

THE LONG & FOSTER MARKET MINUTE™

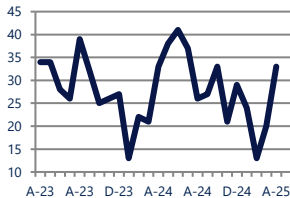
FOCUS ON: **COLLINGSWOOD AND OAKLYN HOUSING MARKET**

APRIL 2025

Zip Code(s): 08107 and 08108

Units Sold

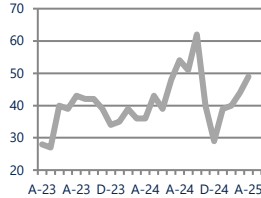
33



No Change
Vs. Year Ago

Active Inventory

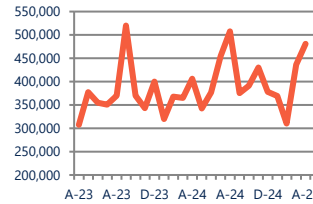
49



Up 36%
Vs. Year Ago

Median Sale Price

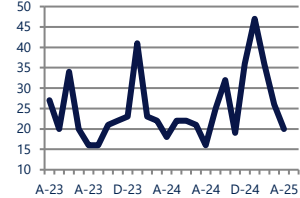
\$481,000



Up 18%
Vs. Year Ago

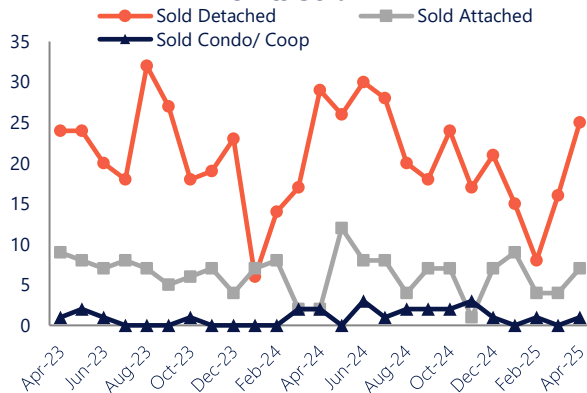
Days On Market

20



Up 11%
Vs. Year Ago

Units Sold*



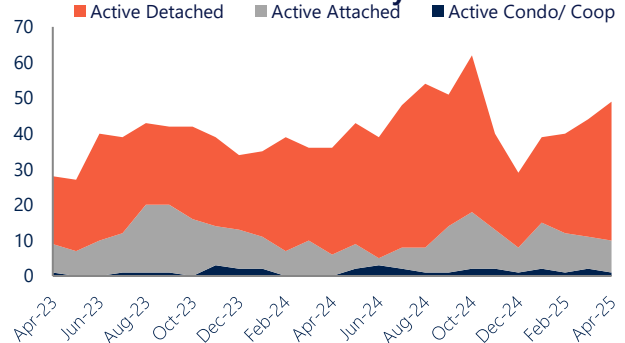
Units Sold

There was an increase in total units sold in April, with 33 sold this month in Collingswood and Oaklyn, an increase of 65%. This month's total units sold is similar compared to a year ago.

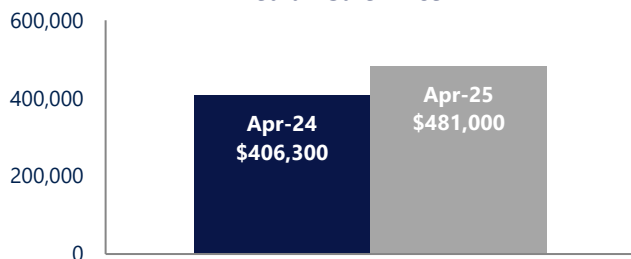
Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 36%. The total number of active inventory this April was 49 compared to 36 in April 2024. This month's total of 49 is higher than the previous month's total supply of available inventory of 44, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Collingswood and Oaklyn Homes was \$406,300. This April, the median sale price was \$481,000, an increase of 18% or \$74,700 compared to last year. The current median sold price is 10% 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.

