

THE LONG & FOSTER MARKET MINUTE™

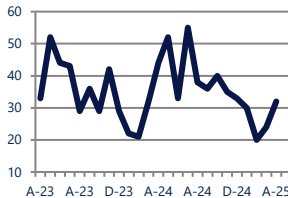
FOCUS ON: **BRICK HOUSING MARKET**

APRIL 2025

Zip Code(s): 08723

Units Sold

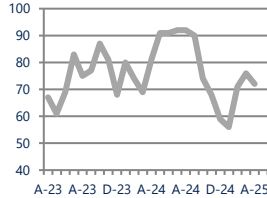
32



Down -27%
Vs. Year Ago

Active Inventory

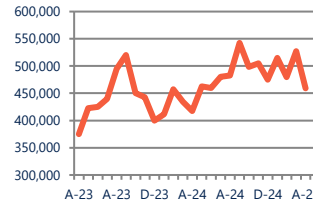
72



Down -11%
Vs. Year Ago

Median Sale Price

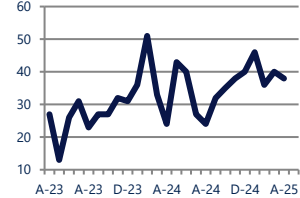
\$458,850



Up 10%
Vs. Year Ago

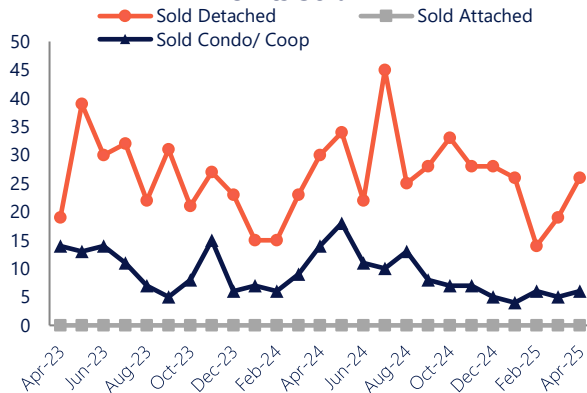
Days On Market

38



Up
Vs. Year Ago

Units Sold*



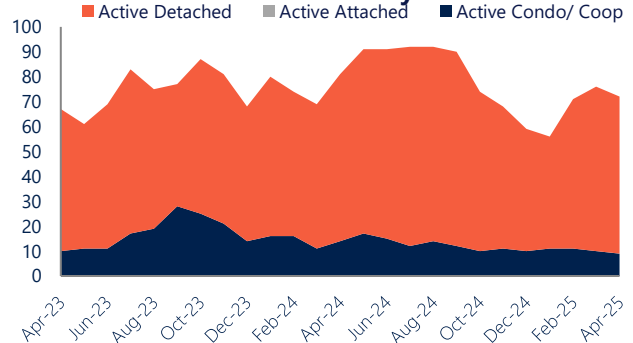
Units Sold

There was an increase in total units sold in April, with 32 sold this month in Brick versus 24 last month, an increase of 33%. This month's total units sold was lower than at this time last year, a decrease of 27% versus April 2024.

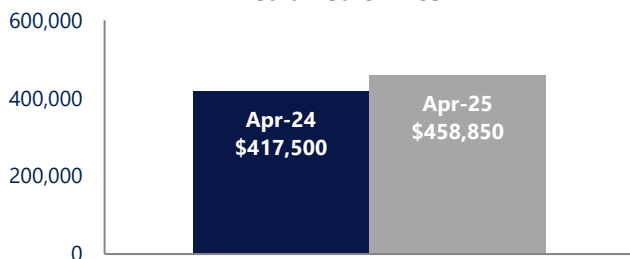
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 11%. The total number of active inventory this April was 72 compared to 81 in April 2024. This month's total of 72 is lower than the previous month's total supply of available inventory of 76, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Brick Homes was \$417,500. This April, the median sale price was \$458,850, an increase of 10% or \$41,350 compared to last year. The current median sold price is 13% 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.

Brick are defined as properties listed in zip code/s 08723.

*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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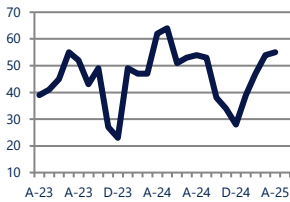
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APRIL 2025

Zip Code(s): 08723

New Listings

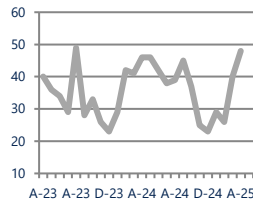
55



Down -11%
Vs. Year Ago

Current Contracts

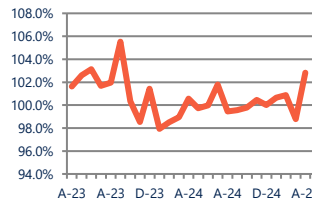
48



Up 4%
Vs. Year Ago

Sold Vs. List Price

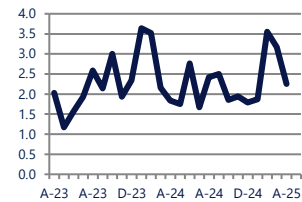
102.8%



Up 2.3%
Vs. Year Ago

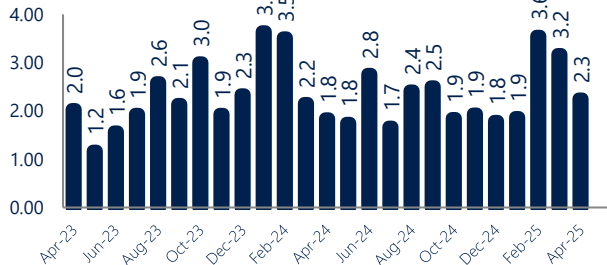
Months of Supply

2.3



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

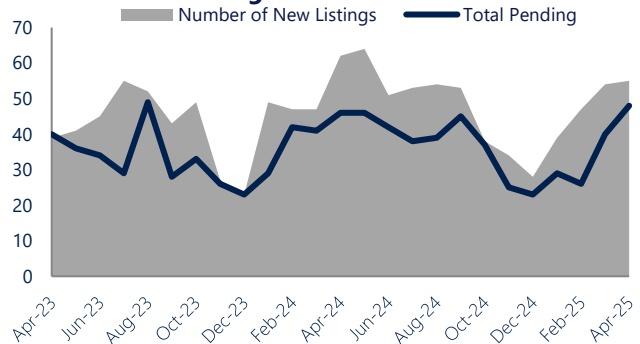
In April, there was 2.3 months of supply available in Brick, compared to 1.8 in April 2024. That is an increase of 22% versus a year ago.

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.

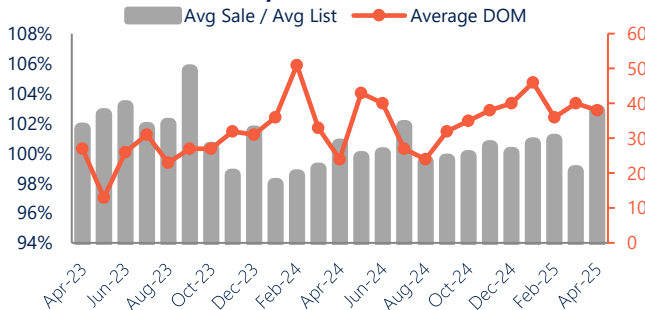
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Brick compared to 62 in April 2024, a decrease of 11%. There were 48 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 4% 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 Brick was 102.8% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 24. This increase was impacted by the limited number of sales.

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