

THE LONG & FOSTER MARKET MINUTE™

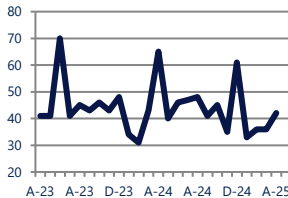
FOCUS ON: **MAYS LANDING, HAMMONTON, AND WESTERN ATLANTIC COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): **08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350**

Units Sold

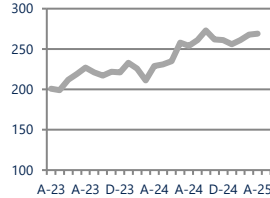
42



Down
Vs. Year Ago

Active Inventory

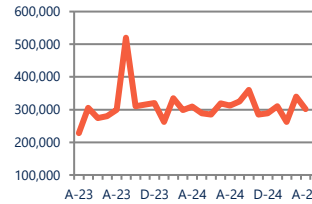
269



Up 17%
Vs. Year Ago

Median Sale Price

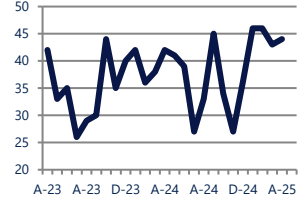
\$302,000



Down -2%
Vs. Year Ago

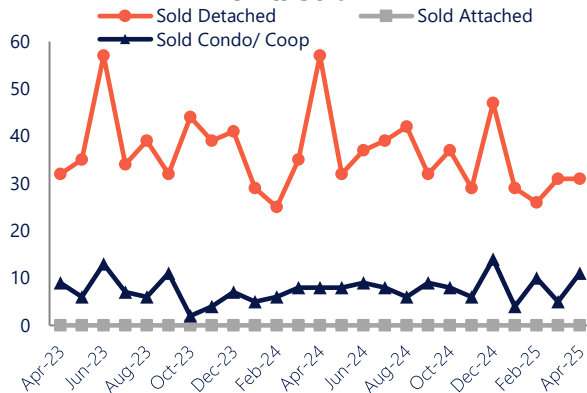
Days On Market

44



Up 5%
Vs. Year Ago

Units Sold*



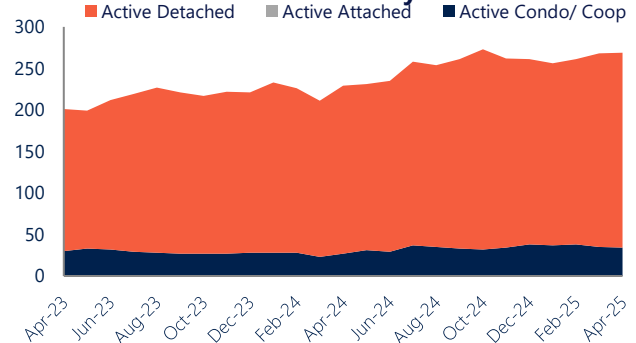
Units Sold

There was an increase in total units sold in April, with 42 sold this month in Mays Landing, Hammonton, and Western Atlantic County. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 40 units or 17%. The total number of active inventory this April was 269 compared to 229 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Mays Landing, Hammonton, and Western Atlantic County Homes was \$309,000. This April, the median sale price was \$302,000, a decrease of 2% or \$7,000 compared to last year. The current median sold price is 11% 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.

Mays Landing, Hammonton, and Western Atlantic County are defined as properties listed in zip code/s 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350.

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

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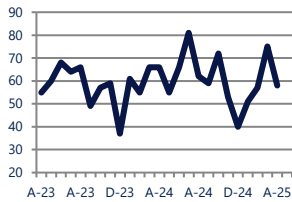
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APRIL 2025

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New Listings

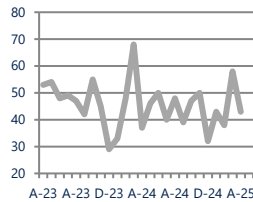
58



Down -12%
Vs. Year Ago

Current Contracts

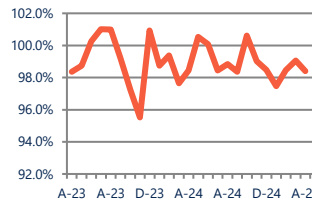
43



Up 16%
Vs. Year Ago

Sold Vs. List Price

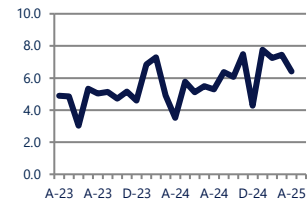
98.4%



No Change
Vs. Year Ago

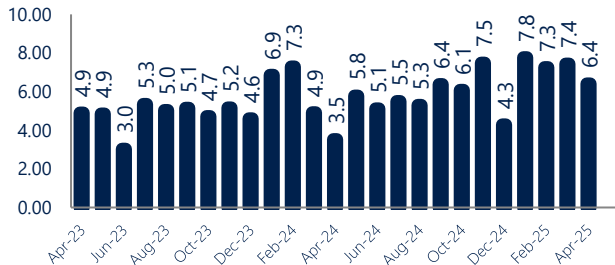
Months of Supply

6.4



Up 82%
Vs. Year Ago

Months Of Supply



Months of Supply

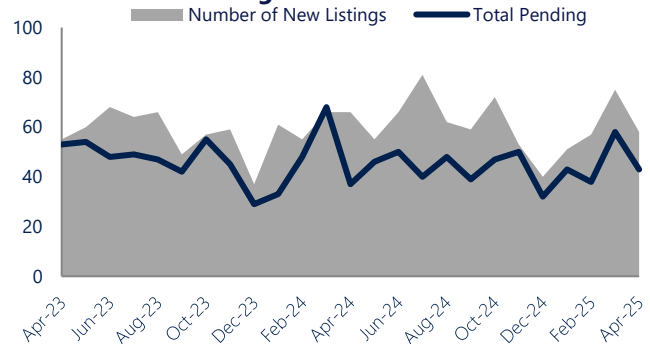
In April, there was 6.4 months of supply available in Mays Landing, Hammonton, and Western Atlantic County, compared to 3.5 in April 2024. That is an increase of 82% versus a year ago.

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.

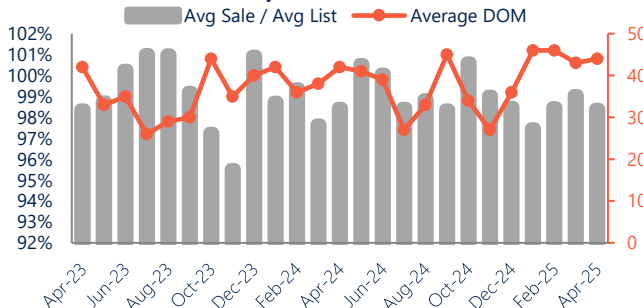
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Mays Landing, Hammonton, and Western Atlantic County compared to 66 in April 2024, a decrease of 12%. There were 43 current contracts pending sale this April compared to 37 a year ago. The number of current contracts is 16% 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 Mays Landing, Hammonton, and Western Atlantic County was 98.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 44, higher than the average last year, which was 42, an increase of 5%.

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