

THE LONG & FOSTER MARKET MINUTE™

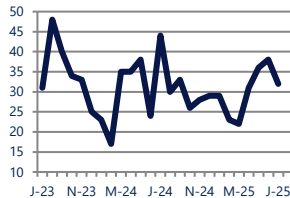
FOCUS ON: **ATCO, BERLIN, AND WATERFORD WORKS HOUSING MARKET**

JULY 2025

Zip Code(s): 08004, 08009, 08089, 08091 and 08018

Units Sold

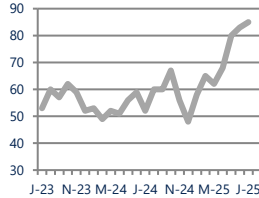
32



Down -27%
Vs. Year Ago

Active Inventory

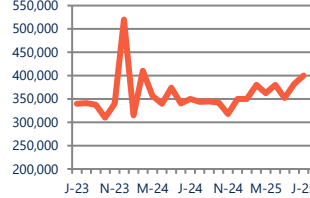
85



Up 63%
Vs. Year Ago

Median Sale Price

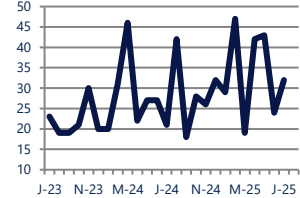
\$399,950



Up 14%
Vs. Year Ago

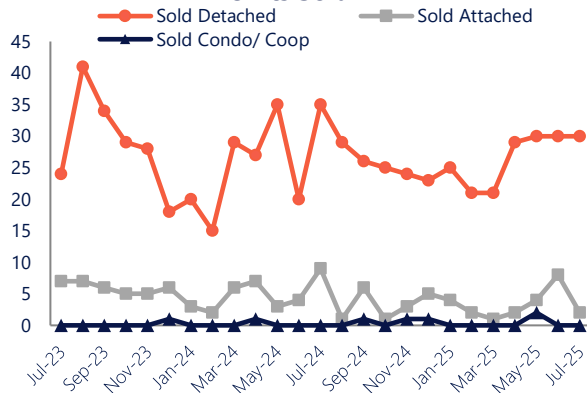
Days On Market

32



Up
Vs. Year Ago

Units Sold*



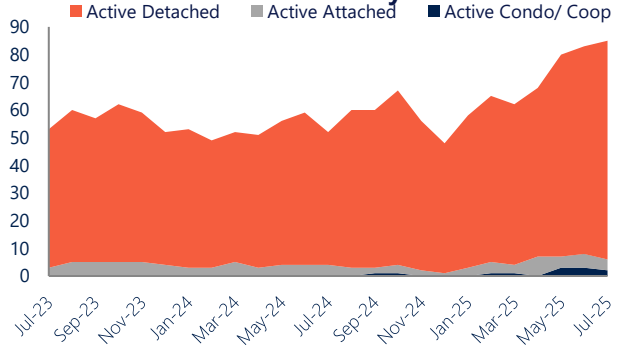
Units Sold

There was a decrease in total units sold in July, with 32 sold this month in Atco, Berlin, and Waterford Works versus 38 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 27% versus July 2024.

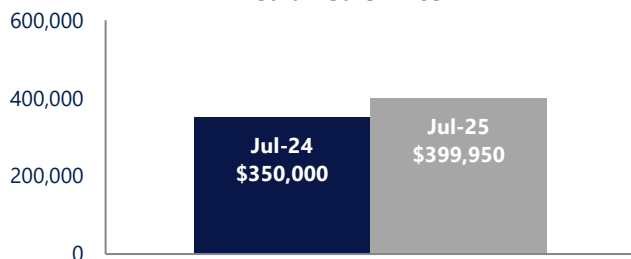
Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 63%. The total number of active inventory this July was 85 compared to 52 in July 2024. This month's total of 85 is higher than the previous month's total supply of available inventory of 83, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Atco, Berlin, and Waterford Works Homes was \$350,000. This July, the median sale price was \$399,950, an increase of 14% or \$49,950 compared to last year. The current median sold price is 5% higher 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.

