

THE LONG & FOSTER MARKET MINUTE™

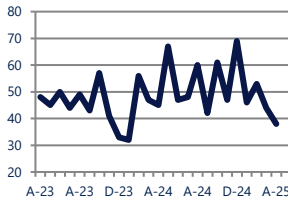
FOCUS ON: **GLASSBORO, FRANKLINVILLE, AND CLAYTON HOUSING MARKET**

APRIL 2025

Zip Code(s): **08028, 08322, 08312, 08344 and 08328**

Units Sold

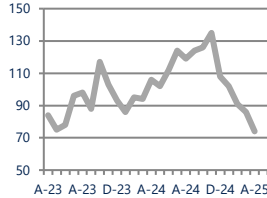
38



Down -16%
Vs. Year Ago

Active Inventory

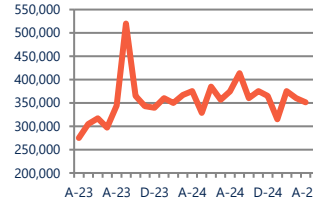
74



Down -30%
Vs. Year Ago

Median Sale Price

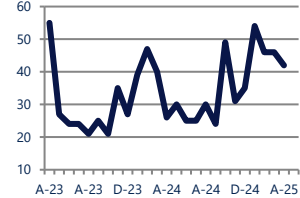
\$351,250



Down -6%
Vs. Year Ago

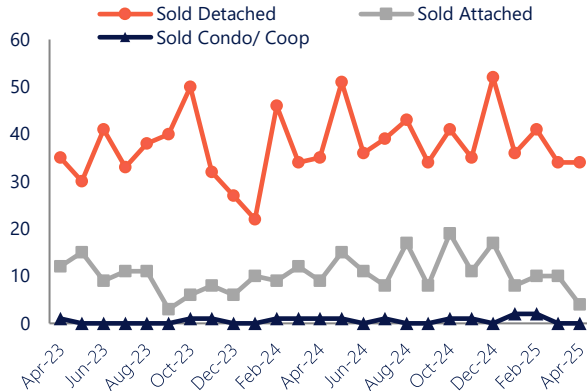
Days On Market

42



Up
Vs. Year Ago

Units Sold*



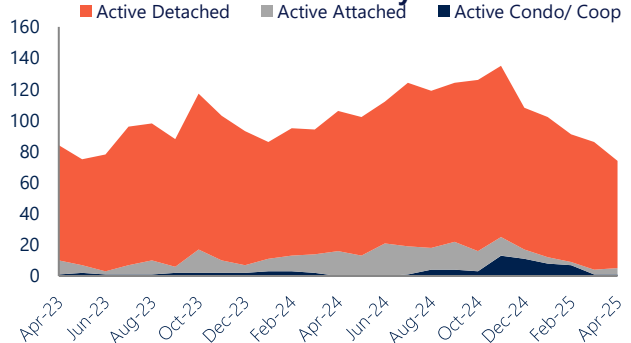
Units Sold

There was a decrease in total units sold in April, with 38 sold this month in Glassboro, Franklinville, and Clayton versus 44 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 16% versus April 2024.

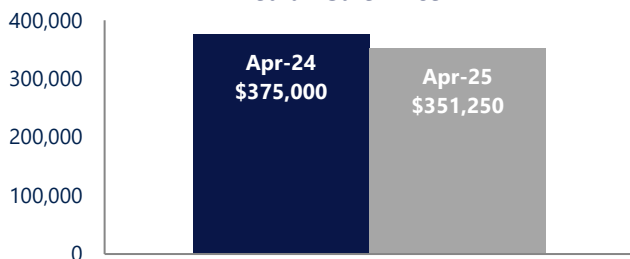
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 30%. The total number of active inventory this April was 74 compared to 106 in April 2024. This month's total of 74 is lower than the previous month's total supply of available inventory of 86, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Glassboro, Franklinville, and Clayton Homes was \$375,000. This April, the median sale price was \$351,250, a decrease of 6% or \$23,750 compared to last year. The current median sold price is 2% lower 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.