Collingswood and Oaklyn are defined as properties listed in zip code/s 08107 and 08108.

*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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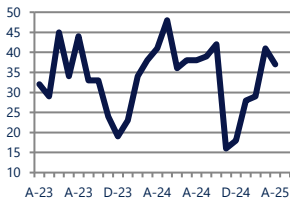
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APRIL 2025

Zip Code(s): 08107 and 08108

New Listings

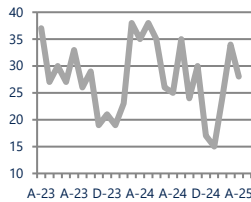
37



Down -10%
Vs. Year Ago

Current Contracts

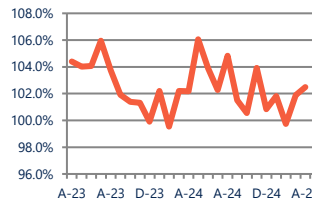
28



Down -20%
Vs. Year Ago

Sold Vs. List Price

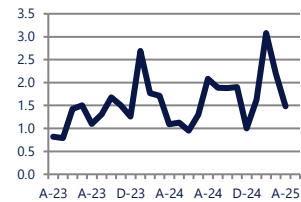
102.5%



No Change
Vs. Year Ago

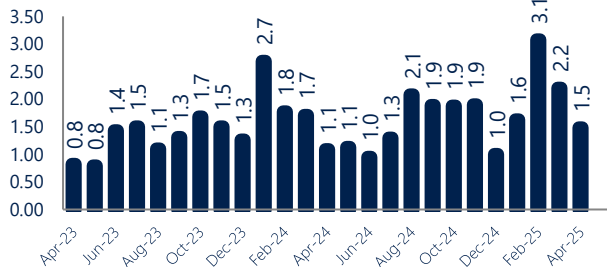
Months of Supply

1.5



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

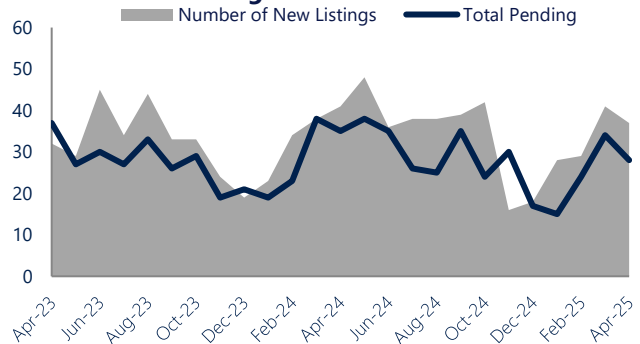
In April, there was 1.5 months of supply available in Collingswood and Oaklyn, compared to 1.1 in April 2024. That is an increase of 36% versus a year ago.

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.

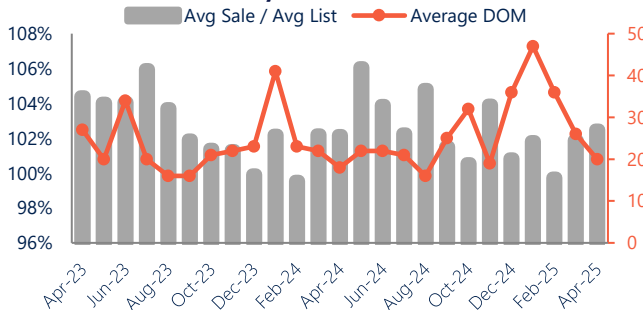
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Collingswood and Oaklyn compared to 41 in April 2024, a decrease of 10%. There were 28 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 20% lower 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 Collingswood and Oaklyn was 102.5% 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 20, higher than the average last year, which was 18, an increase of 11%.

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