

THE LONG & FOSTER MARKET MINUTE™

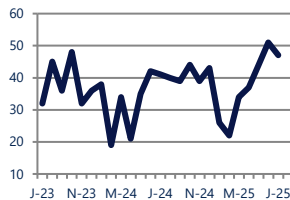
FOCUS ON: **EGG HARBOR TOWNSHIP HOUSING MARKET**

JULY 2025

Zip Code(s): 08234

Units Sold

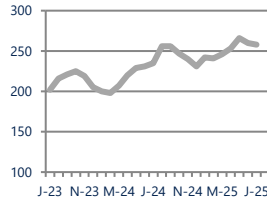
47



Up 15%
Vs. Year Ago

Active Inventory

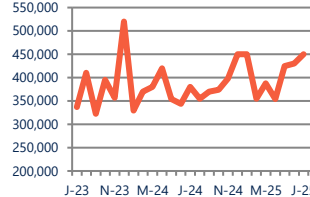
258



Up 10%
Vs. Year Ago

Median Sale Price

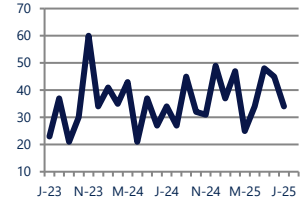
\$450,000



Up 18%
Vs. Year Ago

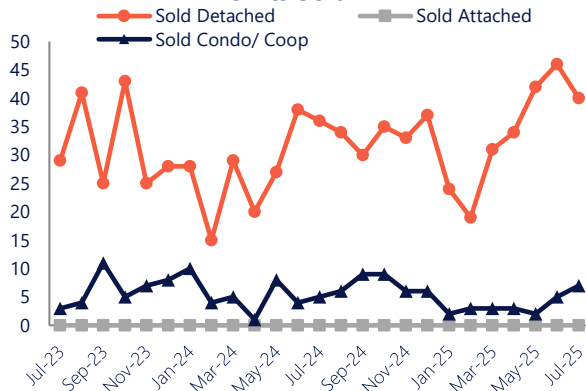
Days On Market

34



No Change
Vs. Year Ago

Units Sold*



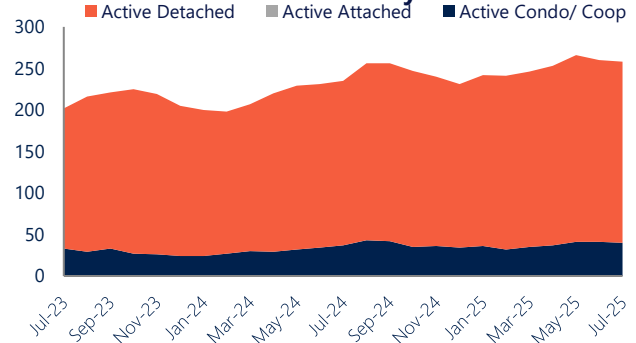
Units Sold

There was a decrease in total units sold in July, with 47 sold this month in Egg Harbor Township versus 51 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 15% versus July 2024.

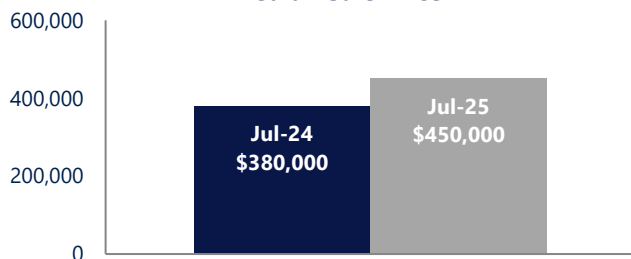
Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 10%. The total number of active inventory this July was 258 compared to 235 in July 2024. This month's total of 258 is lower than the previous month's total supply of available inventory of 260, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Egg Harbor Township Homes was \$380,000. This July, the median sale price was \$450,000, an increase of 18% or \$70,000 compared to last year. The current median sold price is 5% 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.

