

THE LONG & FOSTER MARKET MINUTE™

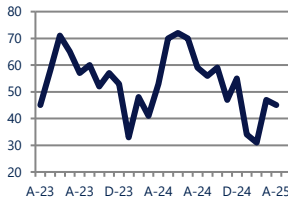
FOCUS ON: **NEWARK AND BROOKSIDE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19711 and 19713

Units Sold

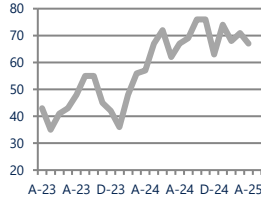
45



Down -15%
Vs. Year Ago

Active Inventory

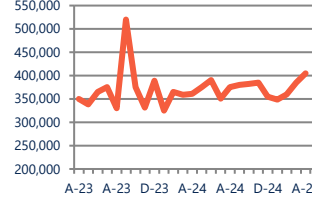
67



Up 18%
Vs. Year Ago

Median Sale Price

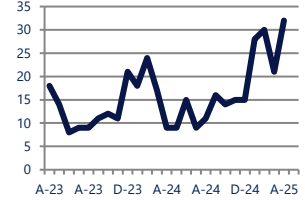
\$405,000



Up 12%
Vs. Year Ago

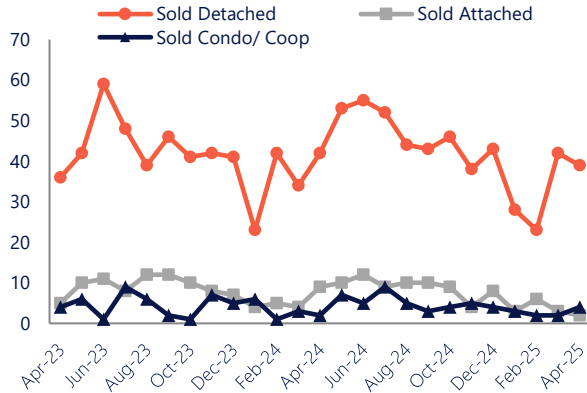
Days On Market

32



Up 256%
Vs. Year Ago

Units Sold*



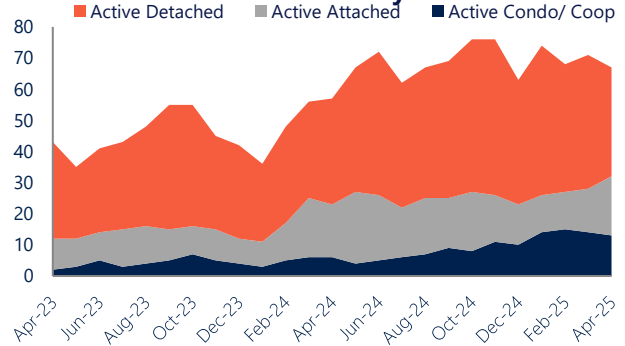
Units Sold

There was a decrease in total units sold in April, with 45 sold this month in Newark and Brookside versus 47 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2024.

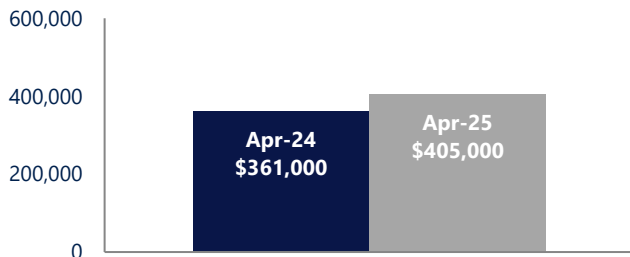
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 18%. The total number of active inventory this April was 67 compared to 57 in April 2024. This month's total of 67 is lower than the previous month's total supply of available inventory of 71, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Newark and Brookside Homes was \$361,000. This April, the median sale price was \$405,000, an increase of 12% or \$44,000 compared to last year. The current median sold price is 5% 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.

Newark and Brookside are defined as properties listed in zip code/s 19711 and 19713.

*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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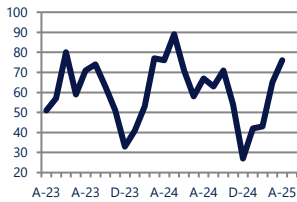
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New Listings

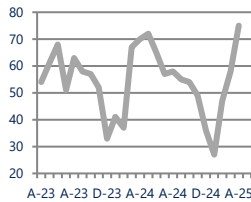
76



No Change
Vs. Year Ago

Current Contracts

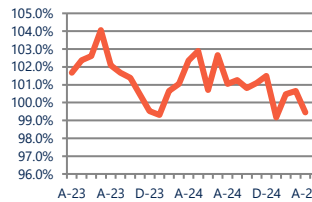
75



Up 7%
Vs. Year Ago

Sold Vs. List Price

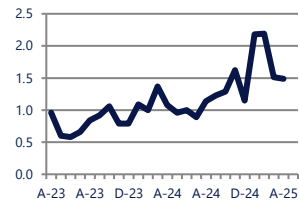
99.5%



Down -2.8%
Vs. Year Ago

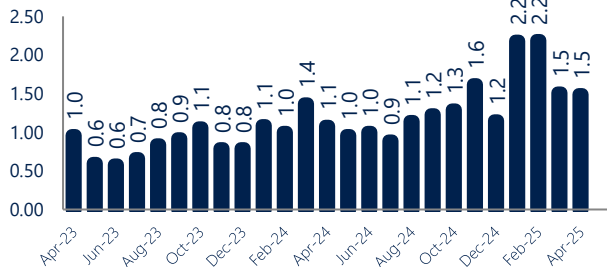
Months of Supply

1.5



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

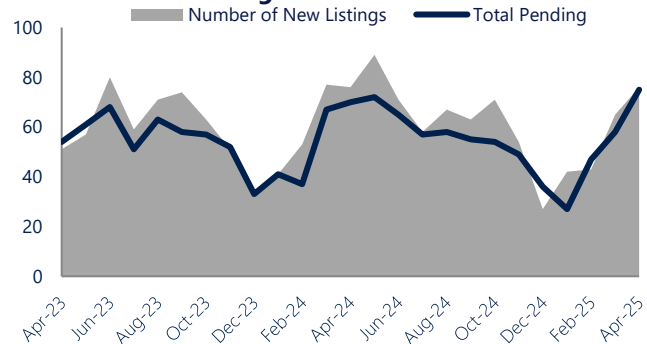
In April, there was 1.5 months of supply available in Newark and Brookside, compared to 1.1 in April 2024. That is an increase of 38% versus a year ago.

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.

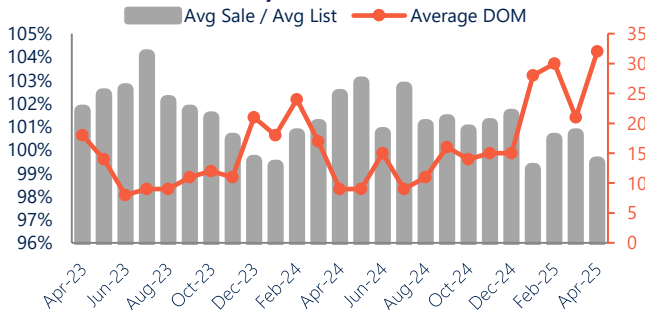
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Newark and Brookside, which is similar to the amount in April 2024. There were 75 current contracts pending sale this April compared to 70 a year ago. The number of current contracts is 7% 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 Newark and Brookside was 99.5% of the average list price, which is 2.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 9, an increase of 256%.

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