

THE LONG & FOSTER MARKET MINUTE™

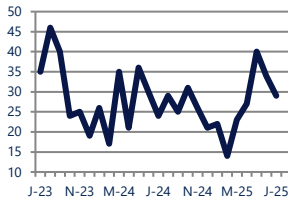
FOCUS ON: **SOMERS POINT, NORTHFIELD, AND LINWOOD HOUSING MARKET**

JULY 2025

Zip Code(s): 08221, 08244 and 08225

Units Sold

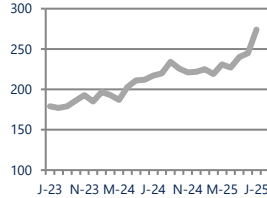
29



Up 21%
Vs. Year Ago

Active Inventory

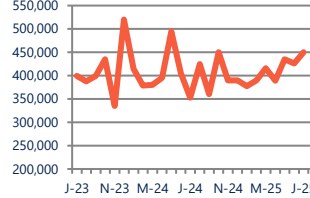
274



Up 26%
Vs. Year Ago

Median Sale Price

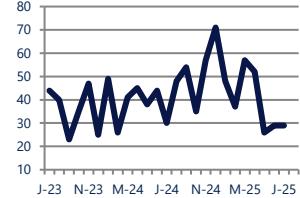
\$450,000



Up
Vs. Year Ago

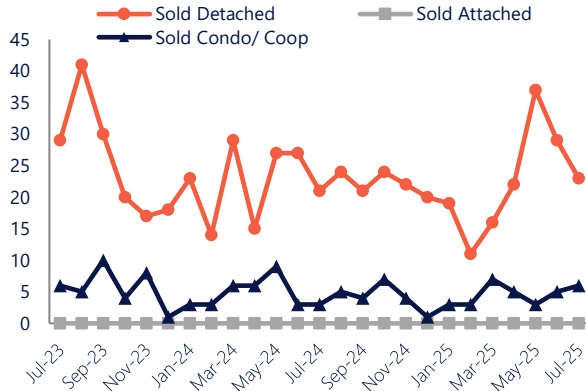
Days On Market

29



Down -3%
Vs. Year Ago

Units Sold*



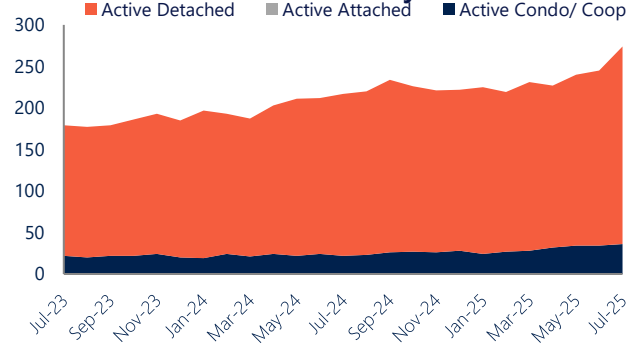
Units Sold

There was a decrease in total units sold in July, with 29 sold this month in Somers Point, Northfield, and Linwood versus 34 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 21% versus July 2024.

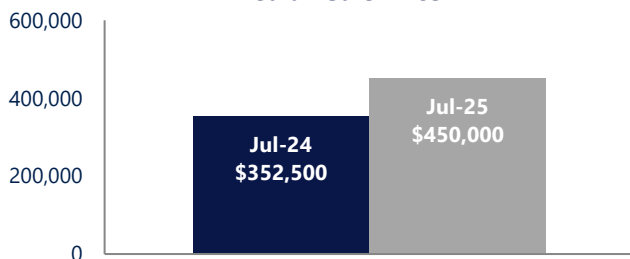
Active Inventory

Versus last year, the total number of homes available this month is higher by 57 units or 26%. The total number of active inventory this July was 274 compared to 217 in July 2024. This month's total of 274 is higher than the previous month's total supply of available inventory of 245, an increase of 12%.

