

# THE LONG & FOSTER MARKET MINUTE™

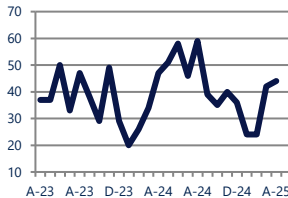
FOCUS ON: **BARCLAY , KINGSTON, AND CHERRY HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): **08034 and 08002**

## Units Sold

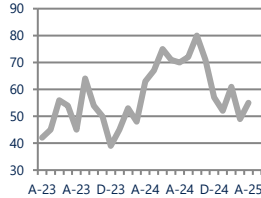
44



**Down -6%**  
Vs. Year Ago

## Active Inventory

55



**Down -13%**  
Vs. Year Ago

## Median Sale Price

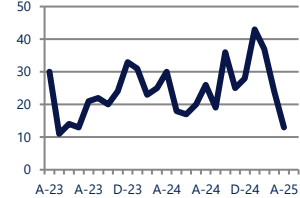
\$470,000



**Up 20%**  
Vs. Year Ago

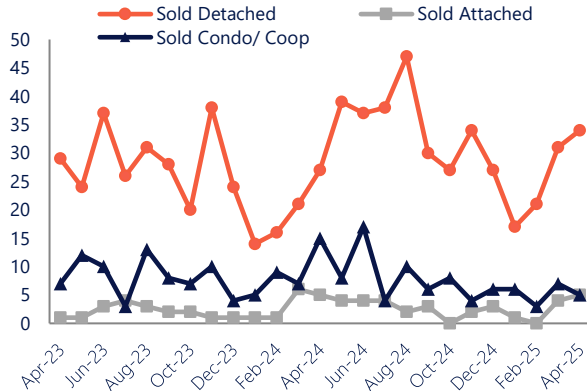
## Days On Market

13



**Down -57%**  
Vs. Year Ago

## Units Sold\*



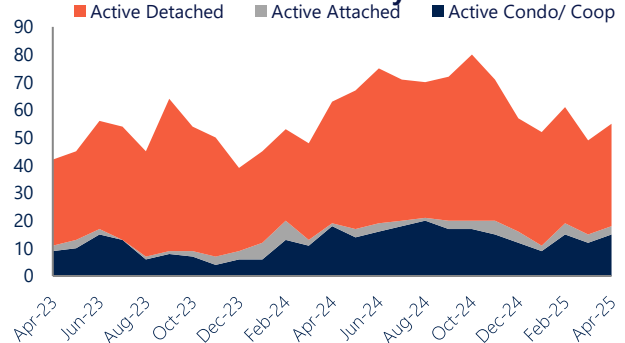
## Units Sold

There was an increase in total units sold in April, with 44 sold this month in Barclay , Kingston, and Cherry Hill versus 42 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2024.

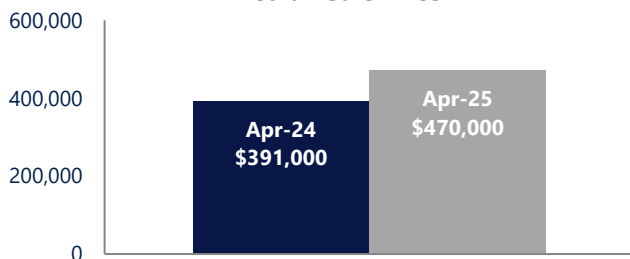
## Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 13%. The total number of active inventory this April was 55 compared to 63 in April 2024. This month's total of 55 is higher than the previous month's total supply of available inventory of 49, an increase of 12%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Barclay , Kingston, and Cherry Hill Homes was \$391,000. This April, the median sale price was \$470,000, an increase of 20% or \$79,000 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.

Barclay , Kingston, and Cherry Hill are defined as properties listed in zip code/s 08034 and 08002.

\*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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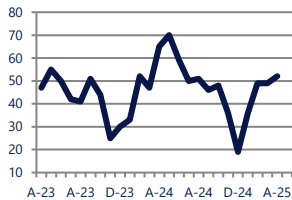
FOCUS ON: **BARCLAY, KINGSTON, AND CHERRY HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 08034 and 08002

## New Listings

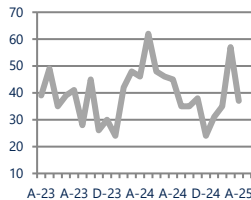
52



**Down -20%**  
Vs. Year Ago

## Current Contracts

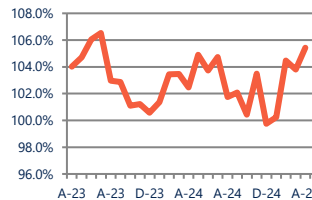
37



**Down -20%**  
Vs. Year Ago

## Sold Vs. List Price

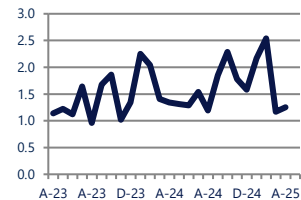
105.4%



**Up 2.9%**  
Vs. Year Ago

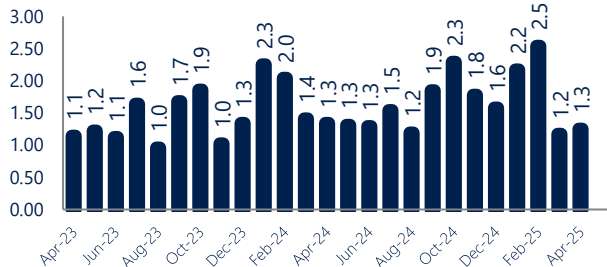
## Months of Supply

1.3



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

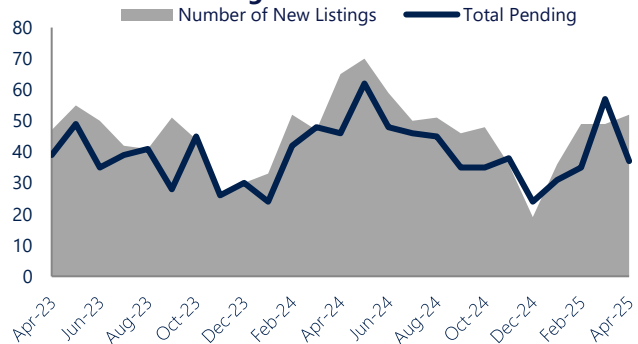
In April, there was 1.3 months of supply available in Barclay, Kingston, and Cherry Hill. The amount of supply is similar compared to a year ago.

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.

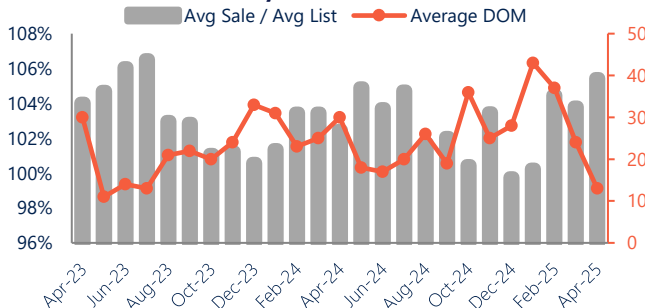
## New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Barclay, Kingston, and Cherry Hill compared to 65 in April 2024, a decrease of 20%. There were 37 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 20% lower 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 Barclay, Kingston, and Cherry Hill was 105.4% of the average list price, which is 3.0% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 30, a decrease of 57%.

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