

# THE LONG & FOSTER MARKET MINUTE™

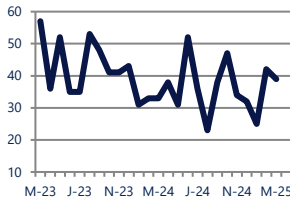
FOCUS ON: **OCEAN VIEW AND MILLVILLE HOUSING MARKET**

MARCH 2025

Zip Code(s): 19967, 19970

## Units Sold

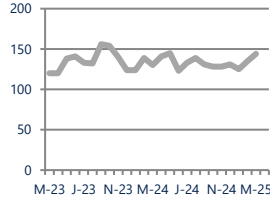
39



Up 18%  
Vs. Year Ago

## Active Inventory

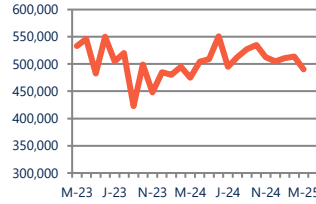
144



Up 11%  
Vs. Year Ago

## Median Sale Price

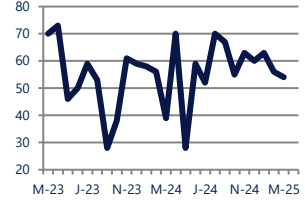
\$490,000



Up 3%  
Vs. Year Ago

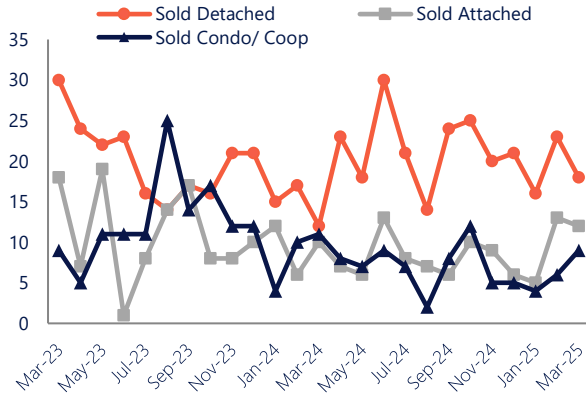
## Days On Market

54



Up 38%  
Vs. Year Ago

## Units Sold\*



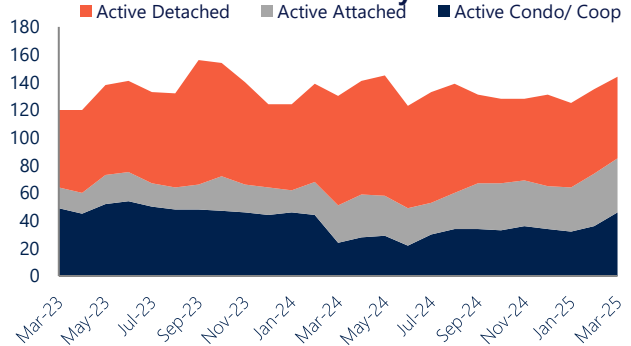
## Units Sold

There was a decrease in total units sold in March, with 39 sold this month in Ocean View and Millville versus 42 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 18% versus March 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 11%. The total number of active inventory this March was 144 compared to 130 in March 2024. This month's total of 144 is higher than the previous month's total supply of available inventory of 135, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Ocean View and Millville Homes was \$475,000. This March, the median sale price was \$490,000, an increase of 3% or \$15,000 compared to last year. The current median sold price is 5% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Ocean View and Millville are defined as properties listed in zip code/s 19967, 19970.

\*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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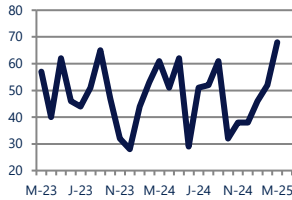
FOCUS ON: **OCEAN VIEW AND MILLVILLE HOUSING MARKET**

MARCH 2025

Zip Code(s): 19967, 19970

### New Listings

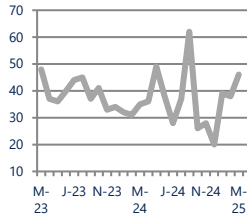
68



Up 11%  
Vs. Year Ago

### Current Contracts

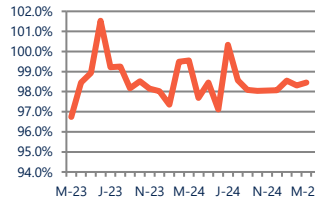
46



Up 31%  
Vs. Year Ago

### Sold Vs. List Price

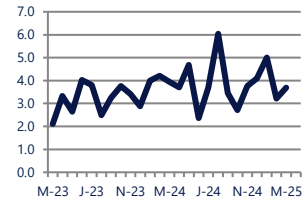
98.5%



Down -1.1%  
Vs. Year Ago

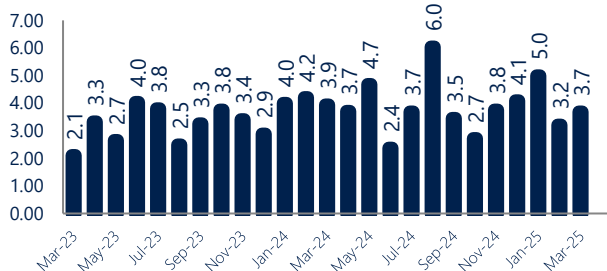
### Months of Supply

3.7



Down -6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

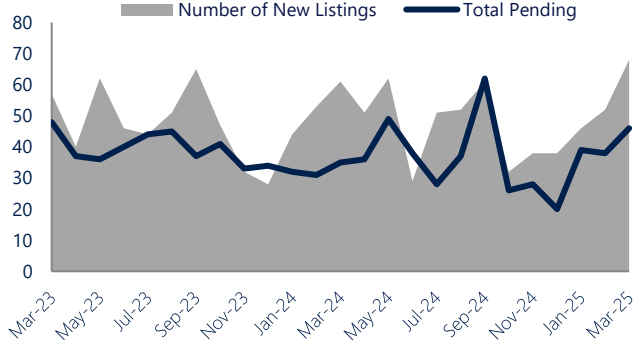
In March, there was 3.7 months of supply available in Ocean View and Millville, compared to 3.9 in March 2024. That is a decrease of 6% versus a year ago.

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.

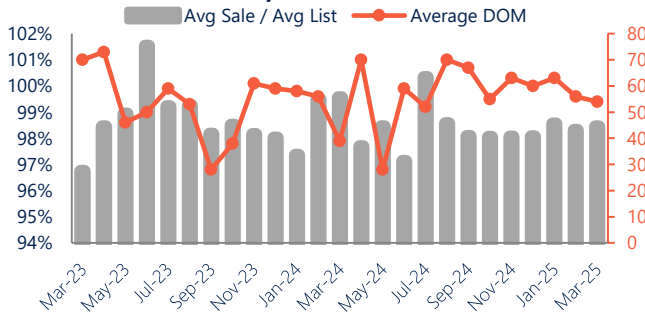
### New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Ocean View and Millville compared to 61 in March 2024, an increase of 11%. There were 46 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 31% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Ocean View and Millville was 98.5% of the average list price, which is 1.1% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 39, an increase of 38%.

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