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 July, the median sale price for Somers Point, Northfield, and Linwood Homes was \$352,500. This July, the median sale price was \$450,000, an increase of \$97,500 compared to last year. The current median sold price is 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.

Somers Point, Northfield, and Linwood are defined as properties listed in zip code/s 08221, 08244 and 08225.

*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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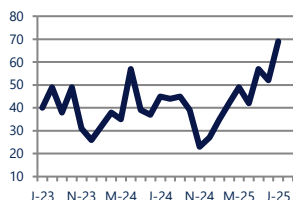
FOCUS ON: **SOMERS POINT, NORTHFIELD, AND LINWOOD HOUSING MARKET**

JULY 2025

Zip Code(s): 08221, 08244 and 08225

New Listings

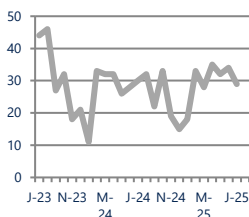
69



Up 53%
Vs. Year Ago

Current Contracts

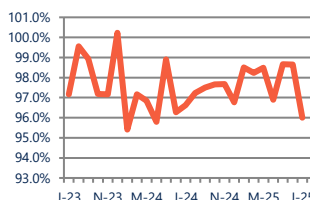
29



Down -3%
Vs. Year Ago

Sold Vs. List Price

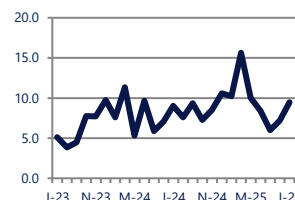
96.0%



Down -0.6%
Vs. Year Ago

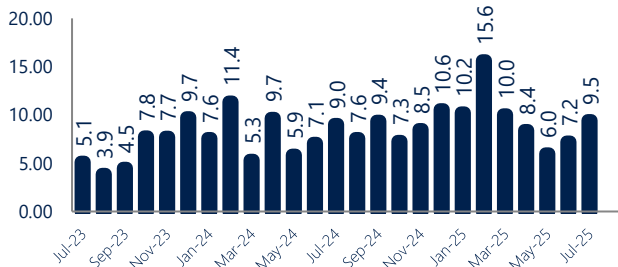
Months of Supply

9.5



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

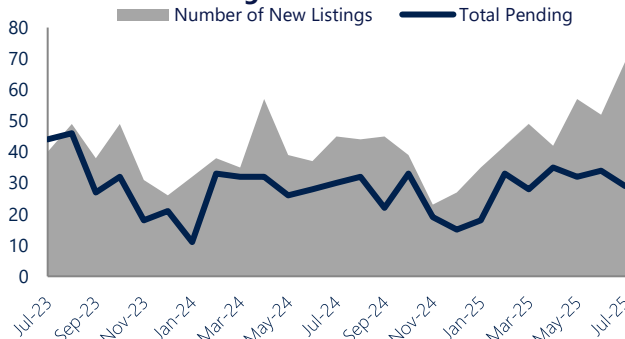
In July, there was 9.4 months of supply available in Somers Point, Northfield, and Linwood, compared to 9.0 in July 2024. That is an increase of 4% versus a year ago.

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.

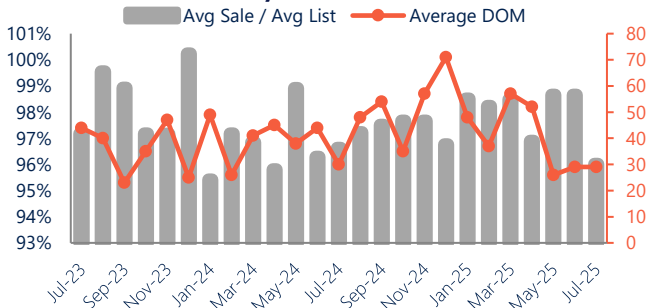
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Somers Point, Northfield, and Linwood compared to 45 in July 2024, an increase of 53%. There were 29 current contracts pending sale this July compared to 30 a year ago. The number of current contracts is 3% 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 Somers Point, Northfield, and Linwood was 96.0% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 30, a decrease of 3%.

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