

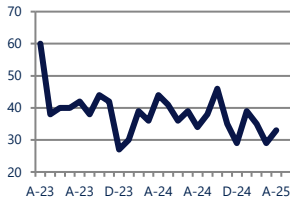
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER CITY AND MOUNT EPHRAIM HOUSING MARKET**

APRIL 2025

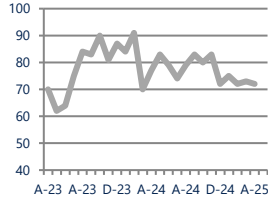
Zip Code(s): 08104, 08030 and 08059

Units Sold
33



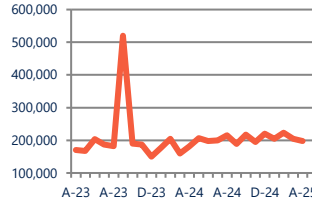
Down -25%
Vs. Year Ago

Active Inventory
72



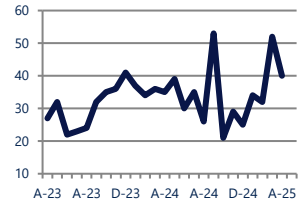
Down -6%
Vs. Year Ago

Median Sale Price
\$197,500



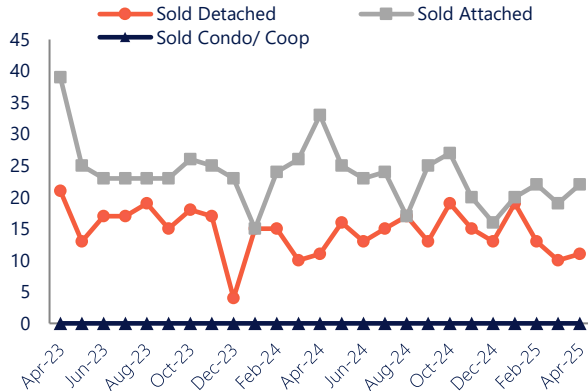
Up 9%
Vs. Year Ago

Days On Market
40



Up 14%
Vs. Year Ago

Units Sold*



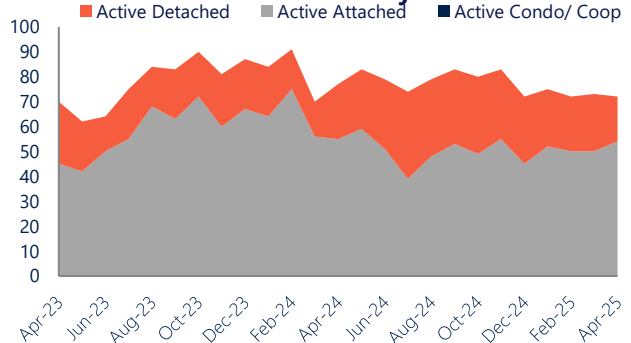
Units Sold

There was an increase in total units sold in April, with 33 sold this month in Gloucester City and Mount Ephraim versus 29 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 25% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 6%. The total number of active inventory this April was 72 compared to 77 in April 2024. This month's total of 72 is lower than the previous month's total supply of available inventory of 73, a decrease of 1%.

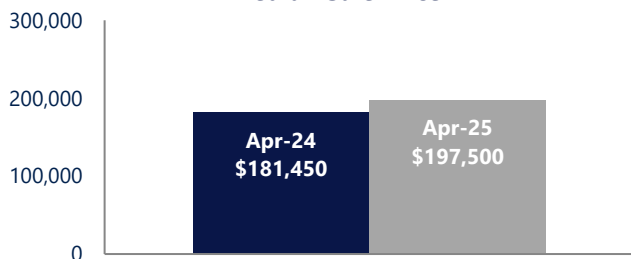
Active Inventory*



Median Sale Price

Last April, the median sale price for Gloucester City and Mount Ephraim Homes was \$181,450. This April, the median sale price was \$197,500, an increase of 9% or \$16,050 compared to last year. The current median sold price is 4% lower than in March.

Median Sale Price



Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Gloucester City and Mount Ephraim are defined as properties listed in zip code/s 08104, 08030 and 08059.

*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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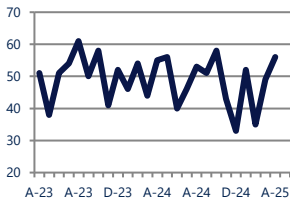
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APRIL 2025

Zip Code(s): 08104, 08030 and 08059

New Listings

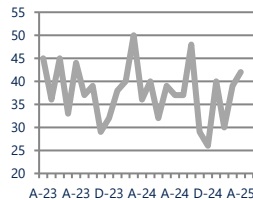
56



Up 2%
Vs. Year Ago

Current Contracts

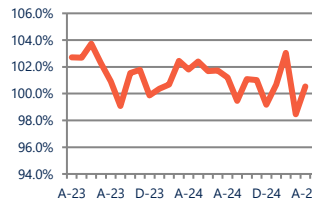
42



Up 17%
Vs. Year Ago

Sold Vs. List Price

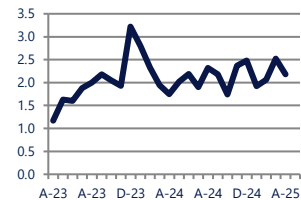
100.5%



Down -1.3%
Vs. Year Ago

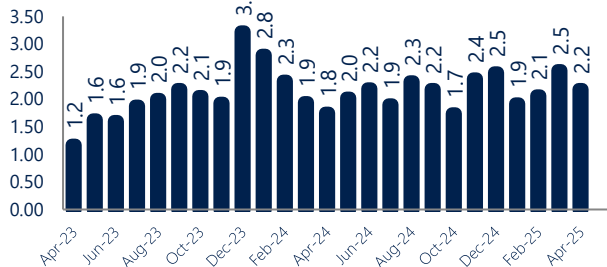
Months of Supply

2.2



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

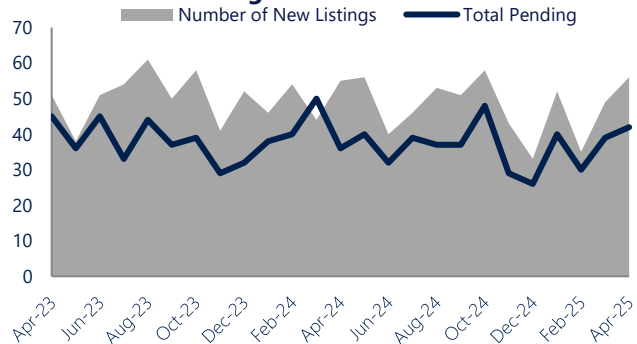
In April, there was 2.2 months of supply available in Gloucester City and Mount Ephraim, compared to 1.8 in April 2024. That is an increase of 25% versus a year ago.

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.

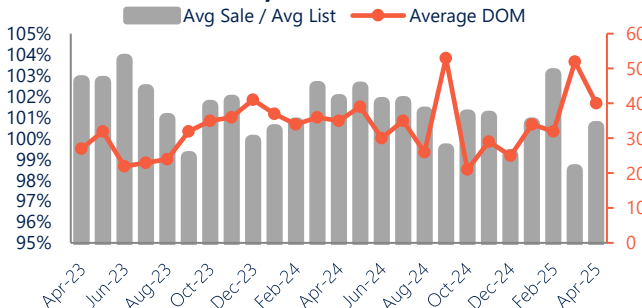
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Gloucester City and Mount Ephraim compared to 55 in April 2024, an increase of 2%. There were 42 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 17% higher 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 Gloucester City and Mount Ephraim was 100.5% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 35, an increase of 14%.

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