

THE LONG & FOSTER MARKET MINUTE™

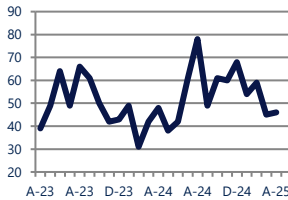
FOCUS ON: **HOWELL AND FARMINGDALE HOUSING MARKET**

APRIL 2025

Zip Code(s): 07731 and 07727

Units Sold

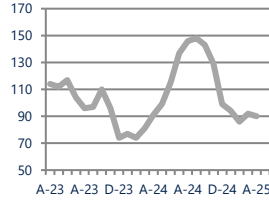
46



Down -4%
Vs. Year Ago

Active Inventory

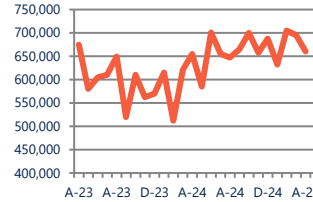
90



Down -1%
Vs. Year Ago

Median Sale Price

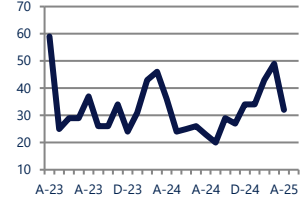
\$660,000



Up 1%
Vs. Year Ago

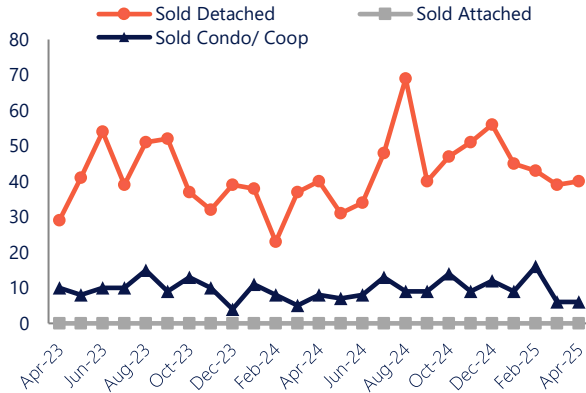
Days On Market

32



Down -11%
Vs. Year Ago

Units Sold*



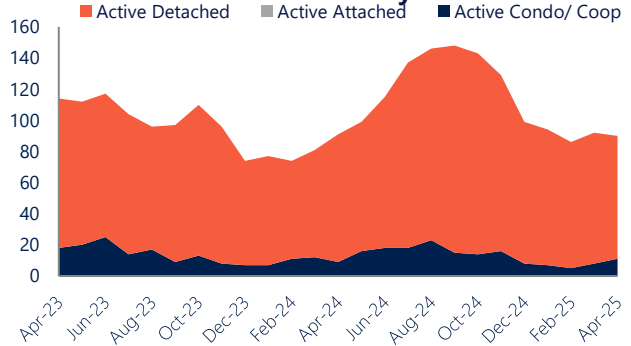
Units Sold

There was an increase in total units sold in April, with 46 sold this month in Howell and Farmingdale versus 45 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 90 compared to 91 in April 2024. This month's total of 90 is lower than the previous month's total supply of available inventory of 92, a decrease of 2%.

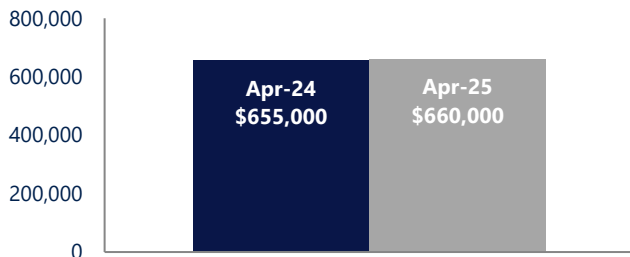
Active Inventory*



Median Sale Price

Last April, the median sale price for Howell and Farmingdale Homes was \$655,000. This April, the median sale price was \$660,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 5% 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.

Howell and Farmingdale are defined as properties listed in zip code/s 07731 and 07727.

*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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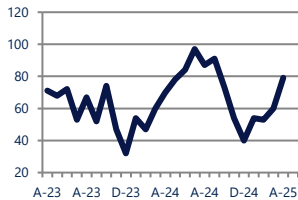
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APRIL 2025

Zip Code(s): 07731 and 07727

New Listings

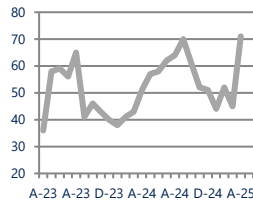
79



Up 13%
Vs. Year Ago

Current Contracts

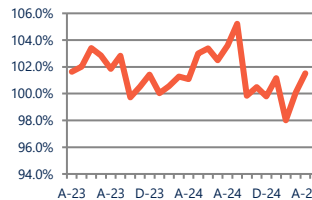
71



Up 39%
Vs. Year Ago

Sold Vs. List Price

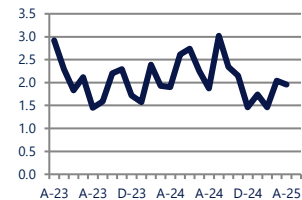
101.5%



No Change
Vs. Year Ago

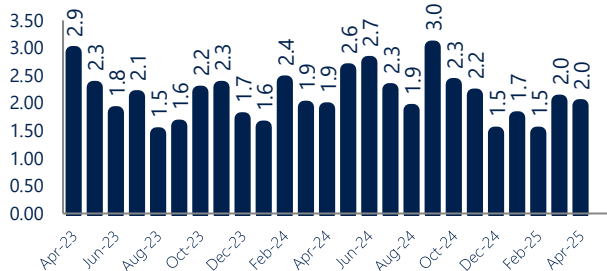
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

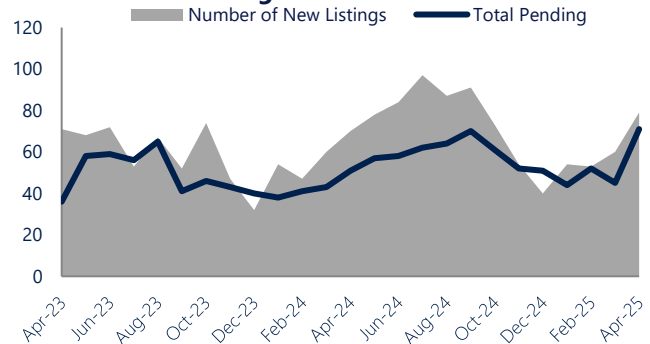
In April, there was 2.0 months of supply available in Howell and Farmingdale. The amount of supply is similar compared to a year ago.

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.

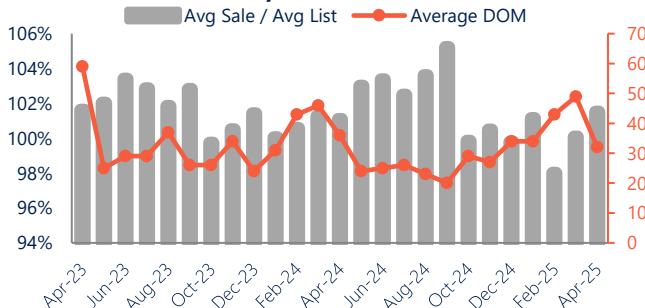
New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Howell and Farmingdale compared to 70 in April 2024, an increase of 13%. There were 71 current contracts pending sale this April compared to 51 a year ago. The number of current contracts is 39% 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 Howell and Farmingdale was 101.5% 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 32, lower than the average last year, which was 36, a decrease of 11%.

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