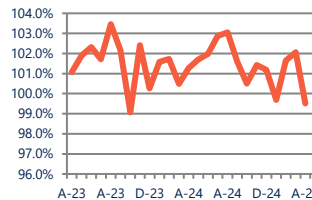
49



Up 4%
Vs. Year Ago

Sold Vs. List Price

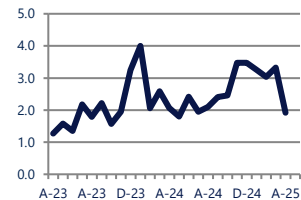
99.5%



Down -1.7%
Vs. Year Ago

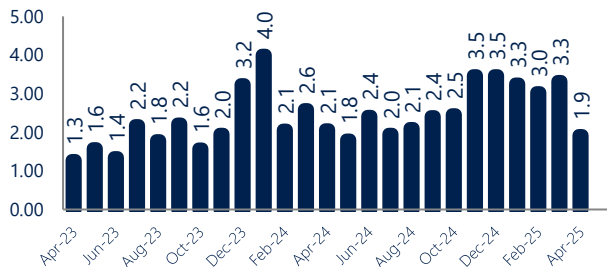
Months of Supply

1.9



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

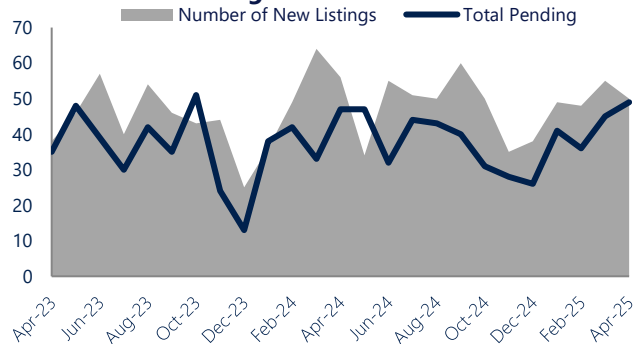
In April, there was 1.9 months of supply available in Williamstown and Victory Lakes, compared to 2.1 in April 2024. That is a decrease of 7% versus a year ago.

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.

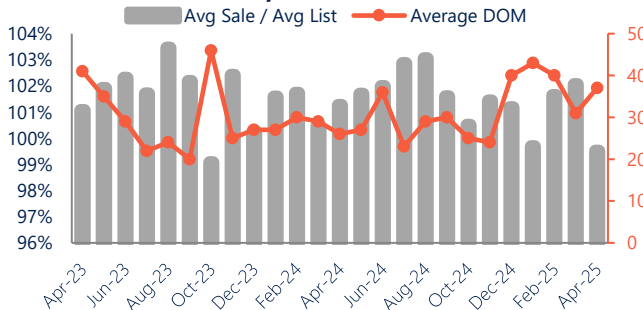
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Williamstown and Victory Lakes compared to 56 in April 2024, a decrease of 11%. There were 49 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 4% 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 Williamstown and Victory Lakes was 99.5% of the average list price, which is 1.8% lower 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 26, an increase of 42%.

Williamstown and Victory Lakes are defined as properties listed in zip code/s 08094.

*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.