

# THE LONG & FOSTER MARKET MINUTE™

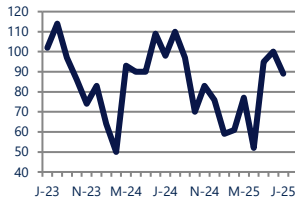
FOCUS ON: CLEMENTON, BLACKWOOD, AND SOMERDALE HOUSING MARKET

JULY 2025

Zip Code(s): 08021, 08012, 08083 and 08084

## Units Sold

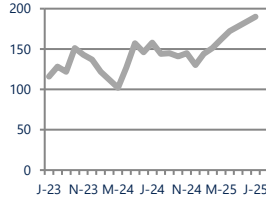
89



Down -9%  
Vs. Year Ago

## Active Inventory

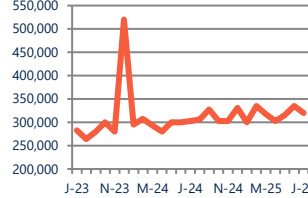
190



Up 20%  
Vs. Year Ago

## Median Sale Price

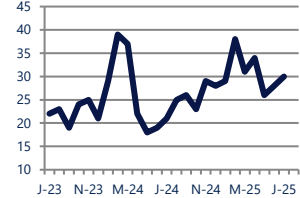
\$320,000



Up 6%  
Vs. Year Ago

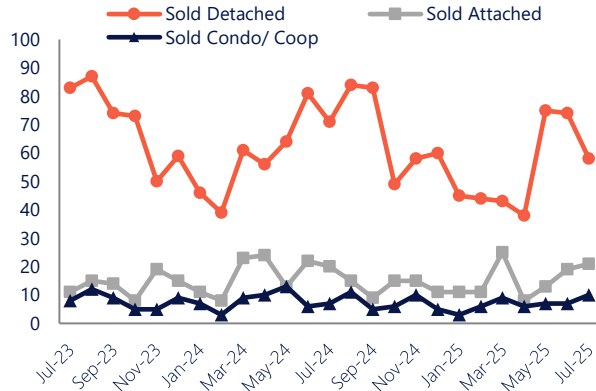
## Days On Market

30



Up 43%  
Vs. Year Ago

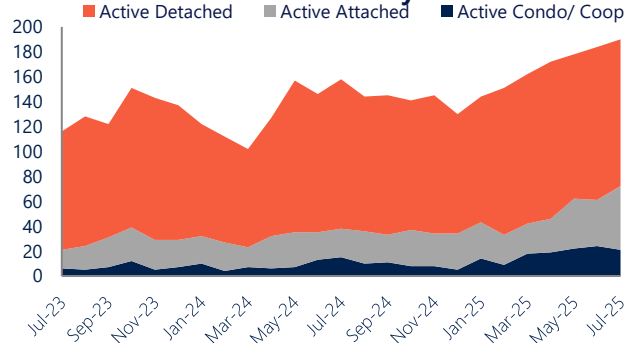
## Units Sold\*



## Units Sold

There was a decrease in total units sold in July, with 89 sold this month in Clementon, Blackwood, and Somerdale versus 100 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 9% versus July 2024.

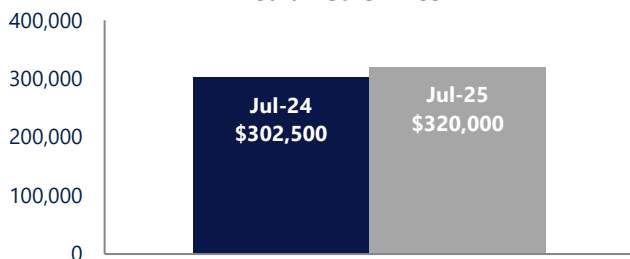
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 32 units or 20%. The total number of active inventory this July was 190 compared to 158 in July 2024. This month's total of 190 is higher than the previous month's total supply of available inventory of 184, an increase of 3%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Clementon, Blackwood, and Somerdale Homes was \$302,500. This July, the median sale price was \$320,000, an increase of 6% or \$17,500 compared to last year. The current median sold price is 4% 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.

