

THE LONG & FOSTER MARKET MINUTE™

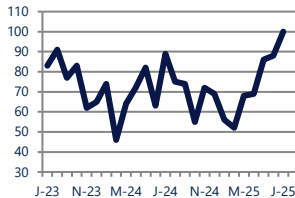
FOCUS ON: **PLUMSTED, JACKSON AND LAKEHURST HOUSING MARKET**

JULY 2025

Zip Code(s): **08533, 08733 and 08527**

Units Sold

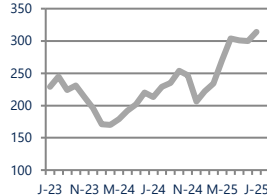
100



Up 12%
Vs. Year Ago

Active Inventory

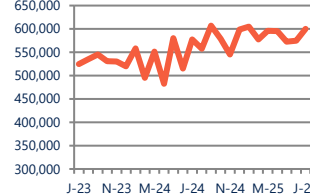
314



Up 47%
Vs. Year Ago

Median Sale Price

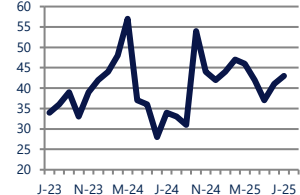
\$600,000



Up 4%
Vs. Year Ago

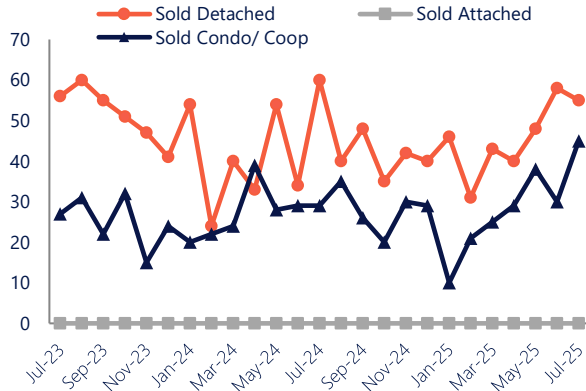
Days On Market

43



Up 26%
Vs. Year Ago

Units Sold*



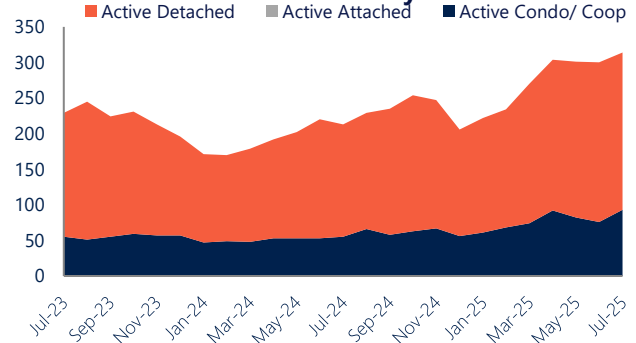
Units Sold

There was an increase in total units sold in July, with 100 sold this month in Plumsted, Jackson and Lakehurst versus 88 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 12% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 101 units or 47%. The total number of active inventory this July was 314 compared to 213 in July 2024. This month's total of 314 is higher than the previous month's total supply of available inventory of 300, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Plumsted, Jackson and Lakehurst Homes was \$577,718. This July, the median sale price was \$600,000, an increase of 4% or \$22,282 compared to last year. The current median sold price is 4% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Plumsted, Jackson and Lakehurst are defined as properties listed in zip code/s 08533, 08733 and 08527.

*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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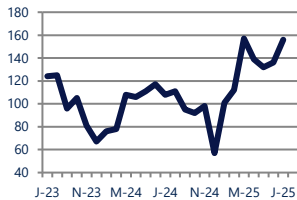
FOCUS ON: **PLUMSTED, JACKSON AND LAKEHURST HOUSING MARKET**

JULY 2025

Zip Code(s): 08533, 08733 and 08527

New Listings

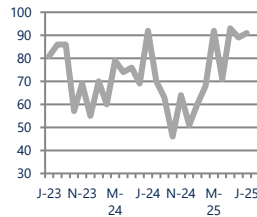
156



Up 44%
Vs. Year Ago

Current Contracts

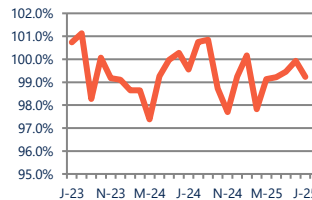
91



Down -1%
Vs. Year Ago

Sold Vs. List Price

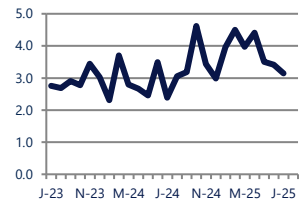
99.2%



No Change
Vs. Year Ago

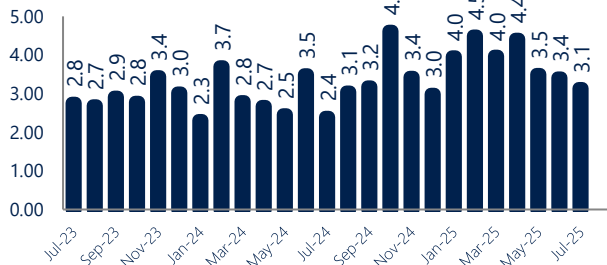
Months of Supply

3.1



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

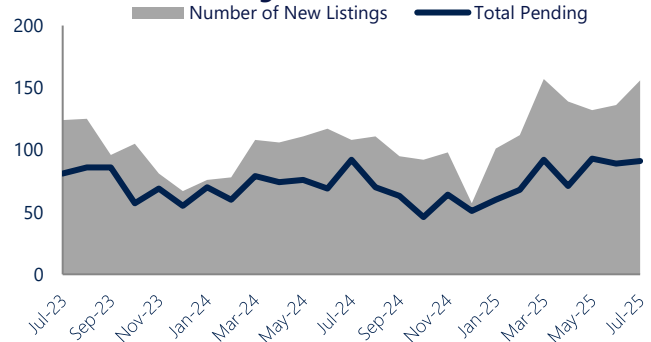
In July, there was 3.1 months of supply available in Plumsted, Jackson and Lakehurst, compared to 2.4 in July 2024. That is an increase of 31% versus a year ago.

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.

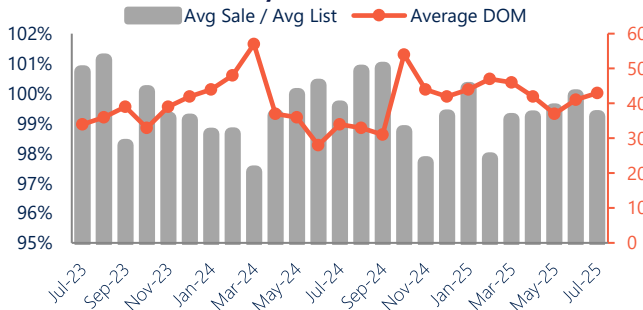
New Listings & Current Contracts

This month there were 156 homes newly listed for sale in Plumsted, Jackson and Lakehurst compared to 108 in July 2024, an increase of 44%. There were 91 current contracts pending sale this July compared to 92 a year ago. The number of current contracts is 1% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Plumsted, Jackson and Lakehurst was 99.2% 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 43, higher than the average last year, which was 34, an increase of 26%.

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