

THE LONG & FOSTER MARKET MINUTE™

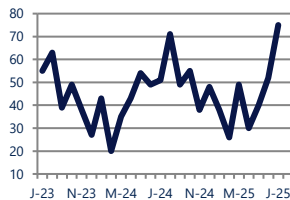
FOCUS ON: **ENGLISHTOWN HOUSING MARKET**

JULY 2025

Zip Code(s): 07726

Units Sold

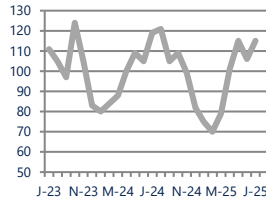
75



Up
Vs. Year Ago

Active Inventory

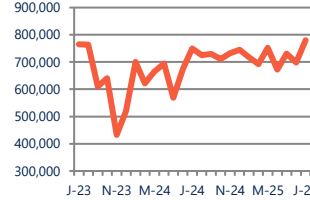
115



Down -3%
Vs. Year Ago

Median Sale Price

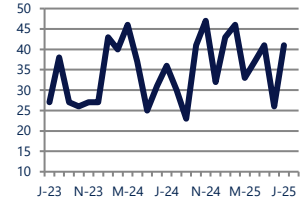
\$780,009



Up 4%
Vs. Year Ago

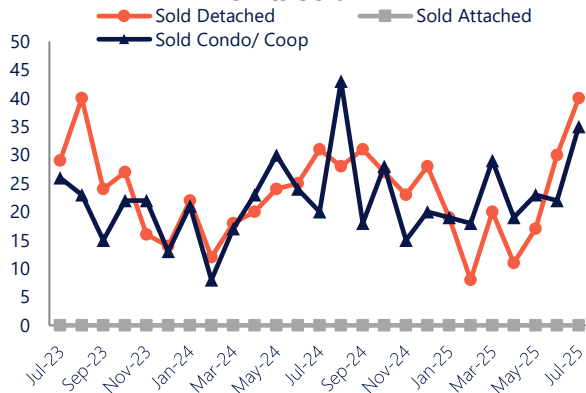
Days On Market

41



Up 14%
Vs. Year Ago

Units Sold*



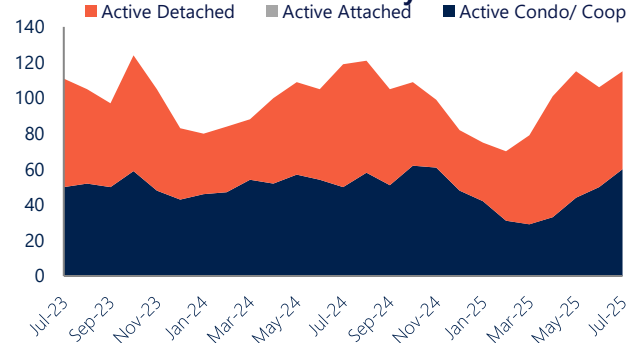
Units Sold

There was an increase in total units sold in July, with 75 sold this month in Englishtown. This month's total units sold was higher than at this time last year.

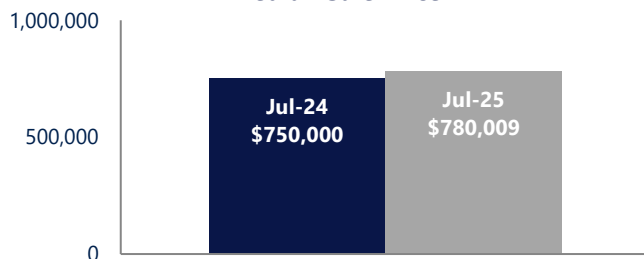
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 3%. The total number of active inventory this July was 115 compared to 119 in July 2024. This month's total of 115 is higher than the previous month's total supply of available inventory of 106, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Englishtown Homes was \$750,000. This July, the median sale price was \$780,009, an increase of 4% or \$30,009 compared to last year. The current median sold price is 12% 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.

Englishtown are defined as properties listed in zip code/s 07726.

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

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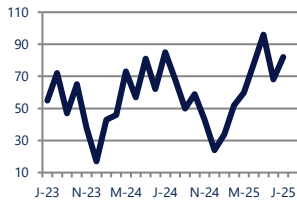
FOCUS ON: **ENGISHTOWN HOUSING MARKET**

JULY 2025

Zip Code(s): 07726

New Listings

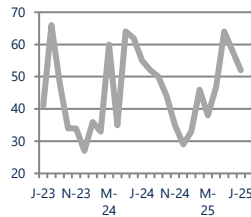
82



Down -4%
Vs. Year Ago

Current Contracts

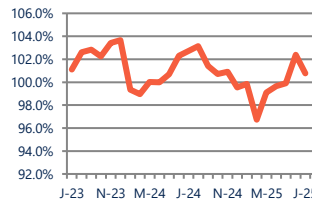
52



Down -5%
Vs. Year Ago

Sold Vs. List Price

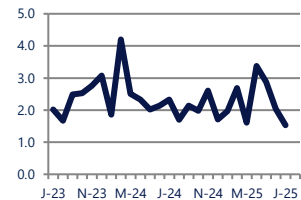
100.8%



Down -1.9%
Vs. Year Ago

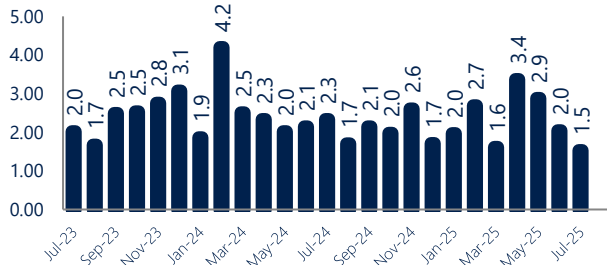
Months of Supply

1.5



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 1.5 months of supply available in Engishtown, compared to 2.3 in July 2024. That is a decrease of 34% versus a year ago.

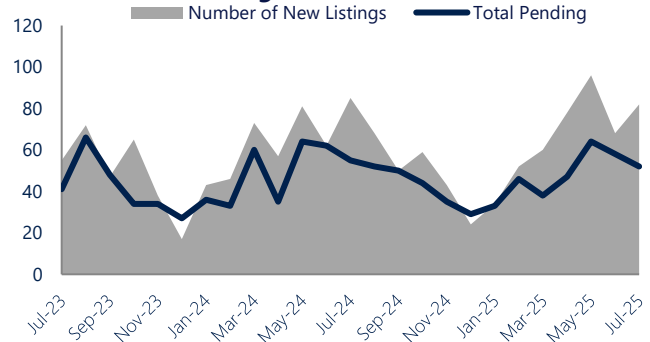
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

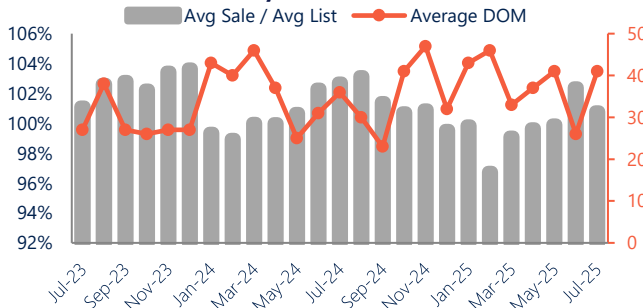
This month there were 82 homes newly listed for sale in Engishtown compared to 85 in July 2024, a decrease of 4%.

There were 52 current contracts pending sale this July compared to 55 a year ago. The number of current contracts is 5% lower 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 Engishtown was 100.8% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 36, an increase of 14%.

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