

THE LONG & FOSTER MARKET MINUTE™

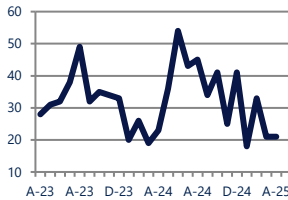
FOCUS ON: **BORDENTOWN, COLUMBUS, AND CHESTERFIELD HOUSING MARKET**

APRIL 2025

Zip Code(s): 08505, 08022, 08515, 08562 and 08042

Units Sold

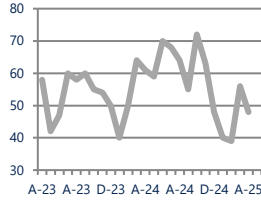
21



Down -9%
Vs. Year Ago

Active Inventory

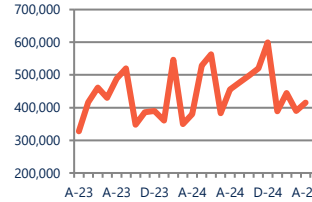
48



Down -21%
Vs. Year Ago

Median Sale Price

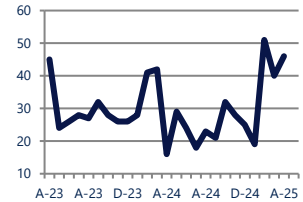
\$415,000



Up 9%
Vs. Year Ago

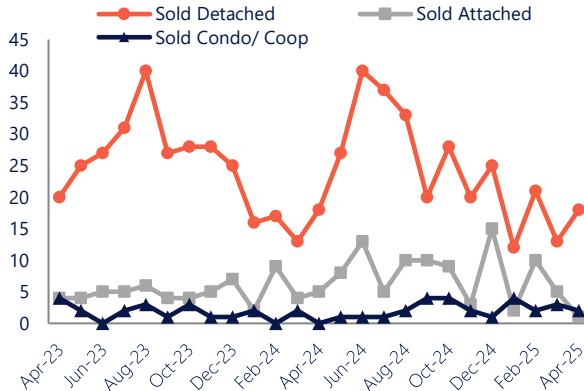
Days On Market

46



Up
Vs. Year Ago

Units Sold*



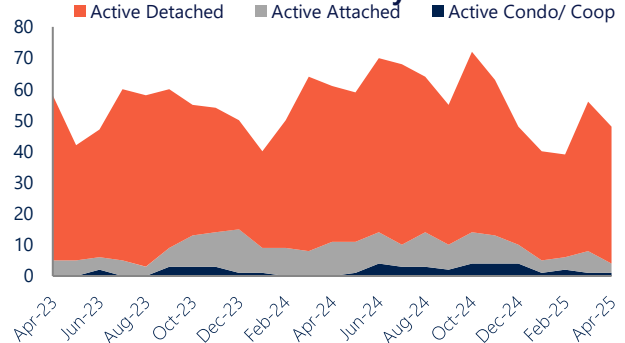
Units Sold

The number of units sold remained stable in April, with 21 sold this month in Bordentown, Columbus, and Chesterfield. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 21%. The total number of active inventory this April was 48 compared to 61 in April 2024. This month's total of 48 is lower than the previous month's total supply of available inventory of 56, a decrease of 14%.

Active Inventory*

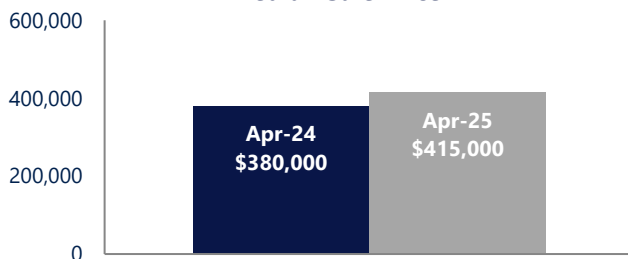


Median Sale Price

Last April, the median sale price for Bordentown, Columbus, and Chesterfield Homes was \$380,000. This April, the median sale price was \$415,000, an increase of 9% or \$35,000 compared to last year. The current median sold price is 6% 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.

