

# THE LONG & FOSTER MARKET MINUTE™

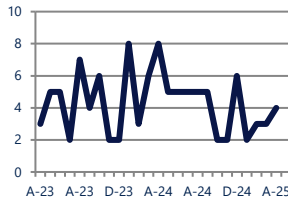
FOCUS ON: **MILLVILLE, BRIDGETON, AND SOUTHERN CUMBERLAND COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): **08332, 08302, 08311, 08349, 08348, 08345, 08327, 08352, 08321, 08316, 08353 and 08324**

## Units Sold

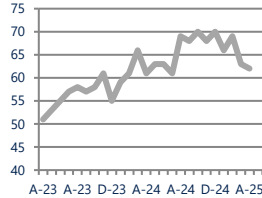
4



**Down**  
Vs. Year Ago

## Active Inventory

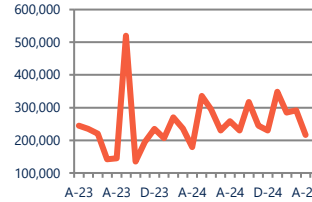
62



**Up 2%**  
Vs. Year Ago

## Median Sale Price

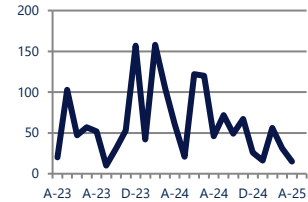
\$216,500



**Up**  
Vs. Year Ago

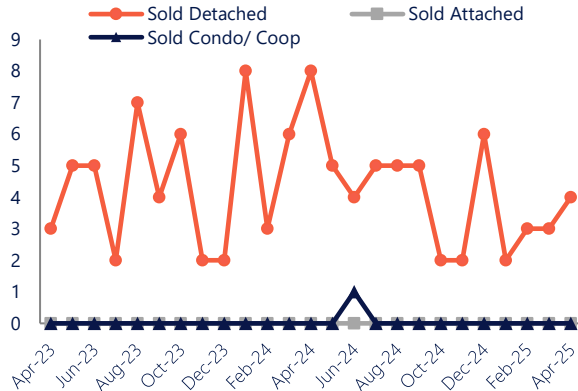
## Days On Market

15



**Down**  
Vs. Year Ago

### Units Sold\*



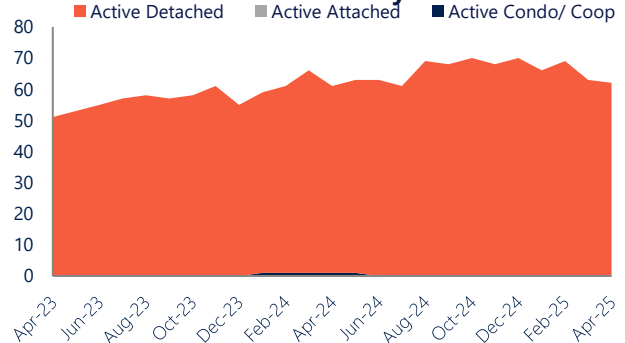
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 4 sold this month in Millville, Bridgeton, and Southern Cumberland County. This month's total units sold was lower than at this time last year, a decrease from April 2024.

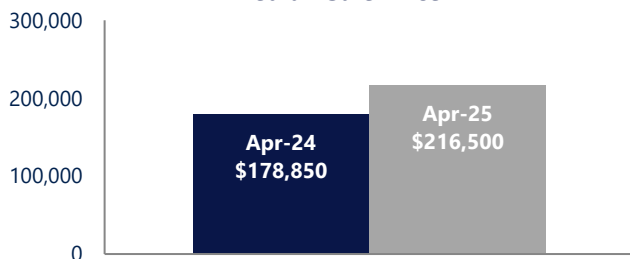
## Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this April was 62 compared to 61 in April 2024. This month's total of 62 is lower than the previous month's total supply of available inventory of 63, a decrease of 2%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Millville, Bridgeton, and Southern Cumberland County Homes was \$178,850. This April, the median sale price was \$216,500, an increase of \$37,650 compared to last year. The current median sold price is 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.

