

# THE LONG & FOSTER MARKET MINUTE™

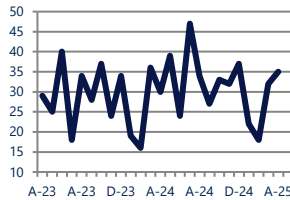
FOCUS ON: **MERCHANTVILLE AND PENNSAUKEN HOUSING MARKET**

APRIL 2025

Zip Code(s): 08110 and 08109

## Units Sold

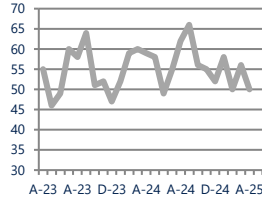
35



Up 17%  
Vs. Year Ago

## Active Inventory

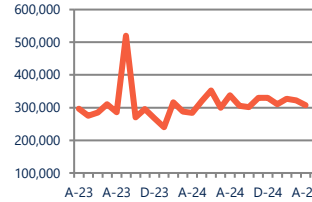
50



Down -15%  
Vs. Year Ago

## Median Sale Price

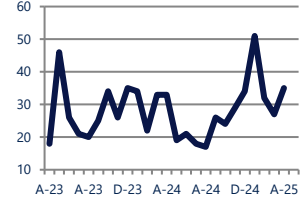
\$307,500



Up 8%  
Vs. Year Ago

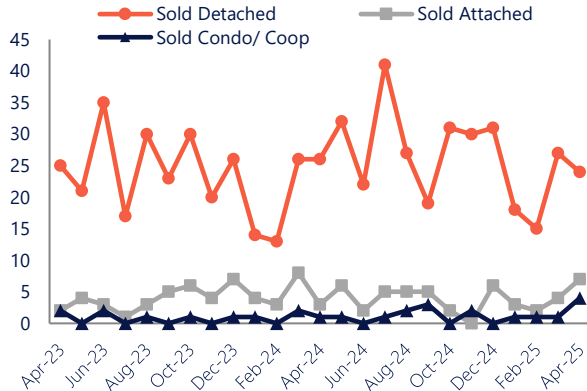
## Days On Market

35



Up 6%  
Vs. Year Ago

## Units Sold\*



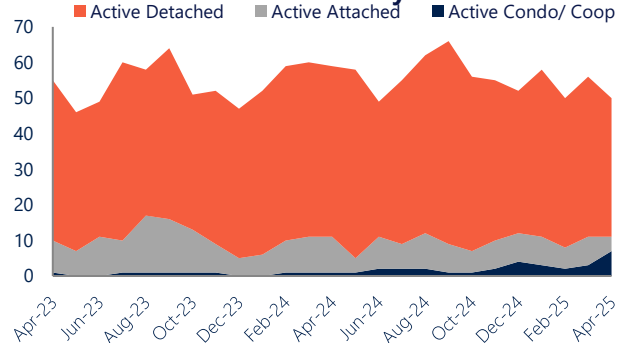
## Units Sold

There was an increase in total units sold in April, with 35 sold this month in Merchantville and Pennsauken versus 32 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 17% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 15%. The total number of active inventory this April was 50 compared to 59 in April 2024. This month's total of 50 is lower than the previous month's total supply of available inventory of 56, a decrease of 11%.

## Active Inventory\*

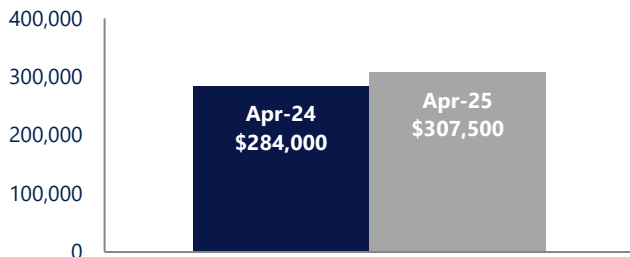


## Median Sale Price

Last April, the median sale price for Merchantville and Pennsauken Homes was \$284,000. This April, the median sale price was \$307,500, an increase of 8% or \$23,500 compared to last year. The current median sold price is 5% 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.

