

THE LONG & FOSTER MARKET MINUTE™

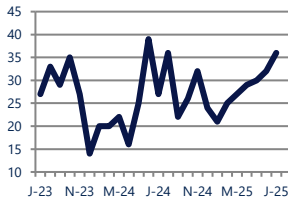
FOCUS ON: **MANUTA, MICKLETON, AND GIBBSTOWN HOUSING MARKET**

JULY 2025

Zip Code(s): 08051, 08056, 08027, 08061 and 08020

Units Sold

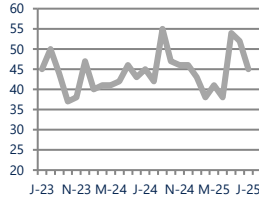
36



Up 33%
Vs. Year Ago

Active Inventory

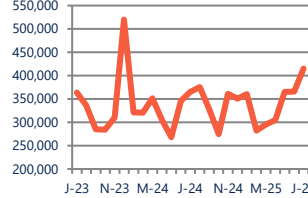
45



No Change
Vs. Year Ago

Median Sale Price

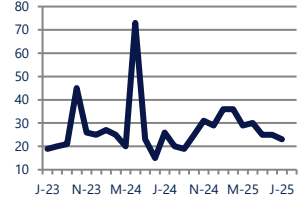
\$415,000



Up 14%
Vs. Year Ago

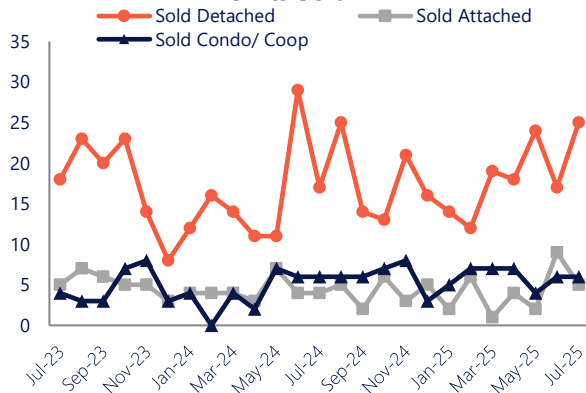
Days On Market

23



Down -12%
Vs. Year Ago

Units Sold*



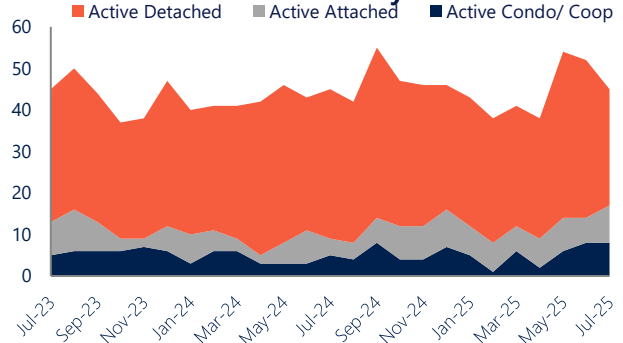
Units Sold

There was an increase in total units sold in July, with 36 sold this month in Manuta, Mickleton, and Gibbstown versus 32 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 33% versus July 2024.

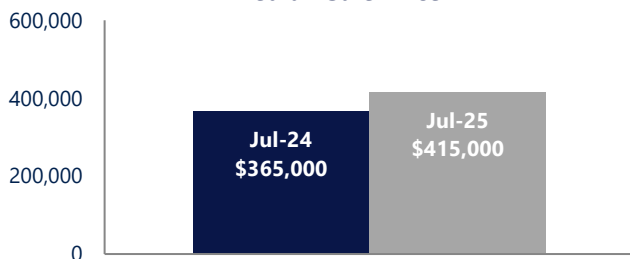
Active Inventory

The total number of homes available this month is 45 units, which is similar compared to a year ago. This month's total of 45 is lower than the previous month's total supply of available inventory of 52, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Manuta, Mickleton, and Gibbstown Homes was \$365,000. This July, the median sale price was \$415,000, an increase of 14% or \$50,000 compared to last year. The current median sold price is 13% 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.