Median Sale Price



Bordentown, Columbus, and Chesterfield are defined as properties listed in zip code/s 08505, 08022, 08515, 08562 and 08042.

*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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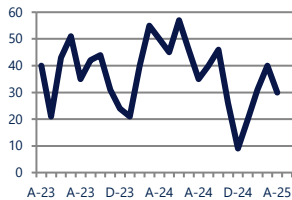
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New Listings

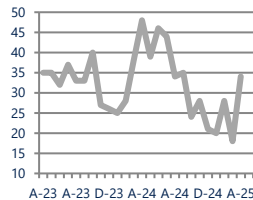
30



Down -40%
Vs. Year Ago

Current Contracts

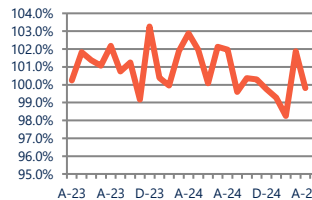
34



Down -29%
Vs. Year Ago

Sold Vs. List Price

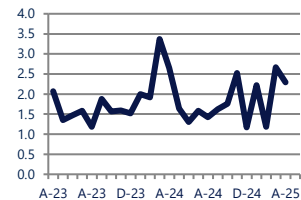
99.8%



Down -3%
Vs. Year Ago

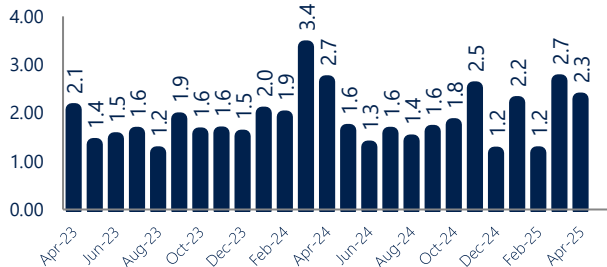
Months of Supply

2.3



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

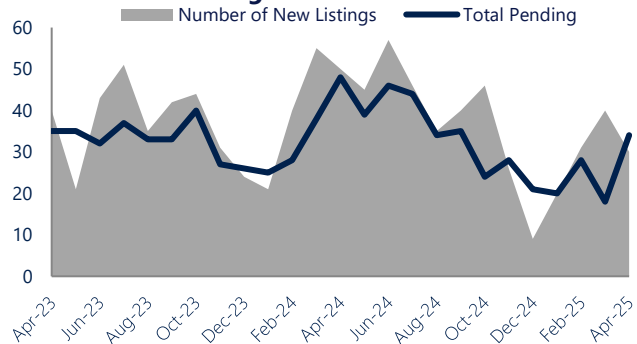
In April, there was 2.3 months of supply available in Bordentown, Columbus, and Chesterfield, compared to 2.7 in April 2024. That is a decrease of 14% versus a year ago.

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.

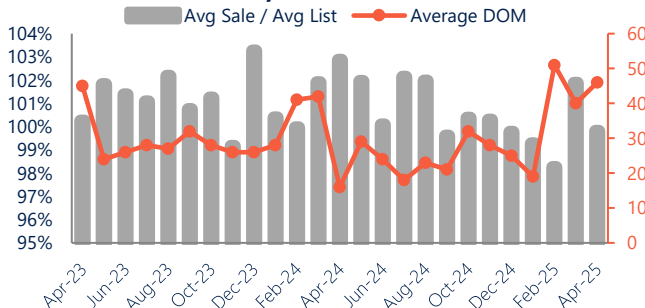
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Bordentown, Columbus, and Chesterfield compared to 50 in April 2024, a decrease of 40%. There were 34 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 29% 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 Bordentown, Columbus, and Chesterfield was 99.8% of the average list price, which is 3.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 46, higher than the average last year, which was 16. This increase was impacted by the limited number of sales.

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