

THE LONG & FOSTER MARKET MINUTE™

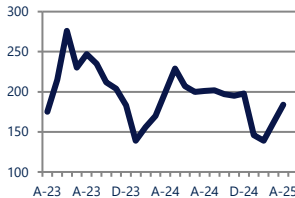
FOCUS ON: **MANCHESTER, HOLIDAY CITY AND LEISURE VILLAGE HOUSING MARKET**

APRIL 2025

Zip Code(s): **08759, 08757 and 08755**

Units Sold

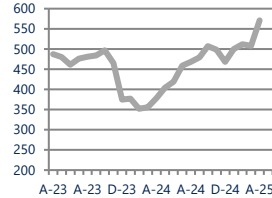
184



Down -8%
Vs. Year Ago

Active Inventory

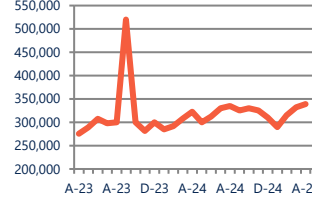
571



Up 51%
Vs. Year Ago

Median Sale Price

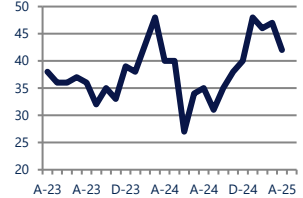
\$339,000



Up 5%
Vs. Year Ago

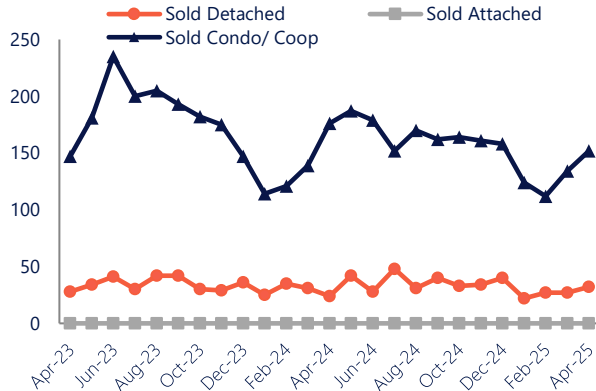
Days On Market

42



Up 5%
Vs. Year Ago

Units Sold*



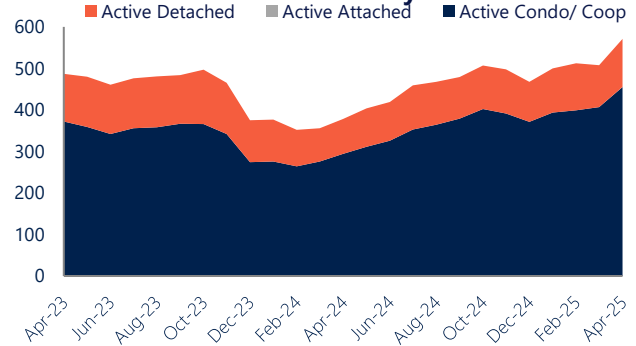
Units Sold

There was an increase in total units sold in April, with 184 sold this month in Manchester, Holiday City and Leisure Village versus 161 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 193 units or 51%. The total number of active inventory this April was 571 compared to 378 in April 2024. This month's total of 571 is higher than the previous month's total supply of available inventory of 508, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Manchester, Holiday City and Leisure Village Homes was \$322,500. This April, the median sale price was \$339,000, an increase of 5% or \$16,500 compared to last year. The current median sold price is 2% 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.

Manchester, Holiday City and Leisure Village are defined as properties listed in zip code/s 08759, 08757 and 08755.

*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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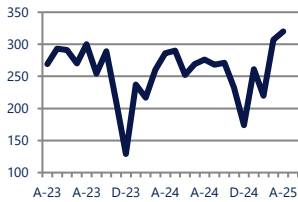
FOCUS ON: **MANCHESTER, HOLIDAY CITY AND LEISURE VILLAGE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08759, 08757 and 08755

New Listings

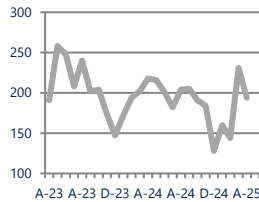
320



Up 12%
Vs. Year Ago

Current Contracts

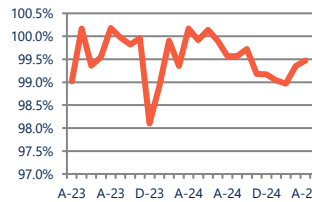
194



Down -11%
Vs. Year Ago

Sold Vs. List Price

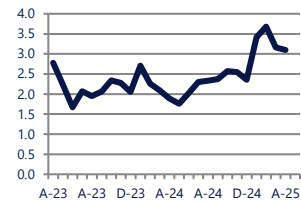
99.5%



Down -0.7%
Vs. Year Ago

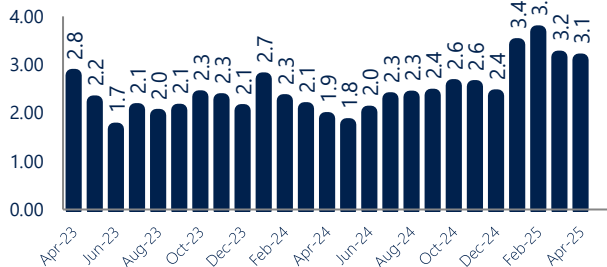
Months of Supply

3.1



Up 64%
Vs. Year Ago

Months Of Supply



Months of Supply

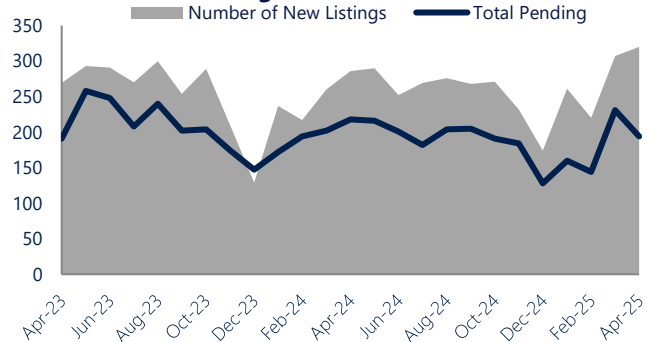
In April, there was 3.1 months of supply available in Manchester, Holiday City and Leisure Village, compared to 1.9 in April 2024. That is an increase of 64% versus a year ago.

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.

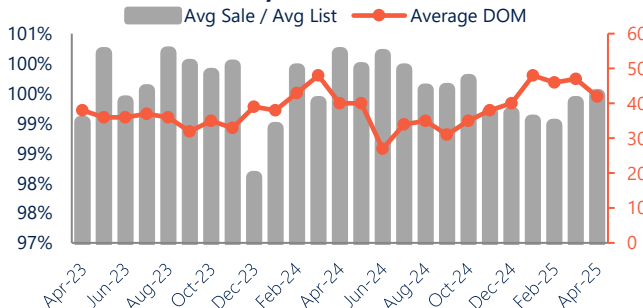
New Listings & Current Contracts

This month there were 320 homes newly listed for sale in Manchester, Holiday City and Leisure Village compared to 286 in April 2024, an increase of 12%. There were 194 current contracts pending sale this April compared to 218 a year ago. The number of current contracts is 11% 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 Manchester, Holiday City and Leisure Village was 99.5% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 40, an increase of 5%.

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