Atco, Berlin, and Waterford Works are defined as properties listed in zip code/s 08004, 08009, 08089, 08091 and 08018.

*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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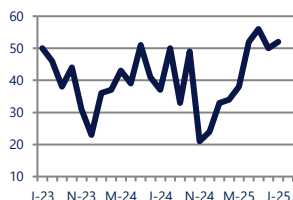
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JULY 2025

Zip Code(s): 08004, 08009, 08089, 08091 and 08018

New Listings

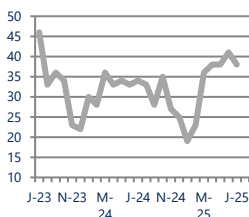
52



Up 41%
Vs. Year Ago

Current Contracts

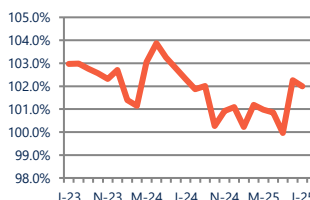
38



Up 12%
Vs. Year Ago

Sold Vs. List Price

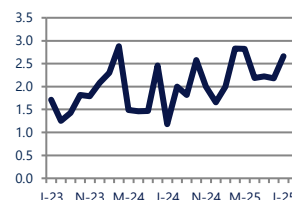
102.0%



No Change
Vs. Year Ago

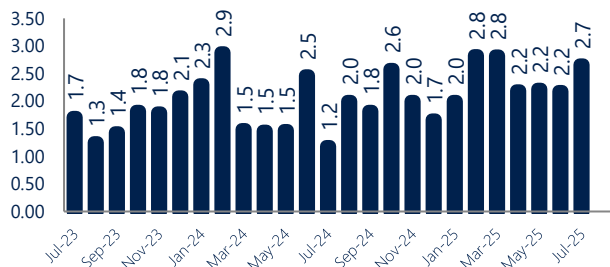
Months of Supply

2.7



Up 125%
Vs. Year Ago

Months Of Supply



Months of Supply

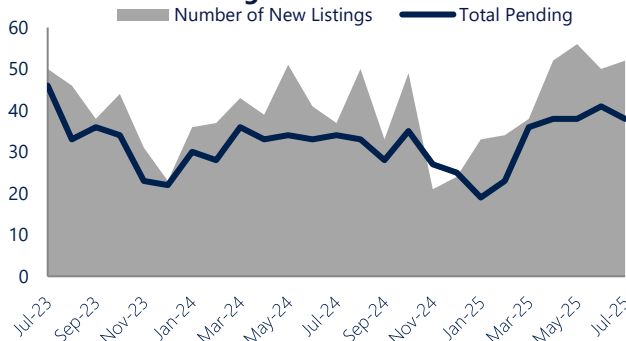
In July, there was 2.7 months of supply available in Atco, Berlin, and Waterford Works, compared to 1.2 in July 2024. That is an increase of 125% versus a year ago.

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.

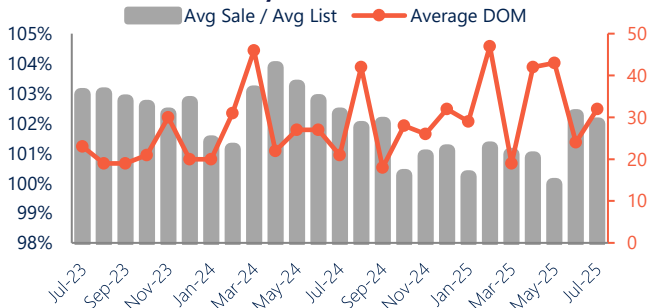
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Atco, Berlin, and Waterford Works compared to 37 in July 2024, an increase of 41%. There were 38 current contracts pending sale this July compared to 34 a year ago. The number of current contracts is 12% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Atco, Berlin, and Waterford Works was 102.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 21. This increase was impacted by the limited number of sales.

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