

THE LONG & FOSTER MARKET MINUTE™

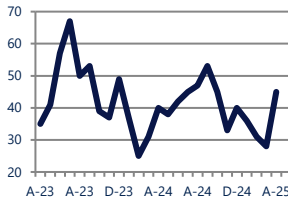
FOCUS ON: **MT. HOLLY, SMITHVILLE, AND HAINESPORT HOUSING MARKET**

APRIL 2025

Zip Code(s): 08060 and 08036

Units Sold

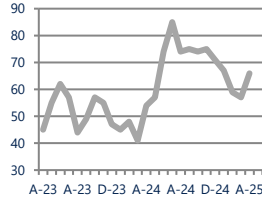
45



Up 13%
Vs. Year Ago

Active Inventory

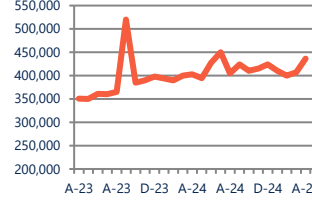
66



Up 22%
Vs. Year Ago

Median Sale Price

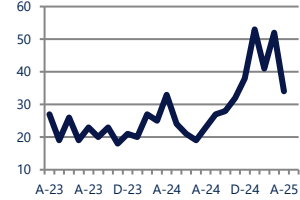
\$436,500



Up 8%
Vs. Year Ago

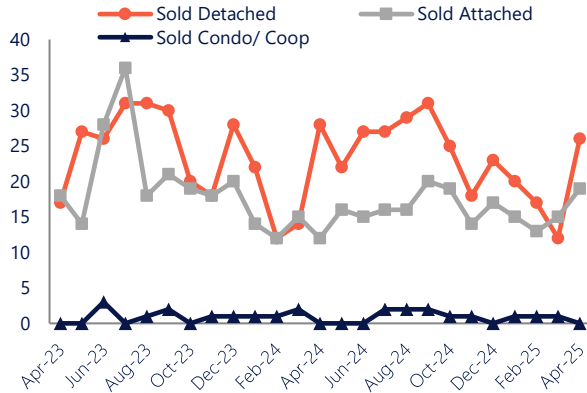
Days On Market

34



Up 3%
Vs. Year Ago

Units Sold*



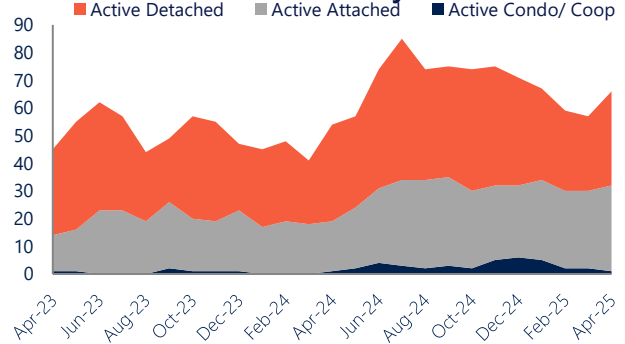
Units Sold

There was an increase in total units sold in April, with 45 sold this month in Mt. Holly, Smithville, and Hainesport. This month's total units sold was higher than at this time last year.

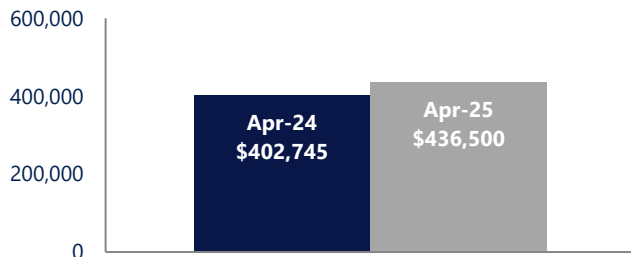
Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 22%. The total number of active inventory this April was 66 compared to 54 in April 2024. This month's total of 66 is higher than the previous month's total supply of available inventory of 57, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Mt. Holly, Smithville, and Hainesport Homes was \$402,745. This April, the median sale price was \$436,500, an increase of 8% or \$33,755 compared to last year. The current median sold price is 7% higher 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.

