

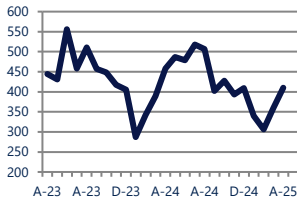
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAMDEN COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

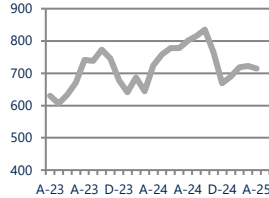
410



Down -10%
Vs. Year Ago

Active Inventory

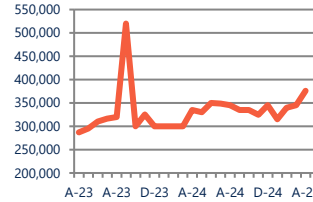
715



Down -1%
Vs. Year Ago

Median Sale Price

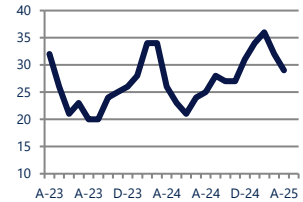
\$376,000



Up 12%
Vs. Year Ago

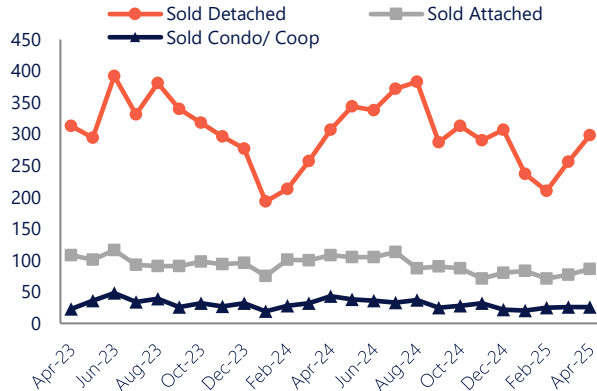
Days On Market

29



Up 12%
Vs. Year Ago

Units Sold*



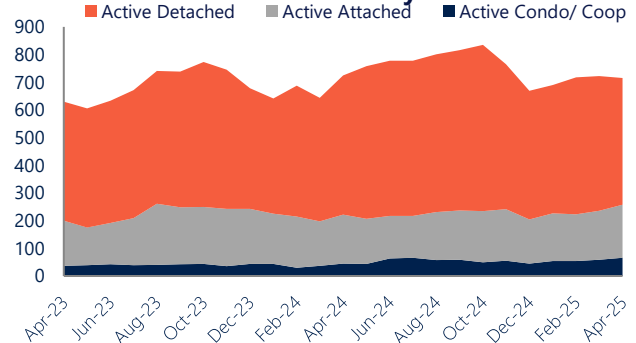
Units Sold

There was an increase in total units sold in April, with 410 sold this month in Camden County versus 359 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 10% versus April 2024.

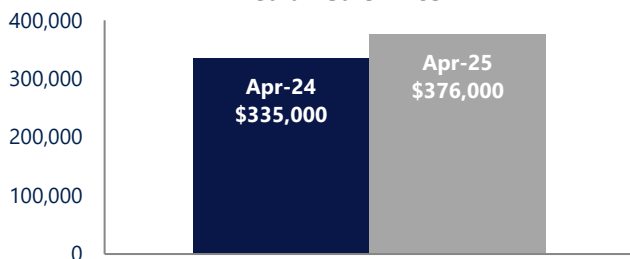
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 1%. The total number of active inventory this April was 715 compared to 724 in April 2024. This month's total of 715 is lower than the previous month's total supply of available inventory of 722, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Camden County Homes was \$335,000. This April, the median sale price was \$376,000, an increase of 12% or \$41,000 compared to last year. The current median sold price is 9% 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.

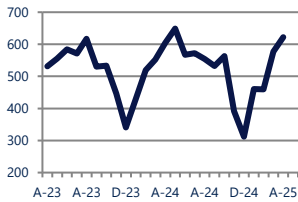
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAMDEN COUNTY HOUSING MARKET**

APRIL 2025

New Listings

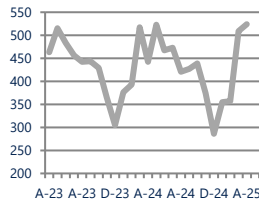
622



Up 3%
Vs. Year Ago

Current Contracts

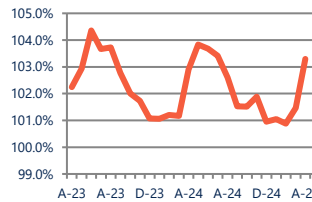
524



Up 19%
Vs. Year Ago

Sold Vs. List Price

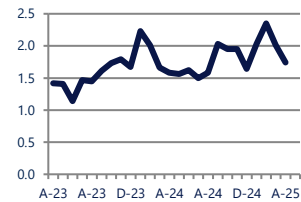
103.3%



No Change
Vs. Year Ago

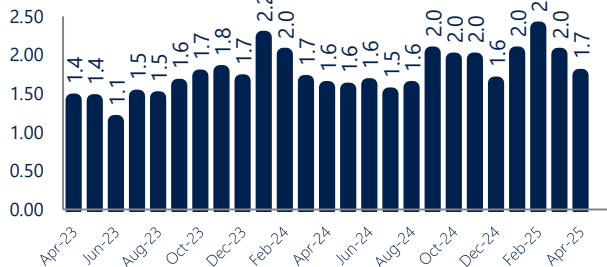
Months of Supply

1.7



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

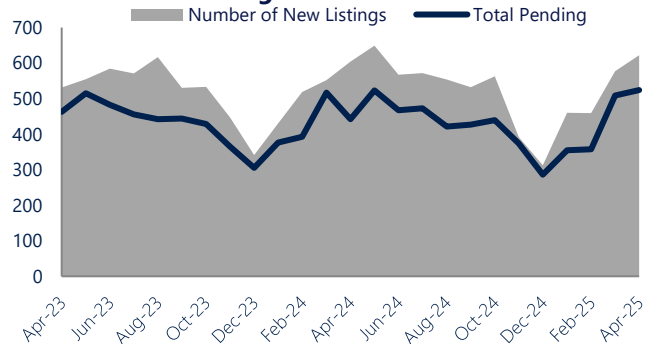
In April, there was 1.7 months of supply available in Camden County, compared to 1.6 in April 2024. That is an increase of 10% versus a year ago.

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.

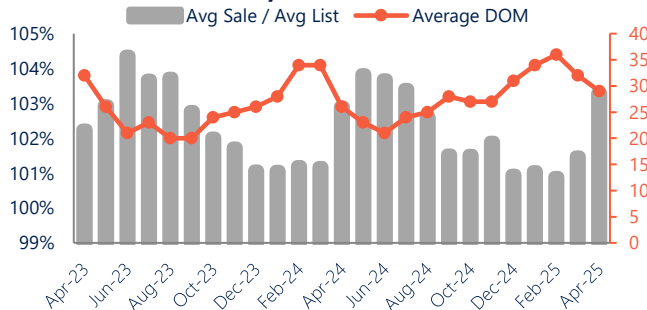
New Listings & Current Contracts

This month there were 622 homes newly listed for sale in Camden County compared to 604 in April 2024, an increase of 3%. There were 524 current contracts pending sale this April compared to 442 a year ago. The number of current contracts is 19% 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 Camden County was 103.3% 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 29, higher than the average last year, which was 26, an increase of 12%.