

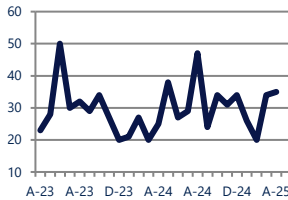
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANAHAWKIN AND BEACH HAVEN WEST HOUSING MARKET**

APRIL 2025

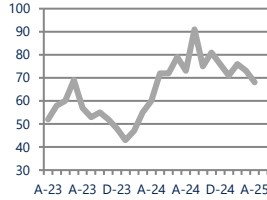
Zip Code(s): 08050

Units Sold
35



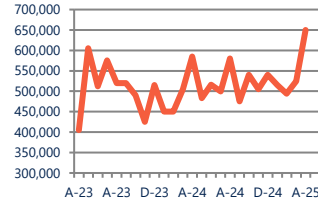
Up
Vs. Year Ago

Active Inventory
68



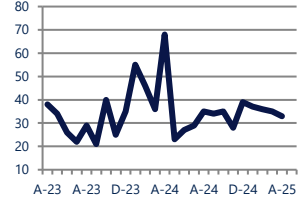
Up 13%
Vs. Year Ago

Median Sale Price
\$650,000



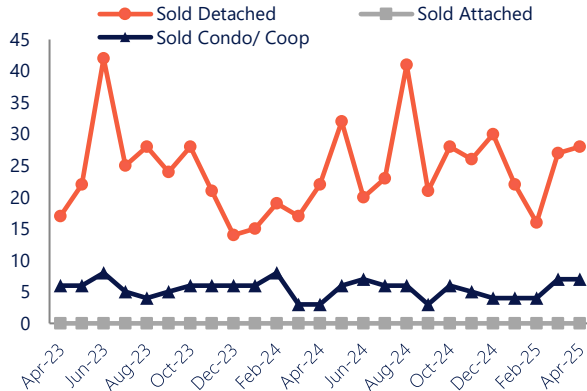
Up 11%
Vs. Year Ago

Days On Market
33



Down
Vs. Year Ago

Units Sold*



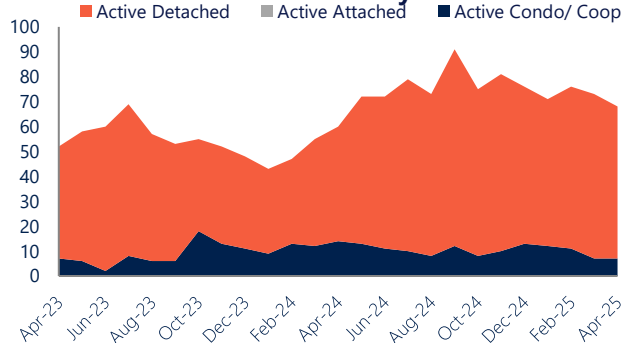
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 35 sold this month in Manahawkin and Beach Haven West. This month's total units sold was higher than at this time last year, an increase from April 2024.

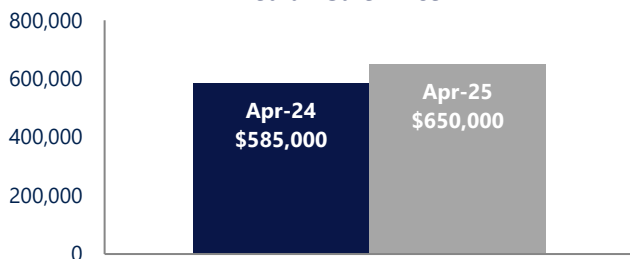
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 13%. The total number of active inventory this April was 68 compared to 60 in April 2024. This month's total of 68 is lower than the previous month's total supply of available inventory of 73, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Manahawkin and Beach Haven West Homes was \$585,000. This April, the median sale price was \$650,000, an increase of 11% or \$65,000 compared to last year. The current median sold price is 24% 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.

Manahawkin and Beach Haven West are defined as properties listed in zip code/s 08050.

*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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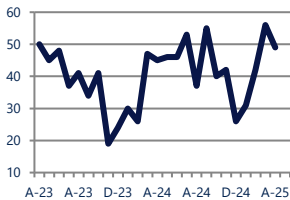
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APRIL 2025

Zip Code(s): 08050

New Listings

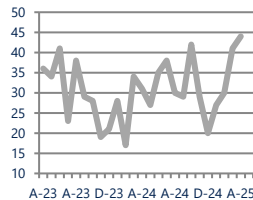
49



Up 9%
Vs. Year Ago

Current Contracts

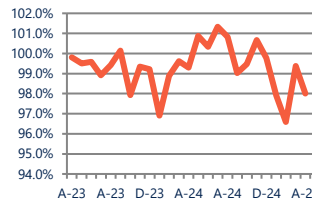
44



Up 42%
Vs. Year Ago

Sold Vs. List Price

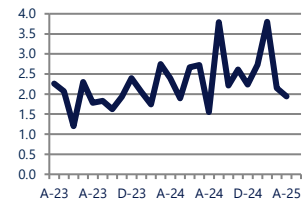
98.0%



Down -1.3%
Vs. Year Ago

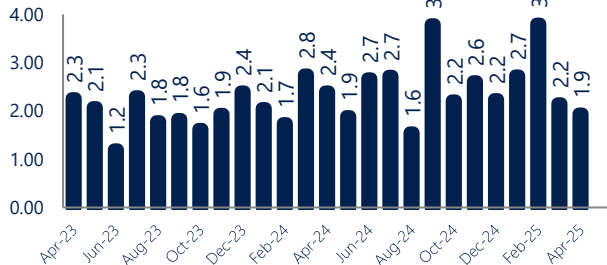
Months of Supply

1.9



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

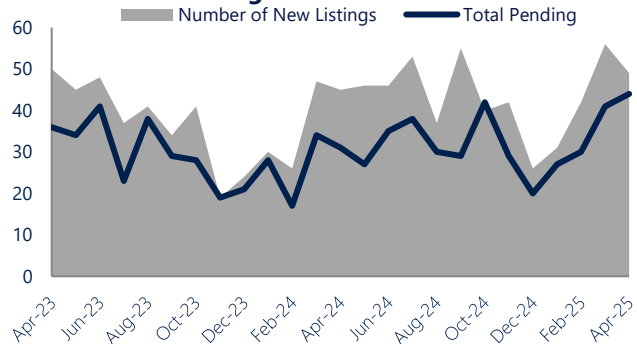
In April, there was 1.9 months of supply available in Manahawkin and Beach Haven West, compared to 2.4 in April 2024. That is a decrease of 19% versus a year ago.

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.

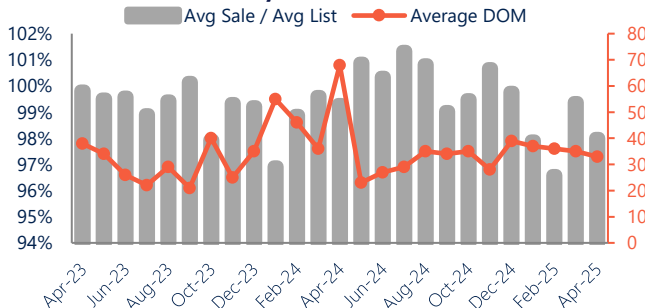
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Manahawkin and Beach Haven West compared to 45 in April 2024, an increase of 9%. There were 44 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 42% 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 Manahawkin and Beach Haven West was 98.0% 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 33, lower than the average last year, which was 68. This decrease was impacted by the limited number of sales.

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