

# THE LONG & FOSTER MARKET MINUTE™

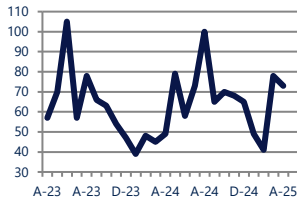
FOCUS ON: **STAFFORD, LITTLE EGG HARBOR AND MANAHAWKIN HOUSING MARKET**

APRIL 2025

Zip Code(s): **08087, 08092 and 08050**

## Units Sold

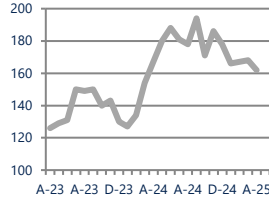
73



**Up**  
Vs. Year Ago

## Active Inventory

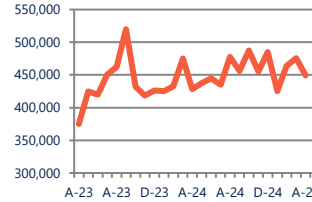
162



**Down -3%**  
Vs. Year Ago

## Median Sale Price

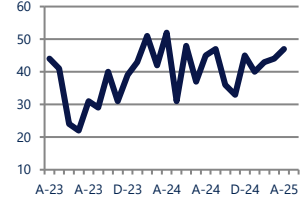
\$449,000



**Up 5%**  
Vs. Year Ago

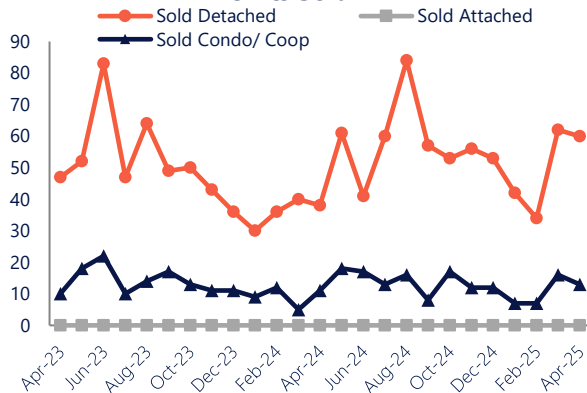
## Days On Market

47



**Down -10%**  
Vs. Year Ago

### Units Sold\*



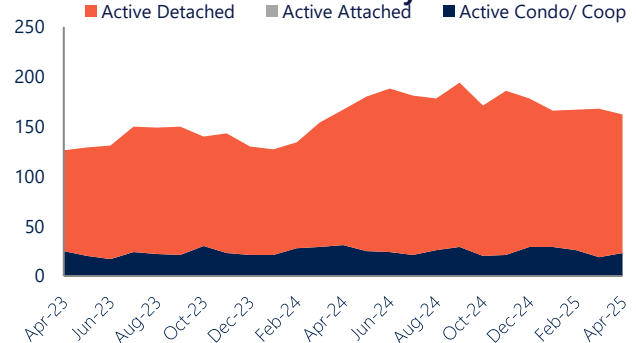
## Units Sold

There was a decrease in total units sold in April, with 73 sold this month in Stafford, Little Egg Harbor and Manahawkin. This month's total units sold was higher than at this time last year.

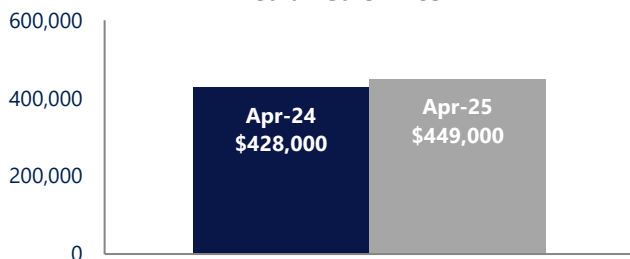
## Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 3%. The total number of active inventory this April was 162 compared to 167 in April 2024. This month's total of 162 is lower than the previous month's total supply of available inventory of 168, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Stafford, Little Egg Harbor and Manahawkin Homes was \$428,000. This April, the median sale price was \$449,000, an increase of 5% or \$21,000 compared to last year. The current median sold price is 6% 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.

