

THE LONG & FOSTER MARKET MINUTE™

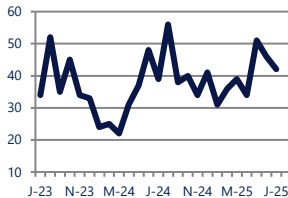
FOCUS ON: **BURLINGTON, FLORENCE, AND ROEBLING HOUSING MARKET**

JULY 2025

Zip Code(s): 08016, 08518 and 08554

Units Sold

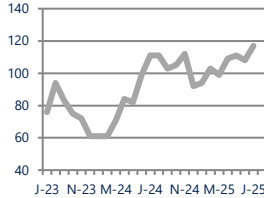
42



Up 8%
Vs. Year Ago

Active Inventory

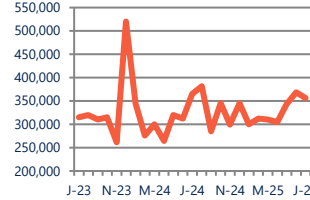
117



Up 5%
Vs. Year Ago

Median Sale Price

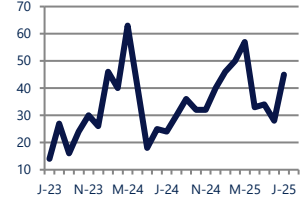
\$356,050



Down -2%
Vs. Year Ago

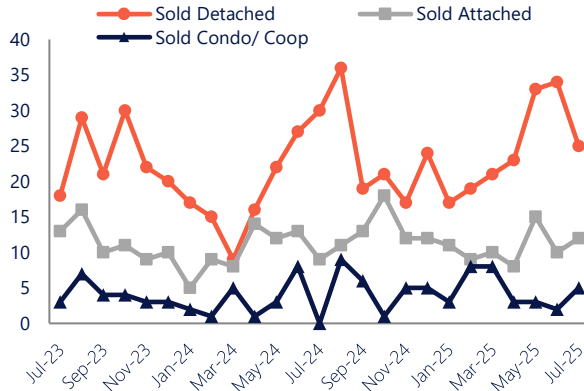
Days On Market

45



Up 88%
Vs. Year Ago

Units Sold*



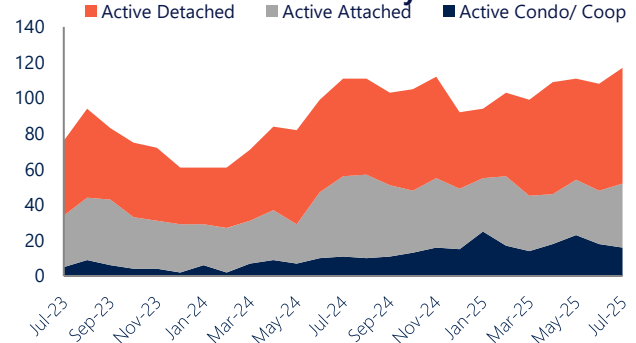
Units Sold

There was a decrease in total units sold in July, with 42 sold this month in Burlington, Florence, and Roebling versus 46 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 8% versus July 2024.

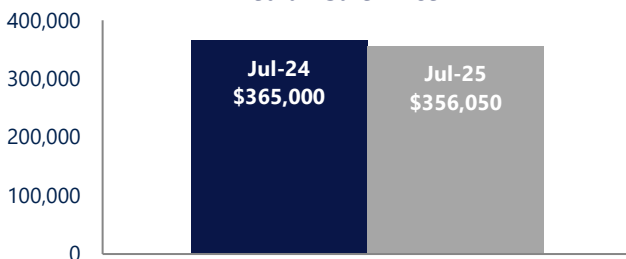
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 5%. The total number of active inventory this July was 117 compared to 111 in July 2024. This month's total of 117 is higher than the previous month's total supply of available inventory of 108, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Burlington, Florence, and Roebling Homes was \$365,000. This July, the median sale price was \$356,050, a decrease of 2% or \$8,950 compared to last year. The current median sold price is 3% 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.

Burlington, Florence, and Roebling are defined as properties listed in zip code/s 08016, 08518 and 08554.

*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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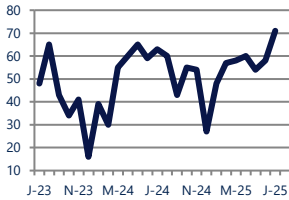
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JULY 2025

Zip Code(s): 08016, 08518 and 08554

New Listings

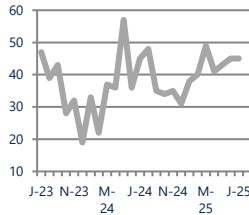
71



Up 13%
Vs. Year Ago

Current Contracts

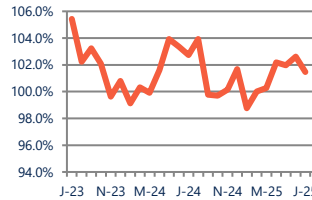
45



No Change
Vs. Year Ago

Sold Vs. List Price

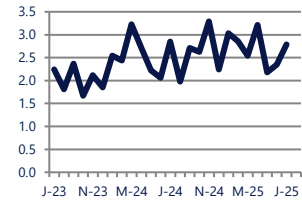
101.5%



Down -1.2%
Vs. Year Ago

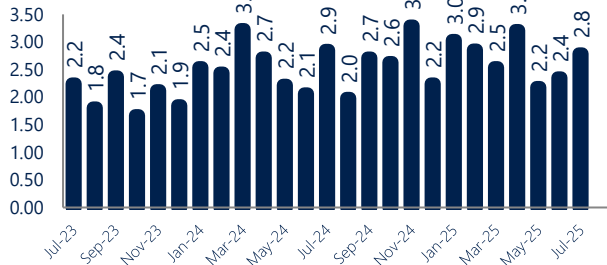
Months of Supply

2.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

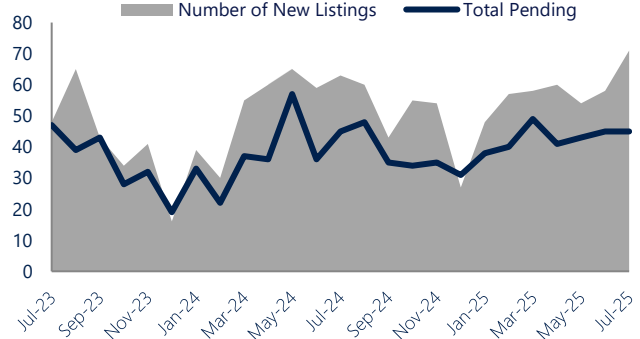
In July, there was 2.8 months of supply available in Burlington, Florence, and Roebing. The amount of supply is similar compared to a year ago.

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.

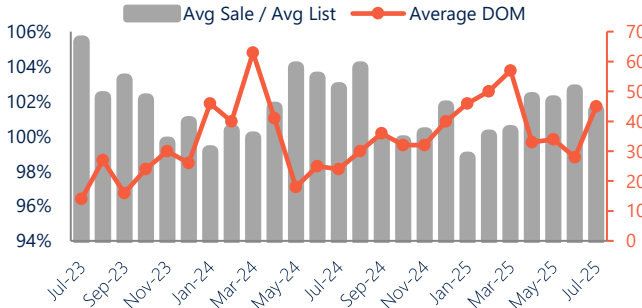
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Burlington, Florence, and Roebing compared to 63 in July 2024, an increase of 13%. There were 45 current contracts pending sale this July, approximately the same as a year ago. The number of current contracts is also similar as compared to the previous month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Burlington, Florence, and Roebing was 101.5% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 24, an increase of 88%.

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