

# THE LONG & FOSTER MARKET MINUTE™

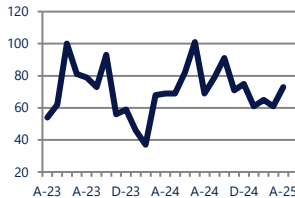
FOCUS ON: **MATAWAN, HAZLET, AND RARITAN BAYSHORE HOUSING MARKET**

APRIL 2025

Zip Code(s): **07747, 07730, 07735, 07734 and 07721**

## Units Sold

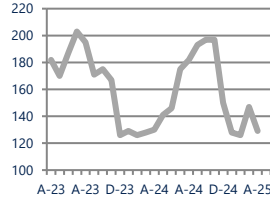
**73**



**Up 6%**  
Vs. Year Ago

## Active Inventory

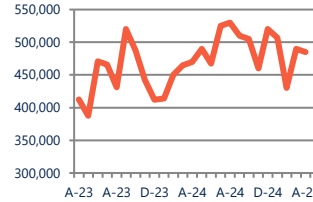
**129**



**Down -1%**  
Vs. Year Ago

## Median Sale Price

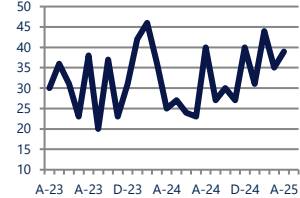
**\$485,000**



**Up 3%**  
Vs. Year Ago

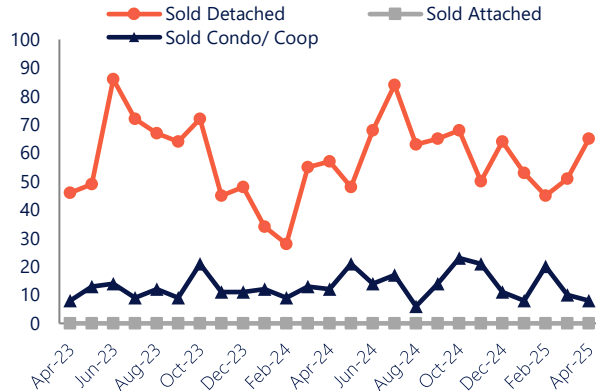
## Days On Market

**39**



**Up 56%**  
Vs. Year Ago

## Units Sold\*



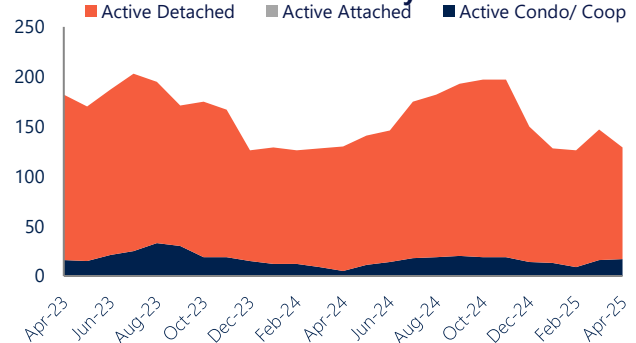
## Units Sold

There was an increase in total units sold in April, with 73 sold this month in Matawan, Hazlet, and Raritan Bayshore versus 61 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 129 compared to 130 in April 2024. This month's total of 129 is lower than the previous month's total supply of available inventory of 147, a decrease of 12%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Matawan, Hazlet, and Raritan Bayshore Homes was \$470,000. This April, the median sale price was \$485,000, an increase of 3% or \$15,000 compared to last year. The current median sold price is 1% lower 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.

Matawan, Hazlet, and Raritan Bayshore are defined as properties listed in zip code/s 07747, 07730, 07735, 07734 and 07721.

\*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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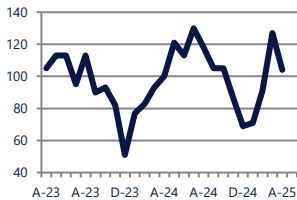
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APRIL 2025

Zip Code(s): 07747, 07730, 07735, 07734 and 07721

## New Listings

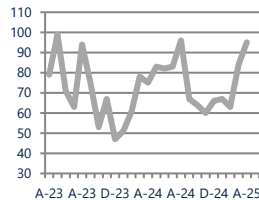
104



Up 4%  
Vs. Year Ago

## Current Contracts

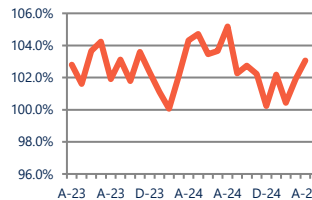
95



Up 27%  
Vs. Year Ago

## Sold Vs. List Price

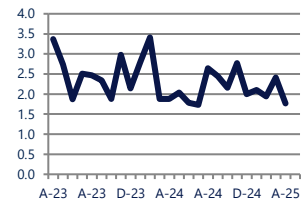
103.1%



Down -1.2%  
Vs. Year Ago

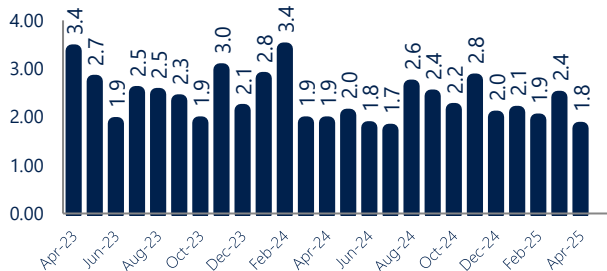
## Months of Supply

1.8



Down -6%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

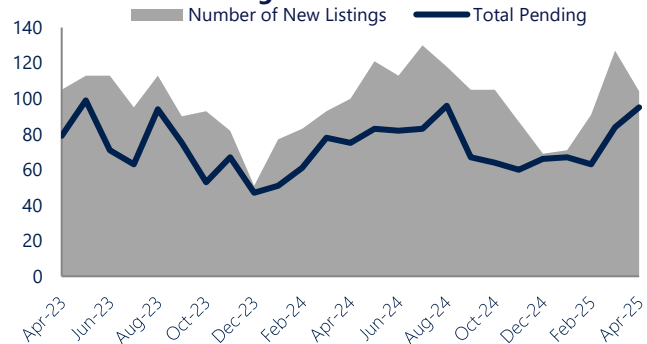
In April, there was 1.8 months of supply available in Matawan, Hazlet, and Raritan Bayshore, compared to 1.9 in April 2024. That is a decrease of 6% versus a year ago.

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.

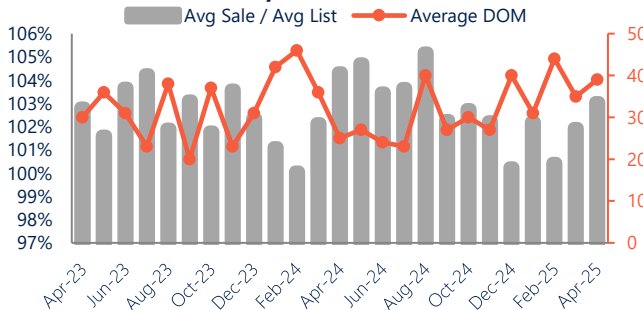
## New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Matawan, Hazlet, and Raritan Bayshore compared to 100 in April 2024, an increase of 4%. There were 95 current contracts pending sale this April compared to 75 a year ago. The number of current contracts is 27% 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 Matawan, Hazlet, and Raritan Bayshore was 103.1% 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 39, higher than the average last year, which was 25, an increase of 56%.

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