Manuta, Mickleton, and Gibbstown are defined as properties listed in zip code/s 08051, 08056, 08027, 08061 and 08020.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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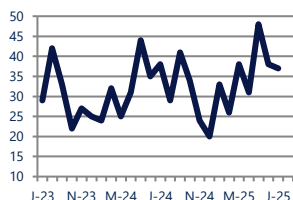
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JULY 2025

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New Listings

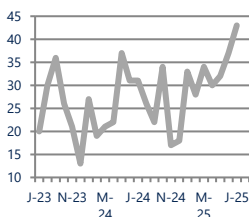
37



Down -3%
Vs. Year Ago

Current Contracts

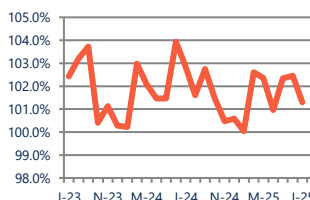
43



Up 39%
Vs. Year Ago

Sold Vs. List Price

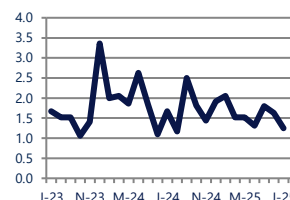
101.3%



Down -1.5%
Vs. Year Ago

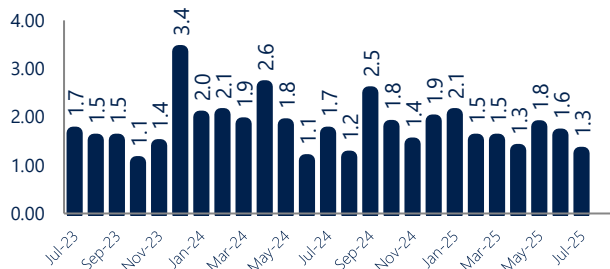
Months of Supply

1.3



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

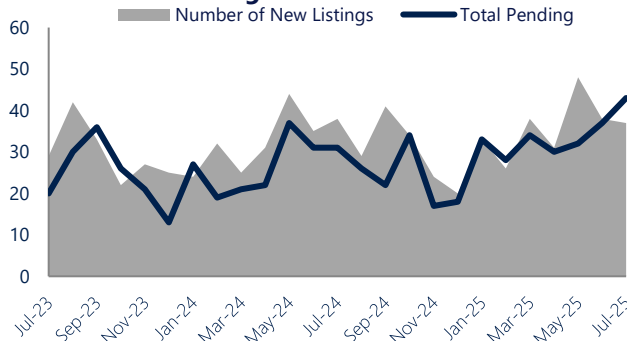
In July, there was 1.3 months of supply available in Manuta, Mickleton, and Gibbstown, compared to 1.7 in July 2024. That is a decrease of 25% versus a year ago.

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.

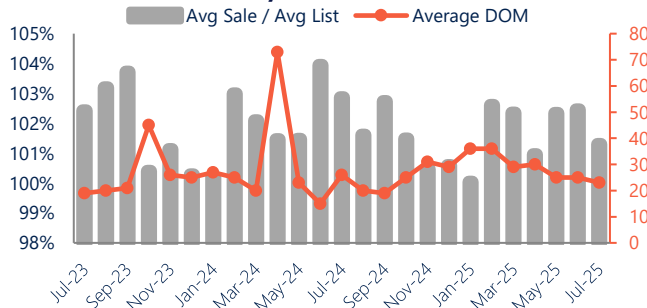
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Manuta, Mickleton, and Gibbstown compared to 38 in July 2024, a decrease of 3%. There were 43 current contracts pending sale this July compared to 31 a year ago. The number of current contracts is 39% 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 Manuta, Mickleton, and Gibbstown was 101.3% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 26, a decrease of 12%.

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