

THE LONG & FOSTER MARKET MINUTE™

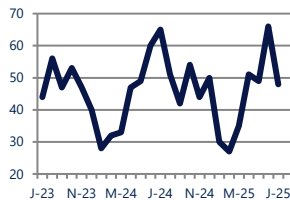
FOCUS ON: **MARLTON AND EVESHAM TOWNSHIP HOUSING MARKET**

JULY 2025

Zip Code(s): 08053

Units Sold

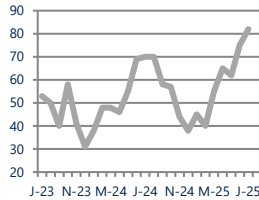
48



Down -26%
Vs. Year Ago

Active Inventory

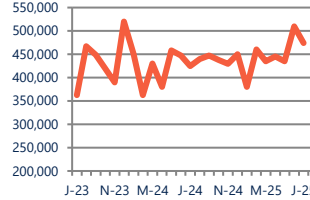
82



Up 17%
Vs. Year Ago

Median Sale Price

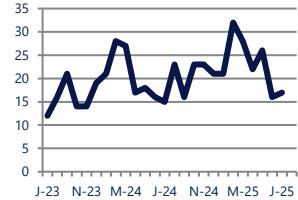
\$473,750



Up 11%
Vs. Year Ago

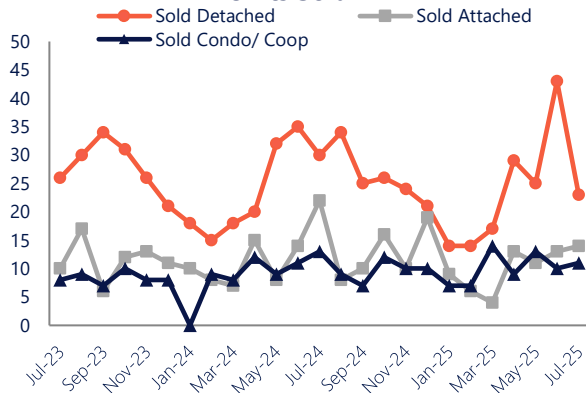
Days On Market

17



Up 13%
Vs. Year Ago

Units Sold*



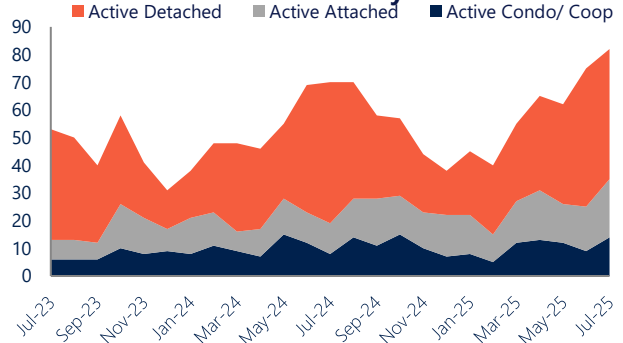
Units Sold

There was a decrease in total units sold in July, with 48 sold this month in Marlton and Evesham Township versus 66 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 26% versus July 2024.

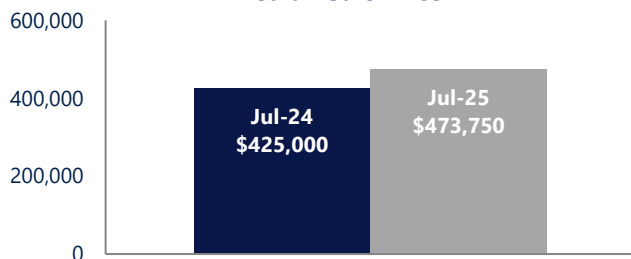
Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 17%. The total number of active inventory this July was 82 compared to 70 in July 2024. This month's total of 82 is higher than the previous month's total supply of available inventory of 75, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Marlton and Evesham Township Homes was \$425,000. This July, the median sale price was \$473,750, an increase of 11% or \$48,750 compared to last year. The current median sold price is 7% lower 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.