Stafford, Little Egg Harbor and Manahawkin are defined as properties listed in zip code/s 08087, 08092 and 08050.

\*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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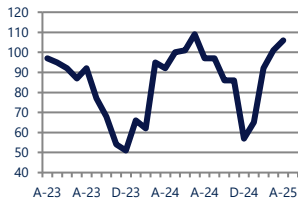
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APRIL 2025

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## New Listings

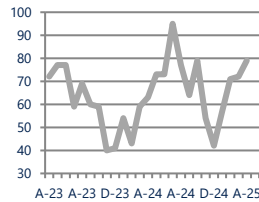
106



**Up 15%**  
Vs. Year Ago

## Current Contracts

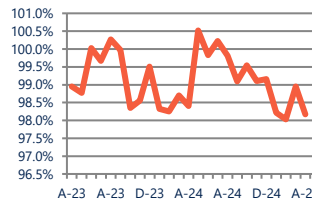
79



**Up 25%**  
Vs. Year Ago

## Sold Vs. List Price

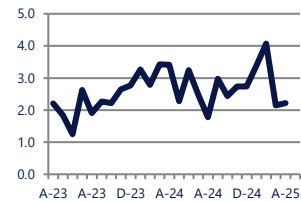
98.2%



**No Change**  
Vs. Year Ago

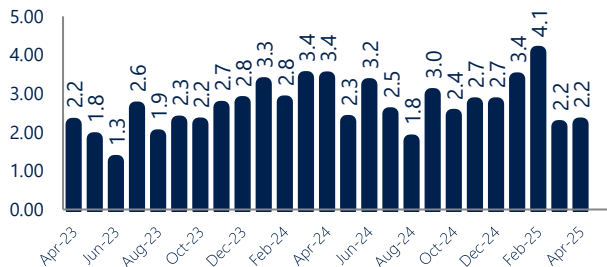
## Months of Supply

2.2



**Down -35%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

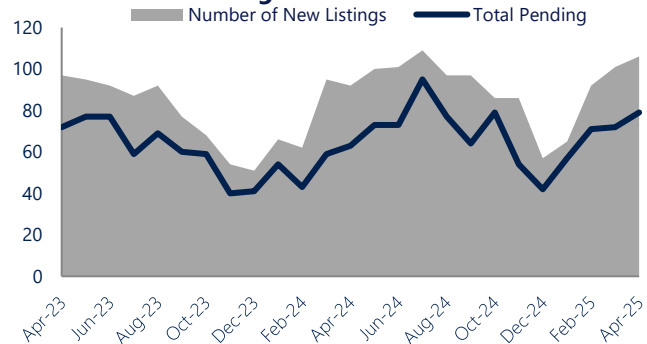
In April, there was 2.2 months of supply available in Stafford, Little Egg Harbor and Manahawkin, compared to 3.4 in April 2024. That is a decrease of 35% versus a year ago.

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.

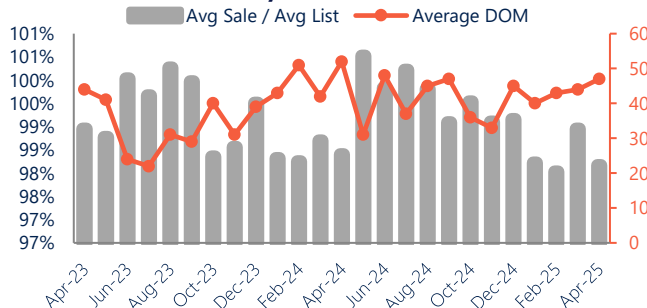
## New Listings & Current Contracts

This month there were 106 homes newly listed for sale in Stafford, Little Egg Harbor and Manahawkin compared to 92 in April 2024, an increase of 15%. There were 79 current contracts pending sale this April compared to 63 a year ago. The number of current contracts is 25% higher 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 Stafford, Little Egg Harbor and Manahawkin was 98.2% 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 47, lower than the average last year, which was 52, a decrease of 10%.

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