## Median Sale Price



Merchantville and Pennsauken are defined as properties listed in zip code/s 08110 and 08109.

\*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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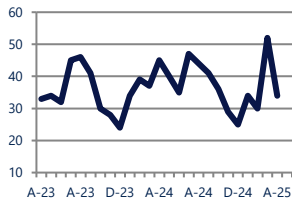
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APRIL 2025

Zip Code(s): 08110 and 08109

### New Listings

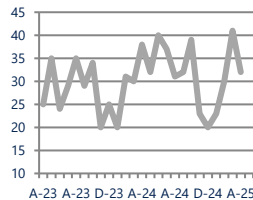
34



**Down -24%**  
Vs. Year Ago

### Current Contracts

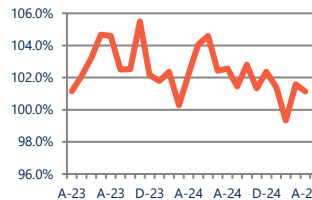
32



**Down -16%**  
Vs. Year Ago

### Sold Vs. List Price

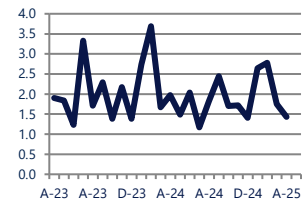
101.1%



**Down -1.1%**  
Vs. Year Ago

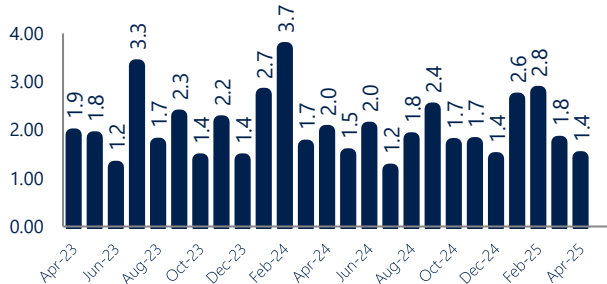
### Months of Supply

1.4



**Down -27%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

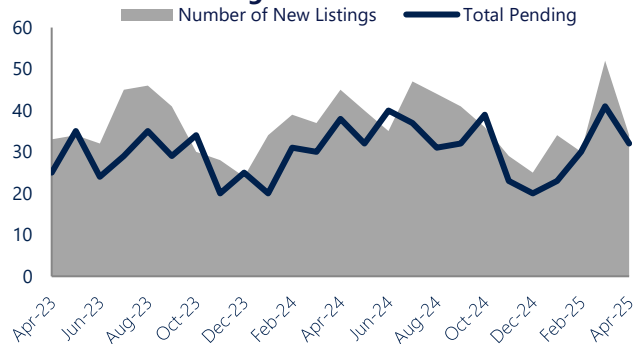
In April, there was 1.4 months of supply available in Merchantville and Pennsauken, compared to 2.0 in April 2024. That is a decrease of 27% versus a year ago.

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.

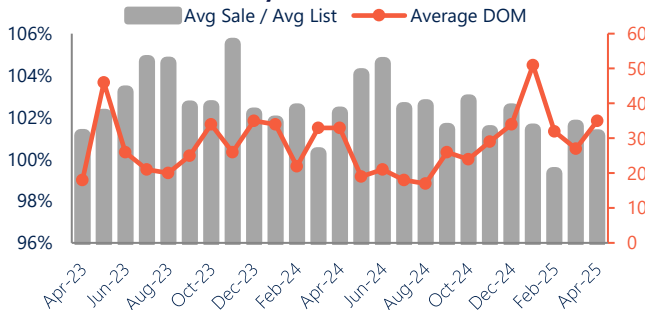
### New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Merchantville and Pennsauken compared to 45 in April 2024, a decrease of 24%. There were 32 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 16% lower 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 Merchantville and Pennsauken was 101.1% 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 35, higher than the average last year, which was 33, an increase of 6%.

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