

THE LONG & FOSTER MARKET MINUTE™

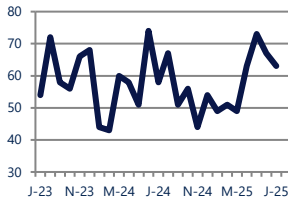
FOCUS ON: **BROWNS MILL, VINCENTOWN, AND PERMBERTON HOUSING MARKET**

JULY 2025

Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

Units Sold

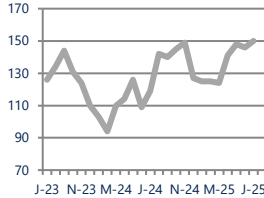
63



Up 9%
Vs. Year Ago

Active Inventory

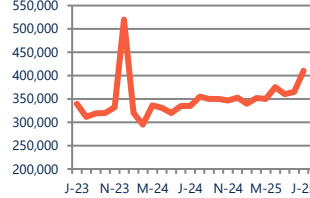
150



Up 26%
Vs. Year Ago

Median Sale Price

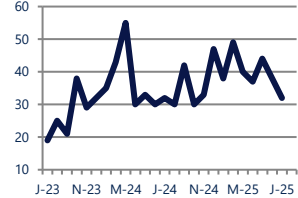
\$410,000



Up 22%
Vs. Year Ago

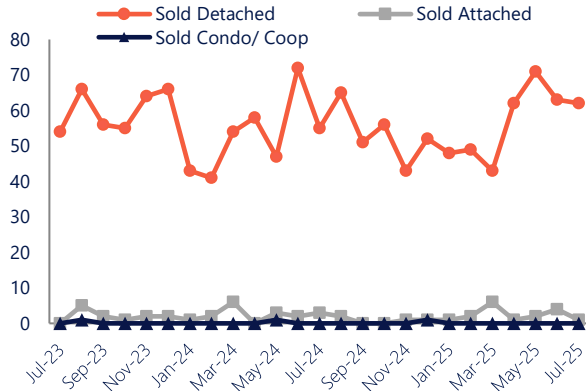
Days On Market

32



No Change
Vs. Year Ago

Units Sold*



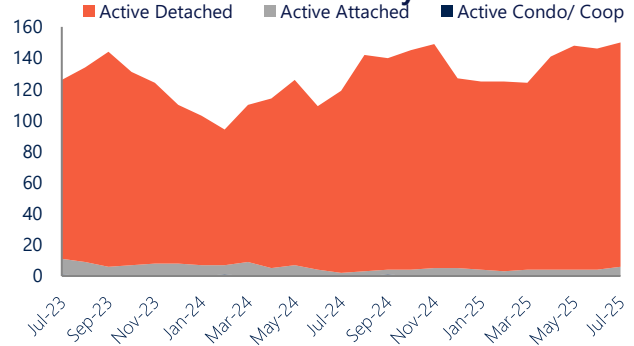
Units Sold

There was a decrease in total units sold in July, with 63 sold this month in Browns Mill, Vincentown, and Permberton versus 67 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2024.

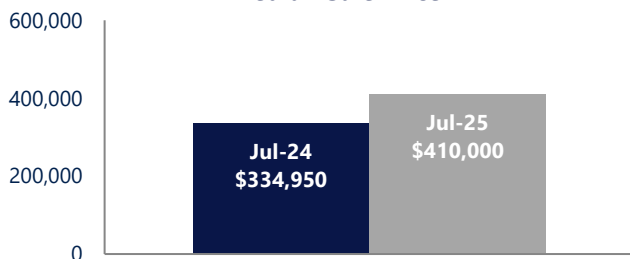
Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 26%. The total number of active inventory this July was 150 compared to 119 in July 2024. This month's total of 150 is higher than the previous month's total supply of available inventory of 146, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Browns Mill, Vincentown, and Permberton Homes was \$334,950. This July, the median sale price was \$410,000, an increase of 22% or \$75,050 compared to last year. The current median sold price is 12% higher 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.

Browns Mill, Vincentown, and Permberton are defined as properties listed in zip code/s 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641.

*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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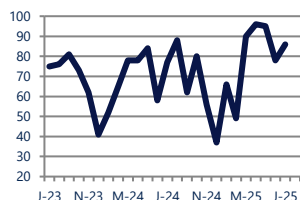
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JULY 2025

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New Listings

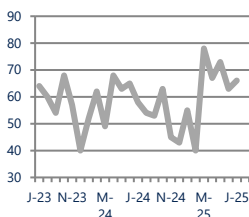
86



Up 12%
Vs. Year Ago

Current Contracts

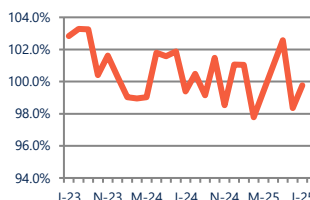
66



Up 14%
Vs. Year Ago

Sold Vs. List Price

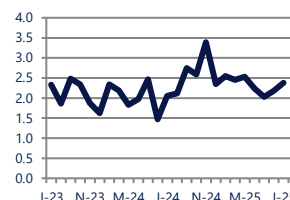
99.8%



No Change
Vs. Year Ago

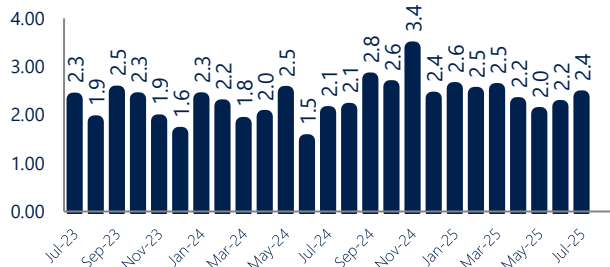
Months of Supply

2.4



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.4 months of supply available in Browns Mill, Vincentown, and Permberton, compared to 2.1 in July 2024. That is an increase of 16% versus a year ago.

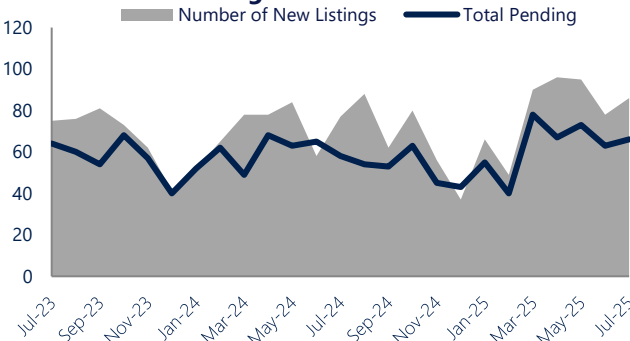
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

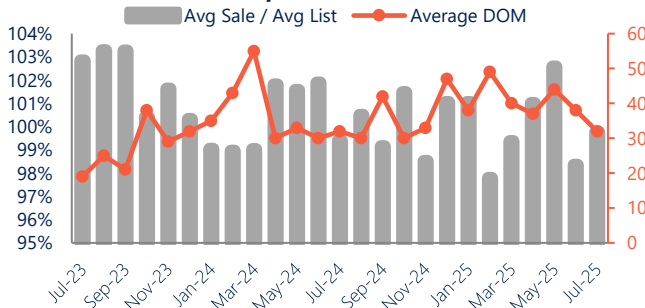
This month there were 86 homes newly listed for sale in Browns Mill, Vincentown, and Permberton compared to 77 in July 2024, an increase of 12%. There were 66 current contracts pending sale this July compared to 58 a year ago.

The number of current contracts is 14% 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 Browns Mill, Vincentown, and Permberton 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 32, which is similar compared to a year ago.

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