Clementon, Blackwood, and Somerdale are defined as properties listed in zip code/s 08021, 08012, 08083 and 08084.

\*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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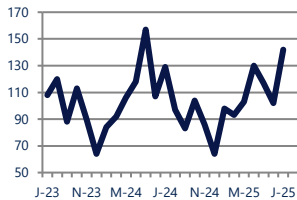
FOCUS ON: **CLEMENTON, BLACKWOOD, AND SOMERDALE HOUSING MARKET**

JULY 2025

Zip Code(s): 08021, 08012, 08083 and 08084

## New Listings

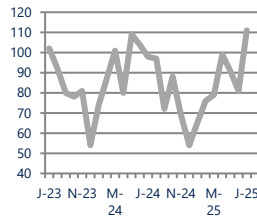
142



**Up 10%**  
Vs. Year Ago

## Current Contracts

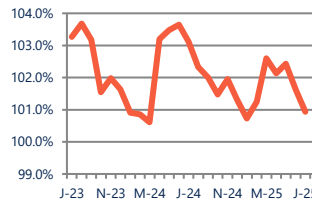
111



**Up 13%**  
Vs. Year Ago

## Sold Vs. List Price

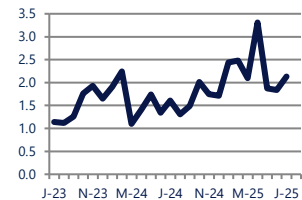
100.9%



**Down -2.1%**  
Vs. Year Ago

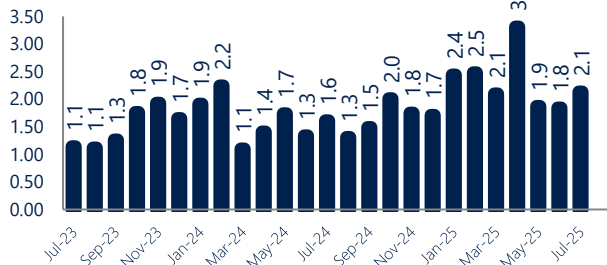
## Months of Supply

2.1



**Up 32%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

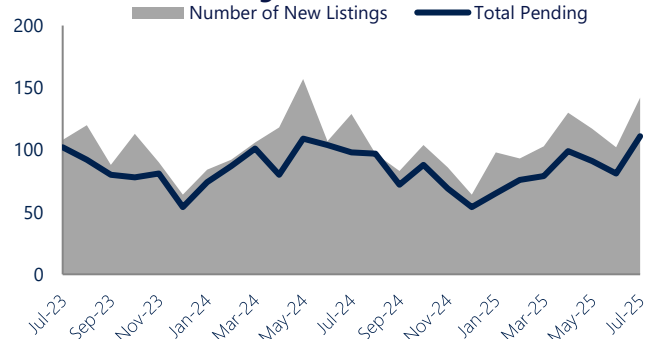
In July, there was 2.1 months of supply available in Clementon, Blackwood, and Somerdale, compared to 1.6 in July 2024. That is an increase of 32% versus a year ago.

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.

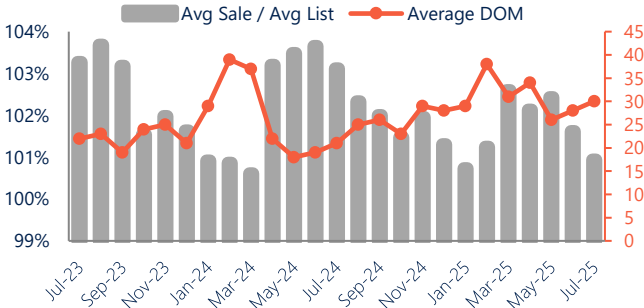
## New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Clementon, Blackwood, and Somerdale compared to 129 in July 2024, an increase of 10%. There were 111 current contracts pending sale this July compared to 98 a year ago. The number of current contracts is 13% 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 Clementon, Blackwood, and Somerdale was 100.9% of the average list price, which is 2.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 21, an increase of 43%.

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