

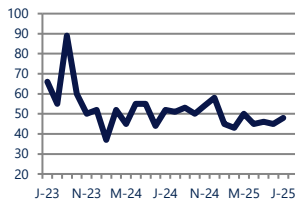
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LAKEWOOD HOUSING MARKET**

JULY 2025

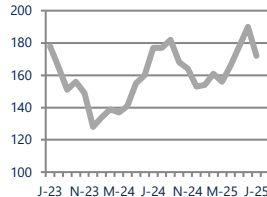
Zip Code(s): 08701

Units Sold
48



Down -8%
Vs. Year Ago

Active Inventory
172



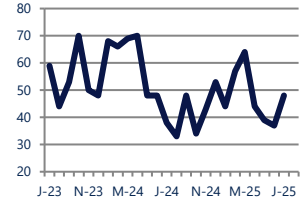
Down -3%
Vs. Year Ago

Median Sale Price
\$391,000

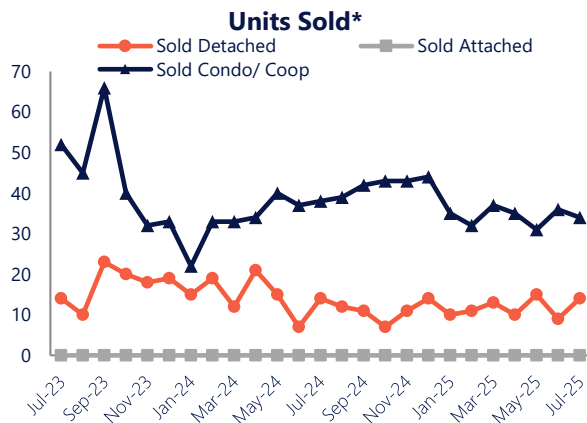


Up 10%
Vs. Year Ago

Days On Market
48



Up 26%
Vs. Year Ago

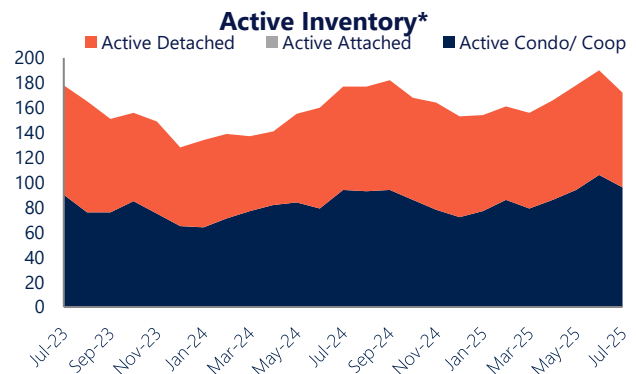


Units Sold

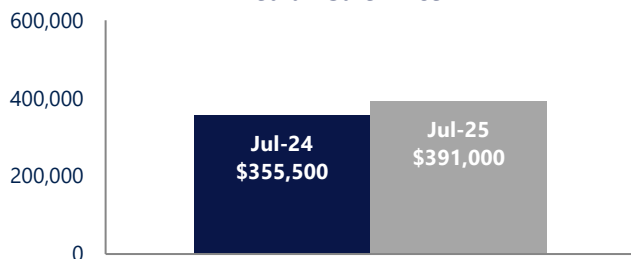
There was an increase in total units sold in July, with 48 sold this month in Lakewood versus 45 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 3%. The total number of active inventory this July was 172 compared to 177 in July 2024. This month's total of 172 is lower than the previous month's total supply of available inventory of 190, a decrease of 9%.



Median Sale Price



Median Sale Price

Last July, the median sale price for Lakewood Homes was \$355,500. This July, the median sale price was \$391,000, an increase of \$35,500 compared to last year. The current median sold price is 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.

Lakewood are defined as properties listed in zip code/s 08701.

*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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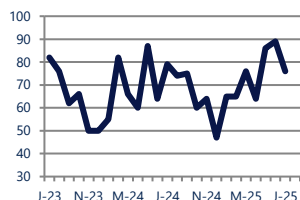
FOCUS ON: **LAKEWOOD HOUSING MARKET**

JULY 2025

Zip Code(s): 08701

New Listings

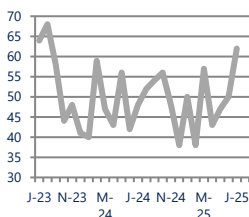
76



Down -4%
Vs. Year Ago

Current Contracts

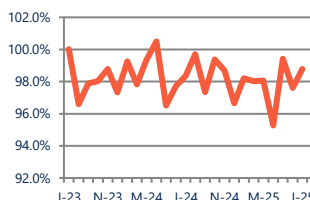
62



Up 29%
Vs. Year Ago

Sold Vs. List Price

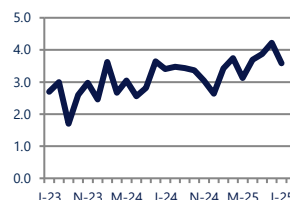
98.8%



No Change
Vs. Year Ago

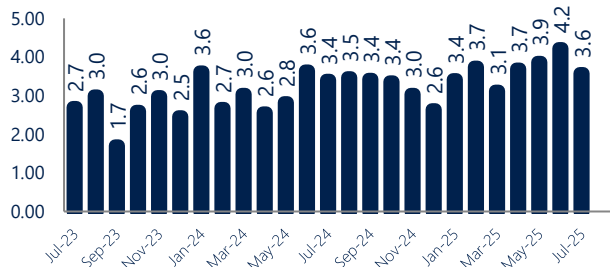
Months of Supply

3.6



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

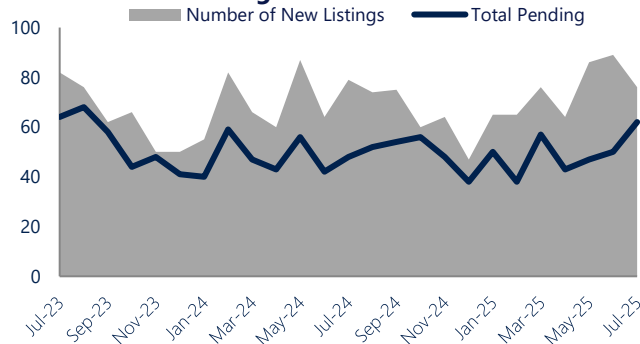
In July, there was 3.6 months of supply available in Lakewood, compared to 3.4 in July 2024. That is an increase of 5% versus a year ago.

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.

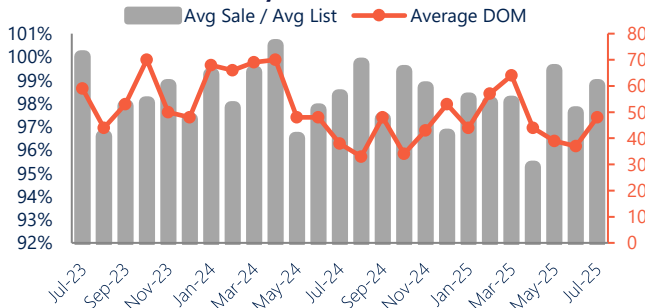
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Lakewood compared to 79 in July 2024, a decrease of 4%. There were 62 current contracts pending sale this July compared to 48 a year ago. The number of current contracts is 29% 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 Lakewood was 98.8% 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 48, higher than the average last year, which was 38, an increase of 26%.

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