Millville, Bridgeton, and Southern Cumberland County are defined as properties listed in zip code/s 08332, 08302, 08311, 08349, 08348, 08345, 08327, 08352, 08321, 08316, 08353 and 08324.

\*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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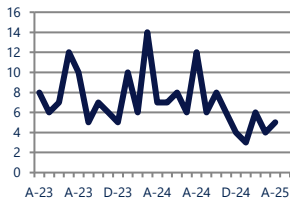
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## New Listings

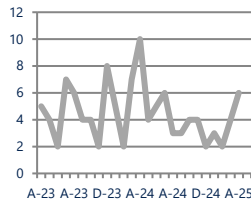
5



**Down -29%**  
Vs. Year Ago

## Current Contracts

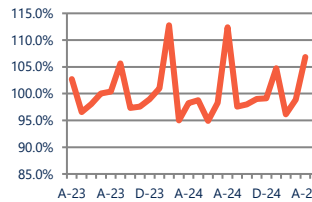
6



**Down -40%**  
Vs. Year Ago

## Sold Vs. List Price

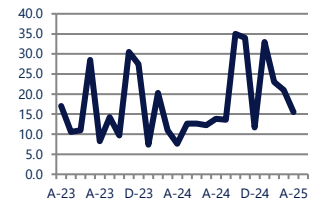
106.8%



**Up**  
Vs. Year Ago

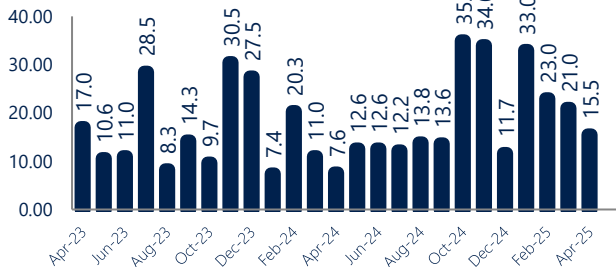
## Months of Supply

15.5



**Up**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

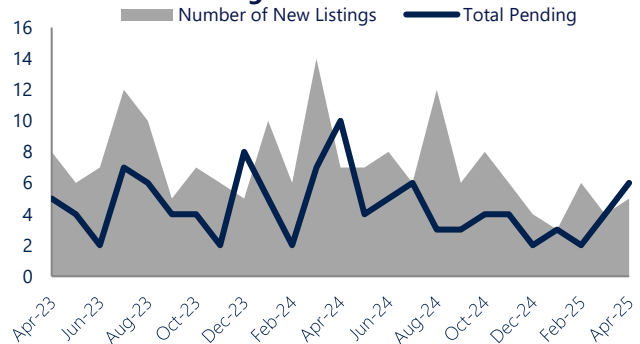
In April, there was 15.5 months of supply available in Millville, Bridgeton, and Southern Cumberland County, compared to 7.6 in April 2024. That is an increase versus a year ago.

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.

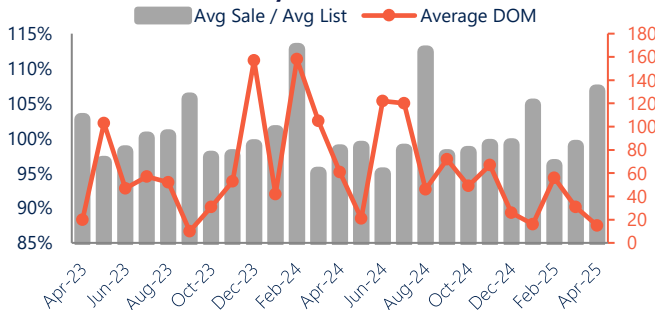
## New Listings & Current Contracts

This month there were 5 homes newly listed for sale in Millville, Bridgeton, and Southern Cumberland County compared to 7 in April 2024, a decrease of 29%. There were 6 current contracts pending sale this April compared to 10 a year ago. The number of current contracts is 40% 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 Millville, Bridgeton, and Southern Cumberland County was 106.8% of the average list price, which is higher than at this time last year.

## Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 61. This decrease was impacted by the limited number of sales.

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