

THE LONG & FOSTER MARKET MINUTE™

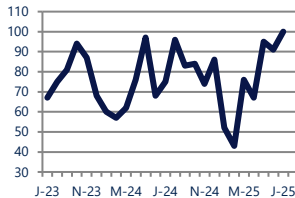
FOCUS ON: **BARNEGAT, WARETOWN AND LACEY HOUSING MARKET**

JULY 2025

Zip Code(s): 08731, 08758 and 08005

Units Sold

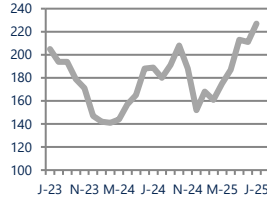
100



Up 33%
Vs. Year Ago

Active Inventory

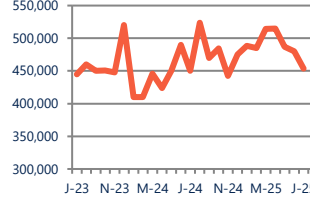
227



Up 20%
Vs. Year Ago

Median Sale Price

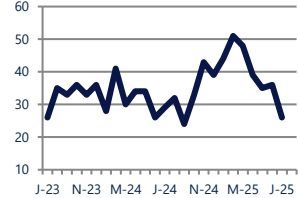
\$453,750



Up 1%
Vs. Year Ago

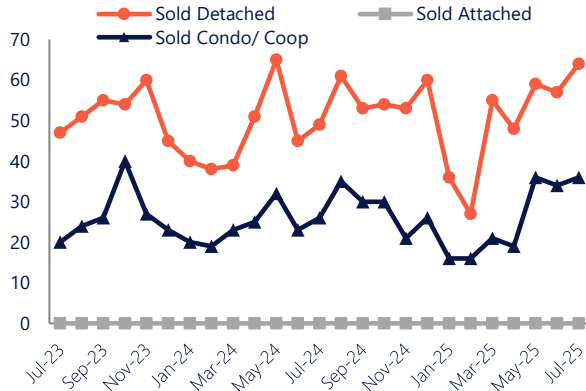
Days On Market

26



Down -10%
Vs. Year Ago

Units Sold*



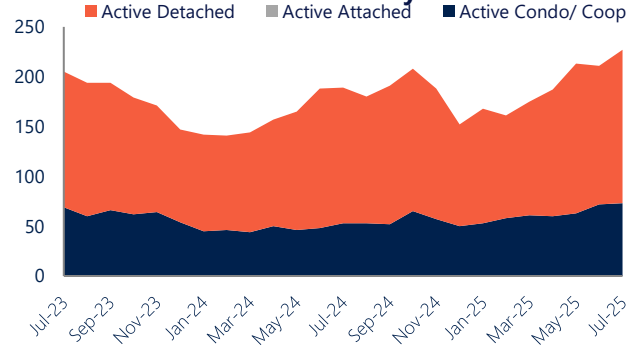
Units Sold

There was an increase in total units sold in July, with 100 sold this month in Barnegat, Waretown and Lacey versus 91 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 33% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 20%. The total number of active inventory this July was 227 compared to 189 in July 2024. This month's total of 227 is higher than the previous month's total supply of available inventory of 211, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Barnegat, Waretown and Lacey Homes was \$450,000. This July, the median sale price was \$453,750, an increase of 1% or \$3,750 compared to last year. The current median sold price is 5% lower 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.

Barnegat, Waretown and Lacey are defined as properties listed in zip code/s 08731, 08758 and 08005.

*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 MOMLS 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 MOMLS or Long & Foster Real Estate, Inc.

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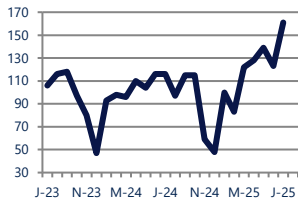
FOCUS ON: **BARNEGAT, WARETOWN AND LACEY HOUSING MARKET**

JULY 2025

Zip Code(s): 08731, 08758 and 08005

New Listings

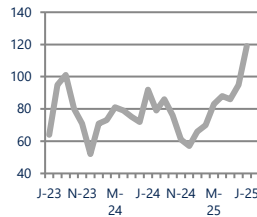
161



Up 39%
Vs. Year Ago

Current Contracts

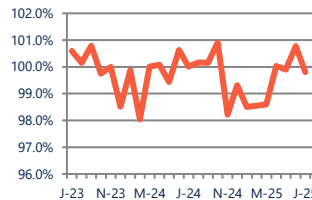
119



Up 29%
Vs. Year Ago

Sold Vs. List Price

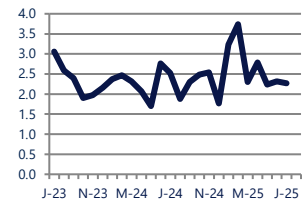
99.8%



No Change
Vs. Year Ago

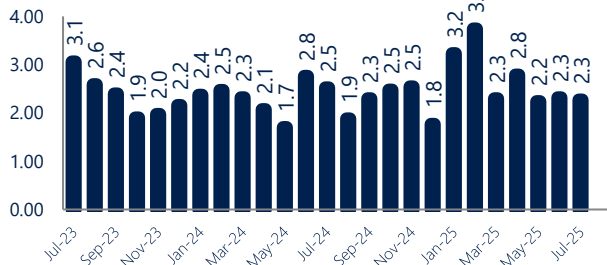
Months of Supply

2.3



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

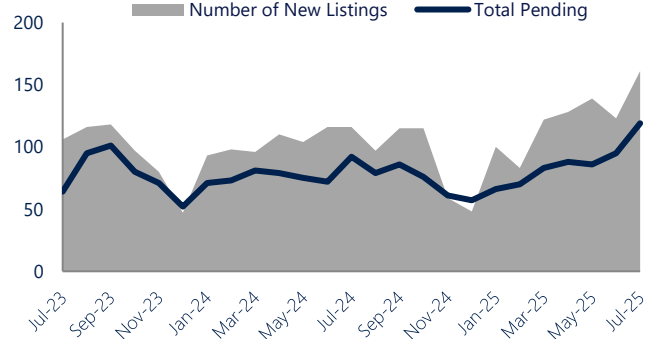
In July, there was 2.3 months of supply available in Barnegat, Waretown and Lacey, compared to 2.5 in July 2024. That is a decrease of 10% versus a year ago.

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.

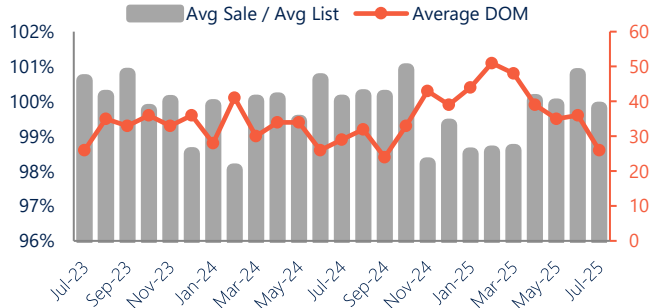
New Listings & Current Contracts

This month there were 161 homes newly listed for sale in Barnegat, Waretown and Lacey compared to 116 in July 2024, an increase of 39%. There were 119 current contracts pending sale this July compared to 92 a year ago. The number of current contracts is 29% 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 Barnegat, Waretown and Lacey was 99.8% 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 26, lower than the average last year, which was 29, a decrease of 10%.

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