Marlton and Evesham Township are defined as properties listed in zip code/s 08053.

*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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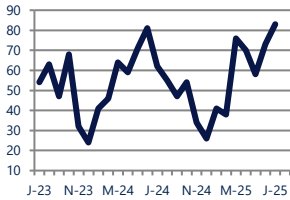
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JULY 2025

Zip Code(s): 08053

New Listings

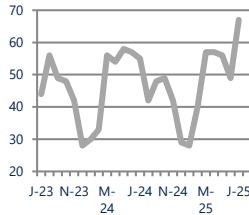
83



Up 34%
Vs. Year Ago

Current Contracts

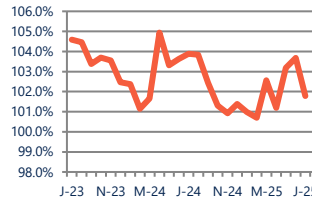
67



Up 22%
Vs. Year Ago

Sold Vs. List Price

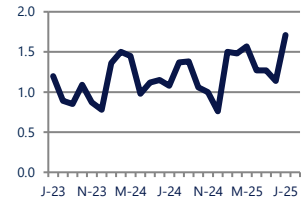
101.8%



Down -2%
Vs. Year Ago

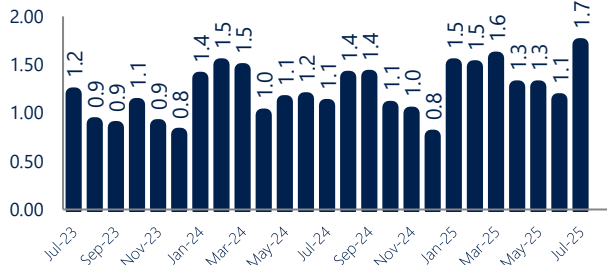
Months of Supply

1.7



Up 58%
Vs. Year Ago

Months Of Supply



Months of Supply

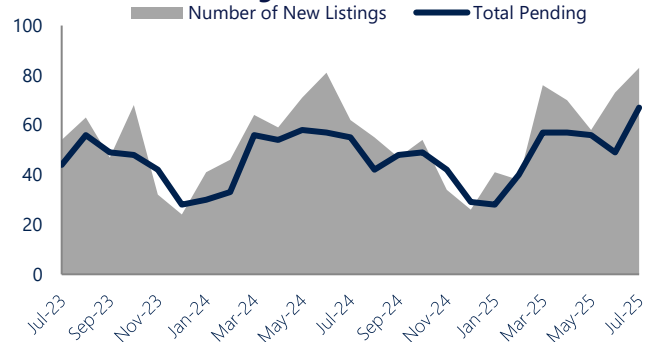
In July, there was 1.7 months of supply available in Marlton and Evesham Township, compared to 1.1 in July 2024. That is an increase of 59% versus a year ago.

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.

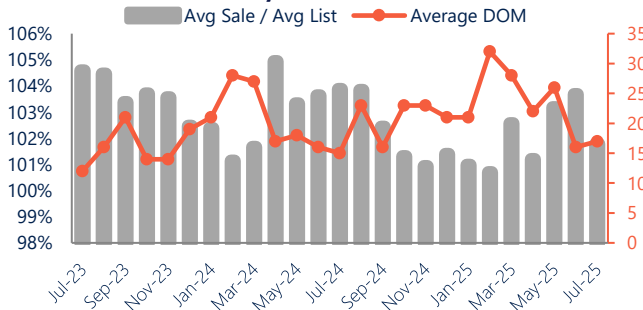
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Marlton and Evesham Township compared to 62 in July 2024, an increase of 34%. There were 67 current contracts pending sale this July compared to 55 a year ago. The number of current contracts is 22% 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 Marlton and Evesham Township was 101.8% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 17, higher than the average last year, which was 15, an increase of 13%.

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