Mt. Holly, Smithville, and Hainesport are defined as properties listed in zip code/s 08060 and 08036.

*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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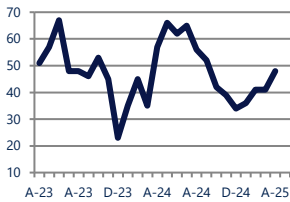
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APRIL 2025

Zip Code(s): 08060 and 08036

New Listings

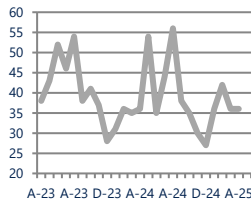
48



Down -16%
Vs. Year Ago

Current Contracts

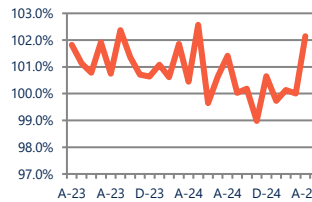
36



No Change
Vs. Year Ago

Sold Vs. List Price

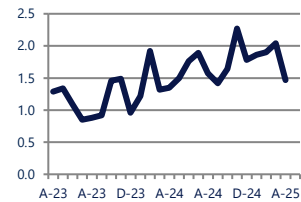
102.2%



Up 1.7%
Vs. Year Ago

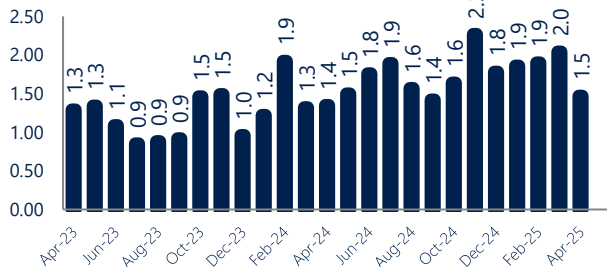
Months of Supply

1.5



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

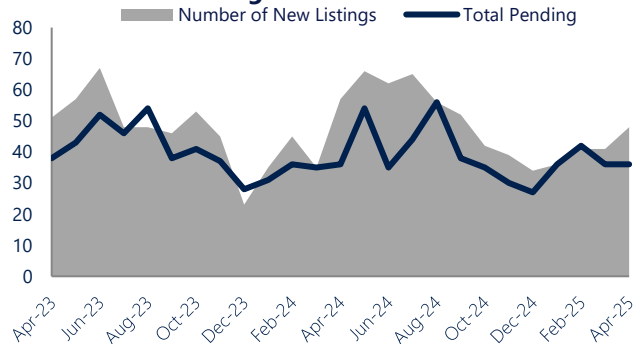
In April, there was 1.5 months of supply available in Mt. Holly, Smithville, and Hainesport, compared to 1.4 in April 2024. That is an increase of 9% versus a year ago.

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.

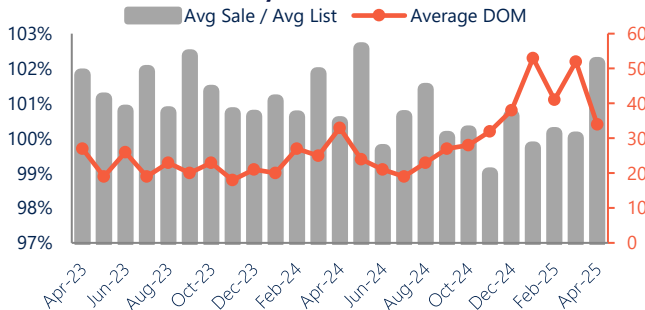
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Mt. Holly, Smithville, and Hainesport compared to 57 in April 2024, a decrease of 16%. There were 36 current contracts pending sale this April, approximately the same as a year ago. The number of current contracts is also similar as compared to the previous month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Mt. Holly, Smithville, and Hainesport was 102.2% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 33, an increase of 3%.

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