

THE LONG & FOSTER MARKET MINUTE™

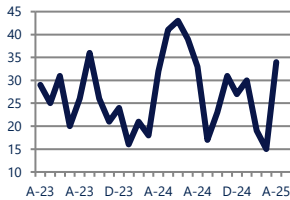
FOCUS ON: **LONG BRANCH, OAKHURT, AND ALLENHURST HOUSING MARKET**

APRIL 2025

Zip Code(s): 07740, 07755, 07711 and 07723

Units Sold

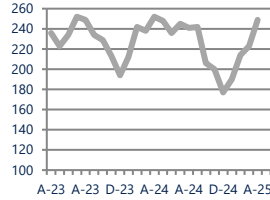
34



Up
Vs. Year Ago

Active Inventory

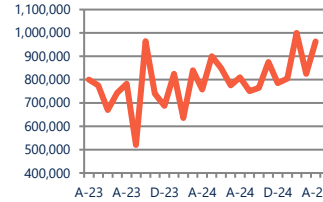
249



Down -1%
Vs. Year Ago

Median Sale Price

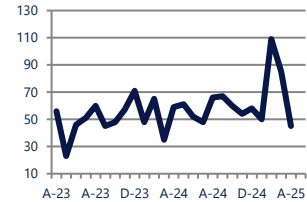
\$962,500



Up
Vs. Year Ago

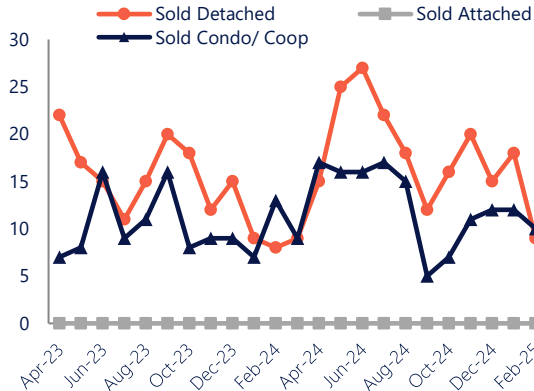
Days On Market

45



Down -24%
Vs. Year Ago

Units Sold*



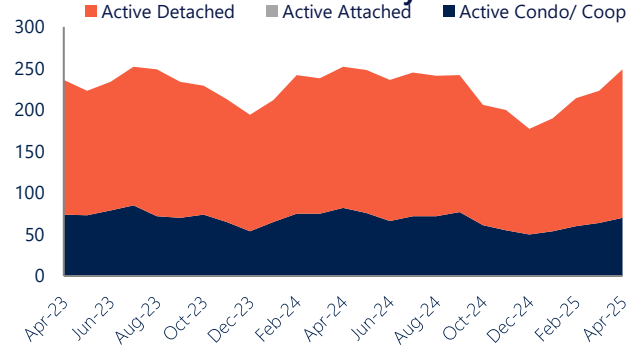
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 34 sold this month in Long Branch, Oakhurt, and Allenhurst. This month's total units sold was higher than at this time last year, an increase from April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 1%. The total number of active inventory this April was 249 compared to 252 in April 2024. This month's total of 249 is higher than the previous month's total supply of available inventory of 223, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Long Branch, Oakhurt, and Allenhurst Homes was \$757,500. This April, the median sale price was \$962,500, an increase of \$205,000 compared to last year. The current median sold price is higher 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.

Long Branch, Oakhurt, and Allenhurst are defined as properties listed in zip code/s 07740, 07755, 07711 and 07723.

*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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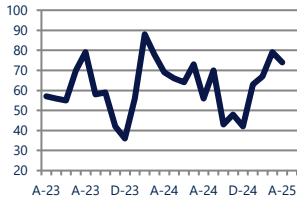
FOCUS ON: **LONG BRANCH, OAKHURT, AND ALLENHURST HOUSING MARKET**

APRIL 2025

Zip Code(s): **07740, 07755, 07711 and 07723**

New Listings

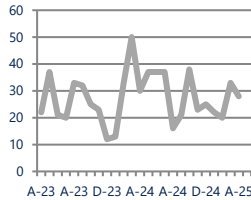
74



Up 7%
Vs. Year Ago

Current Contracts

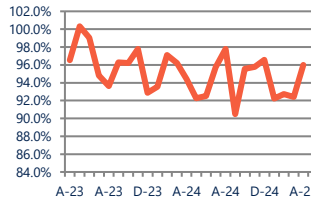
28



Down -7%
Vs. Year Ago

Sold Vs. List Price

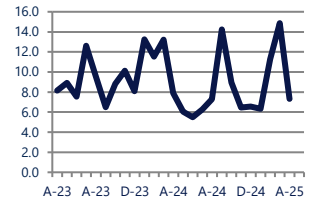
96.0%



Up 1.7%
Vs. Year Ago

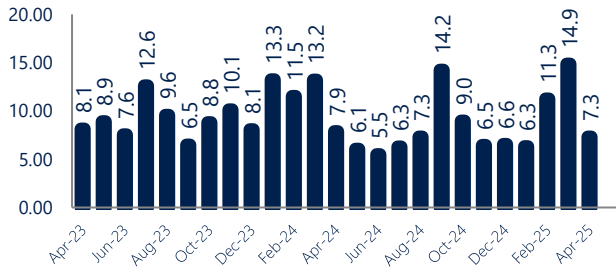
Months of Supply

7.3



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

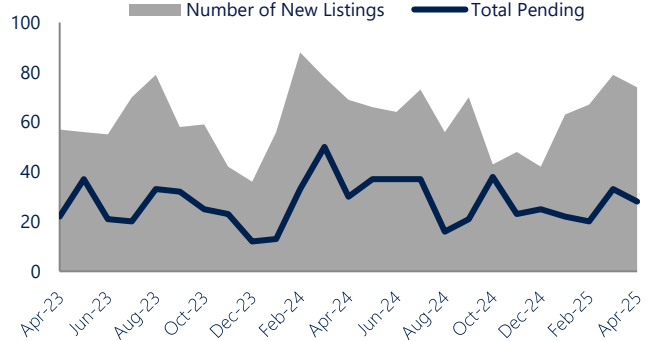
In April, there was 7.3 months of supply available in Long Branch, Oakhurt, and Allenhurst, compared to 7.9 in April 2024. That is a decrease of 7% versus a year ago.

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.

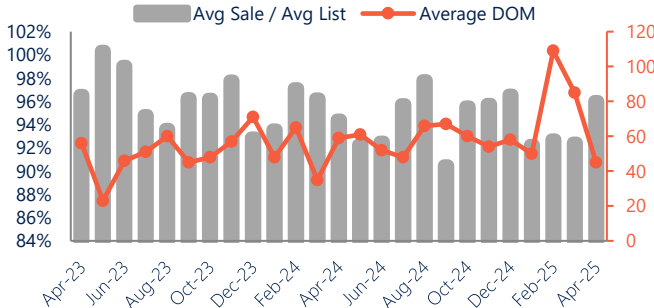
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Long Branch, Oakhurt, and Allenhurst compared to 69 in April 2024, an increase of 7%. There were 28 current contracts pending sale this April compared to 30 a year ago. The number of current contracts is 7% 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 Long Branch, Oakhurt, and Allenhurst was 96.0% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 59, a decrease of 24%.

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