Egg Harbor Township are defined as properties listed in zip code/s 08234.

*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 SJSMLS 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 SJSMLS or Long & Foster Real Estate, Inc.

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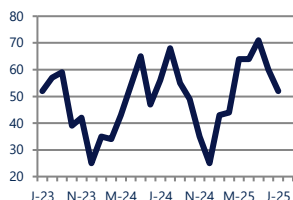
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JULY 2025

Zip Code(s): 08234

New Listings

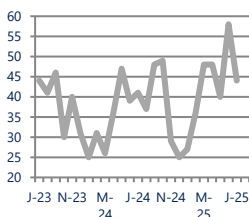
52



Down -7%
Vs. Year Ago

Current Contracts

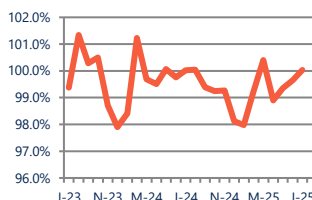
44



Up 7%
Vs. Year Ago

Sold Vs. List Price

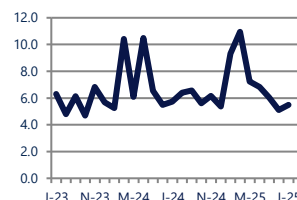
100.0%



No Change
Vs. Year Ago

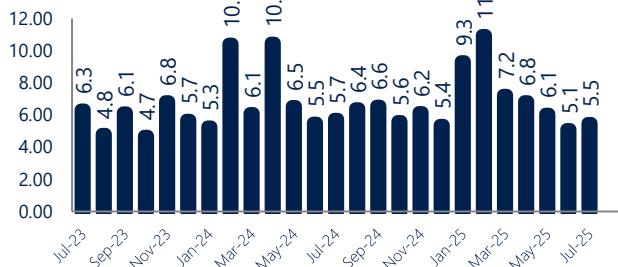
Months of Supply

5.5



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

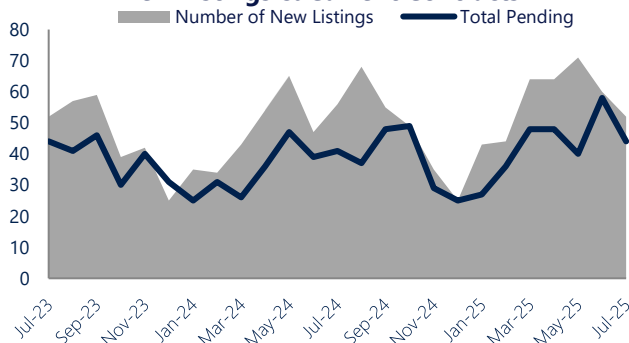
In July, there was 5.5 months of supply available in Egg Harbor Township, compared to 5.7 in July 2024. That is a decrease of 4% versus a year ago.

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.

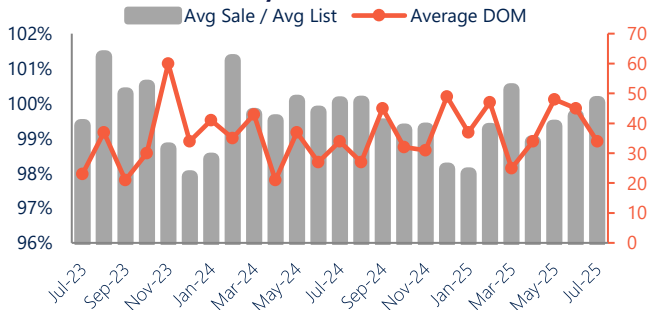
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Egg Harbor Township compared to 56 in July 2024, a decrease of 7%. There were 44 current contracts pending sale this July compared to 41 a year ago. The number of current contracts is 7% 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 Egg Harbor Township was 100.0% 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 34, which is similar compared to a year ago.

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