

THE LONG & FOSTER MARKET MINUTE™

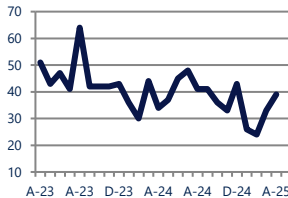
FOCUS ON: **BEACHWOOD, PINE BEACH, OCEAN GATE AND BAYVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): **08722, 08741, 08740 and 08721**

Units Sold

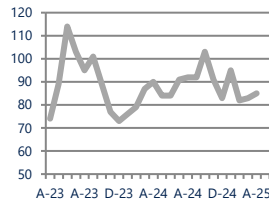
39



Up 15%
Vs. Year Ago

Active Inventory

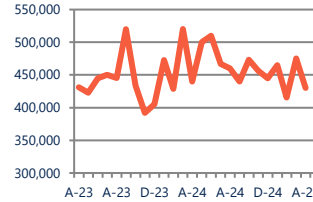
85



Down -6%
Vs. Year Ago

Median Sale Price

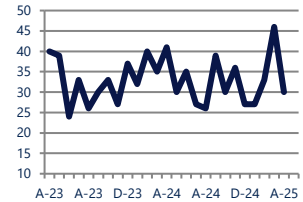
\$430,000



Down -2%
Vs. Year Ago

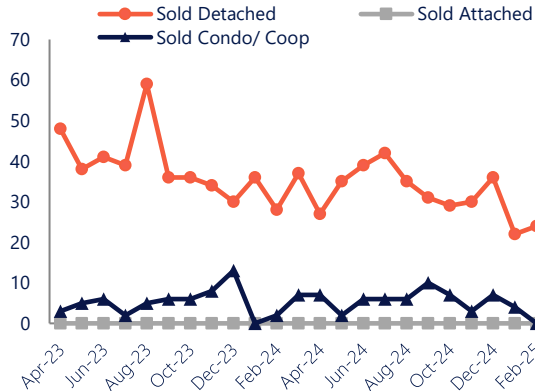
Days On Market

30



Down -27%
Vs. Year Ago

Units Sold*



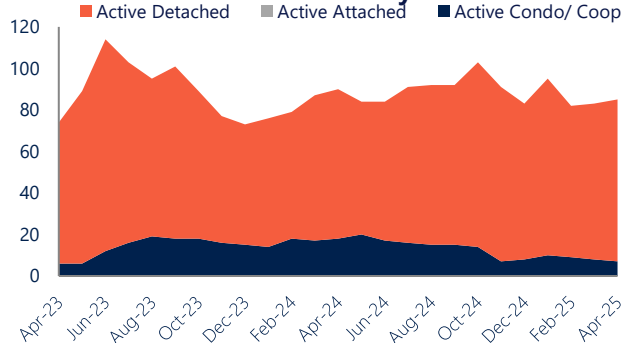
Units Sold

There was an increase in total units sold in April, with 39 sold this month in Beachwood, Pine Beach, Ocean Gate and Bayville versus 33 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 15% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 6%. The total number of active inventory this April was 85 compared to 90 in April 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

Last April, the median sale price for Beachwood, Pine Beach, Ocean Gate and Bayville Homes was \$439,950. This April, the median sale price was \$430,000, a decrease of 2% or \$9,950 compared to last year. The current median sold price is 9% lower 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.

Median Sale Price



Beachwood, Pine Beach, Ocean Gate and Bayville are defined as properties listed in zip code/s 08722, 08741, 08740 and 08721.

*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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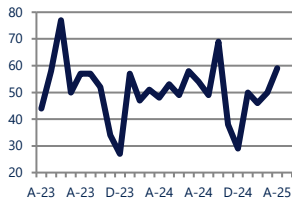
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APRIL 2025

Zip Code(s): **08722, 08741, 08740 and 08721**

New Listings

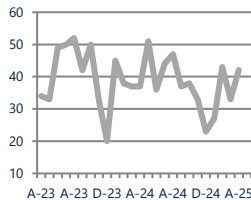
59



Up 23%
Vs. Year Ago

Current Contracts

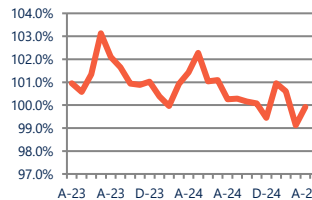
42



Up 14%
Vs. Year Ago

Sold Vs. List Price

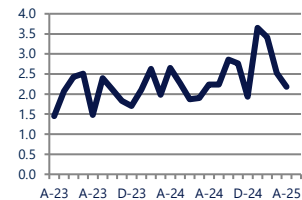
99.9%



Down -1.5%
Vs. Year Ago

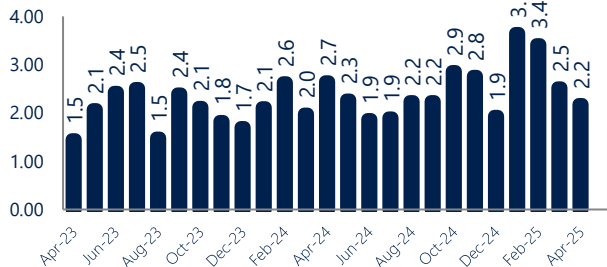
Months of Supply

2.2



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

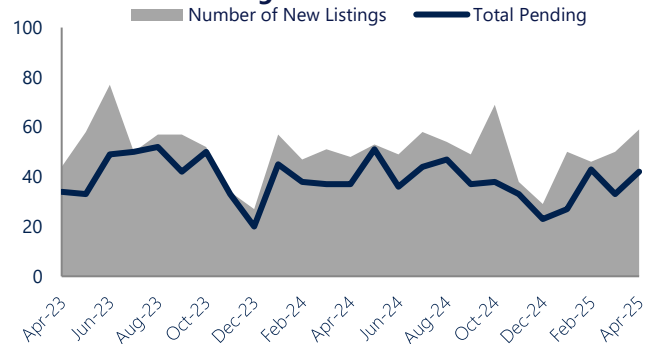
In April, there was 2.2 months of supply available in Beachwood, Pine Beach, Ocean Gate and Bayville, compared to 2.6 in April 2024. That is a decrease of 18% versus a year ago.

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.

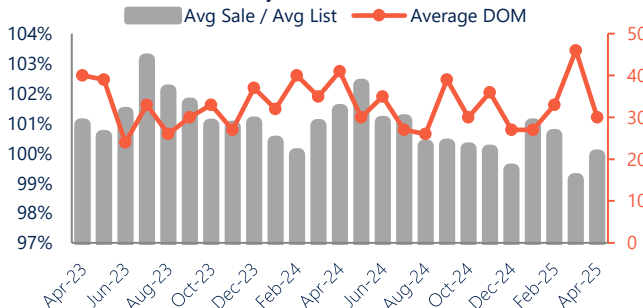
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Beachwood, Pine Beach, Ocean Gate and Bayville compared to 48 in April 2024, an increase of 23%. There were 42 current contracts pending sale this April compared to 37 a year ago. The number of current contracts is 14% 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 Beachwood, Pine Beach, Ocean Gate and Bayville was 99.9% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 41, a decrease of 27%.

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