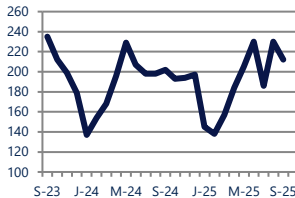


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANCHESTER, HOLIDAY CITY AND LEISURE VILLAGE HOUSING MARKET** SEPTEMBER 2025

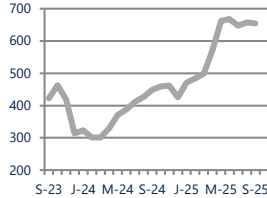
Zip Code(s): 08759, 08757 and 08755

Units Sold
212



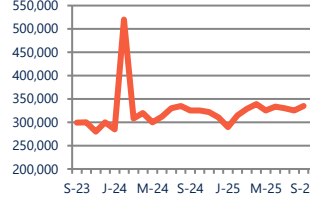
Up 5%
Vs. Year Ago

Active Inventory
654



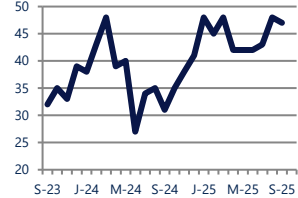
Up 46%
Vs. Year Ago

Median Sale Price
\$335,000



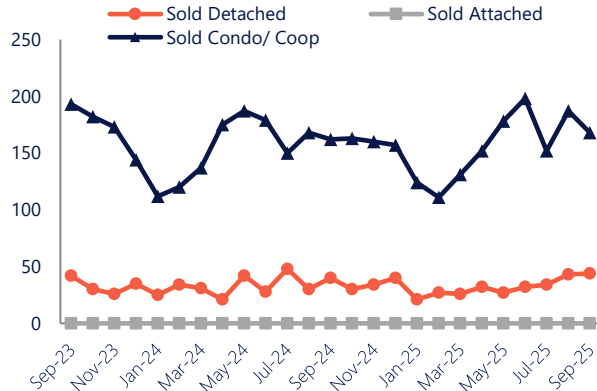
Up 3%
Vs. Year Ago

Days On Market
47



Up 52%
Vs. Year Ago

Units Sold*



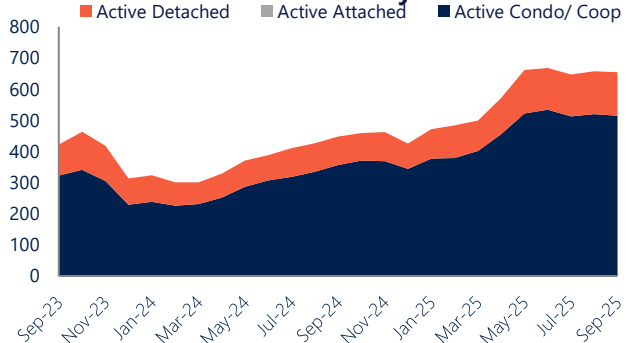
Units Sold

There was a decrease in total units sold in September, with 212 sold this month in Manchester, Holiday City and Leisure Village versus 230 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 5% versus September 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 206 units or 46%. The total number of active inventory this September was 654 compared to 448 in September 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Manchester, Holiday City and Leisure Village Homes was \$325,000. This September, the median sale price was \$335,000, an increase of 3% or \$10,000 compared to last year. The current median sold price is 3% higher than in August.

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.

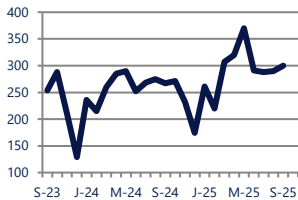
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANCHESTER, HOLIDAY CITY AND LEISURE VILLAGE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 08759, 08757 and 08755

New Listings

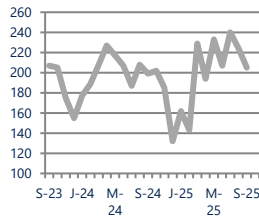
300



Up 12%
Vs. Year Ago

Current Contracts

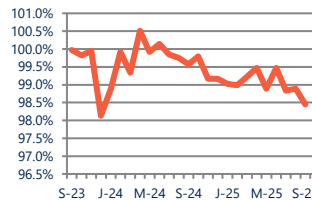
205



Up 3%
Vs. Year Ago

Sold Vs. List Price

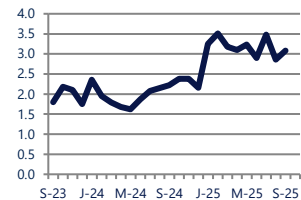
98.5%



Down -1.1%
Vs. Year Ago

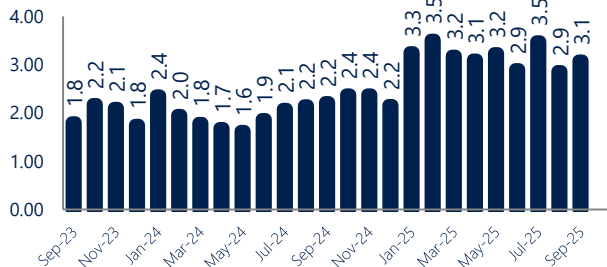
Months of Supply

3.1



Up 39%
Vs. Year Ago

Months Of Supply



Months of Supply

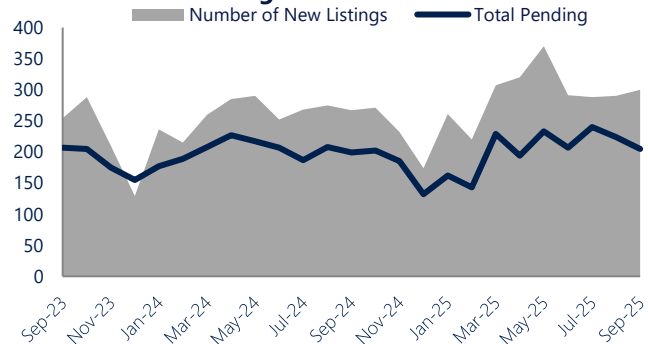
In September, there was 3.1 months of supply available in Manchester, Holiday City and Leisure Village, compared to 2.2 in September 2024. That is an increase of 39% versus a year ago.

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.

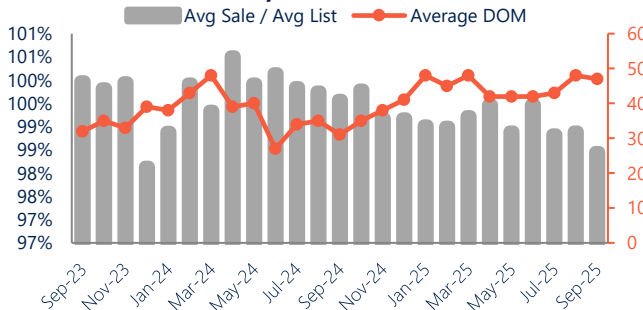
New Listings & Current Contracts

This month there were 300 homes newly listed for sale in Manchester, Holiday City and Leisure Village compared to 267 in September 2024, an increase of 12%. There were 205 current contracts pending sale this September compared to 199 a year ago. The number of current contracts is 3% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Manchester, Holiday City and Leisure Village was 98.5% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 31, an increase of 52%.

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