Glassboro, Franklinville, and Clayton are defined as properties listed in zip code/s 08028, 08322, 08312, 08344 and 08328.

*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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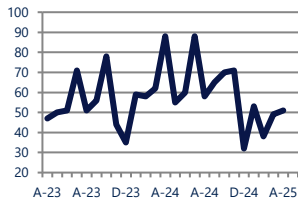
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APRIL 2025

Zip Code(s): 08028, 08322, 08312, 08344 and 08328

New Listings

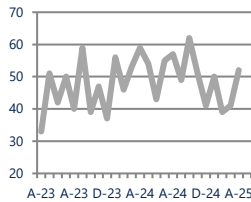
51



Down -42%
Vs. Year Ago

Current Contracts

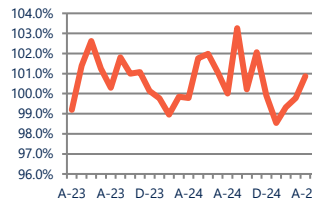
52



Down -12%
Vs. Year Ago

Sold Vs. List Price

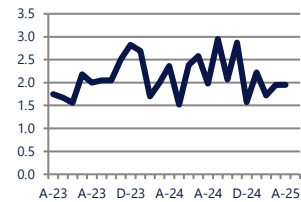
100.9%



Up 1.1%
Vs. Year Ago

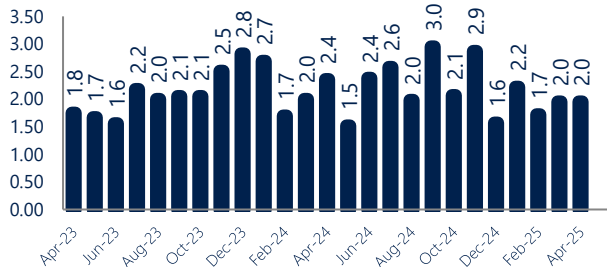
Months of Supply

2.0



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

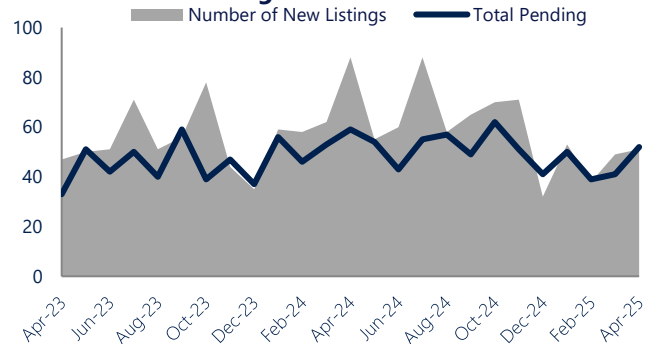
In April, there was 1.9 months of supply available in Glassboro, Franklinville, and Clayton, compared to 2.4 in April 2024. That is a decrease of 17% versus a year ago.

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.

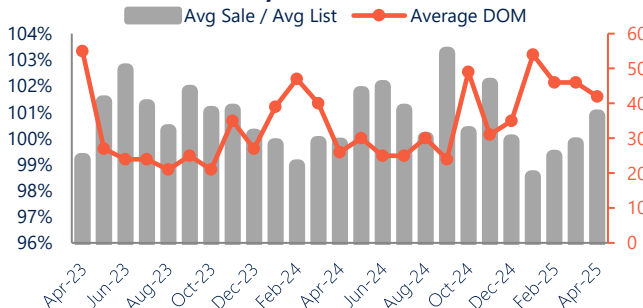
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Glassboro, Franklinville, and Clayton compared to 88 in April 2024, a decrease of 42%. There were 52 current contracts pending sale this April compared to 59 a year ago. The number of current contracts is 12% 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 Glassboro, Franklinville, and Clayton was 100.9% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 26. This increase was impacted by the limited number of sales.

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