

THE LONG & FOSTER MARKET MINUTE™

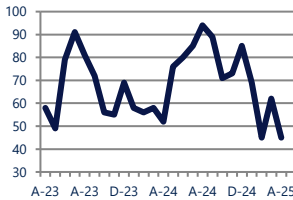
FOCUS ON: TOMS RIVER, ISLAND HEIGHTS AND SILVERTON HOUSING MARKET

APRIL 2025

Zip Code(s): 08753 and 08732

Units Sold

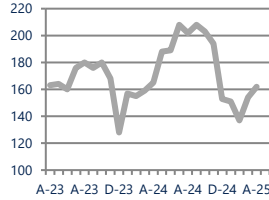
45



Down -13%
Vs. Year Ago

Active Inventory

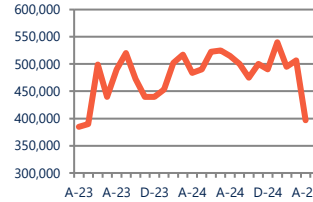
162



Down -2%
Vs. Year Ago

Median Sale Price

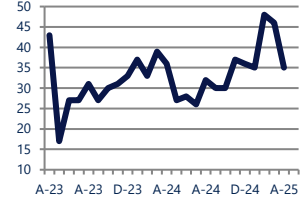
\$397,000



Down -18%
Vs. Year Ago

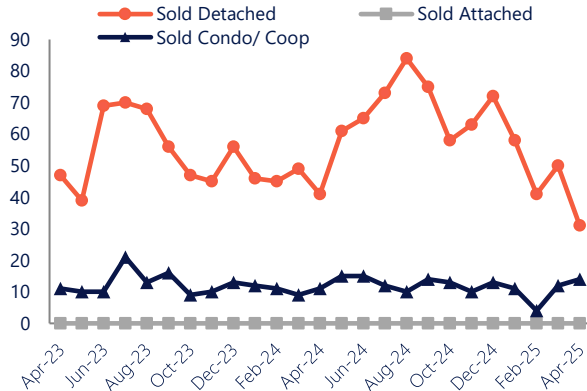
Days On Market

35



Down -3%
Vs. Year Ago

Units Sold*



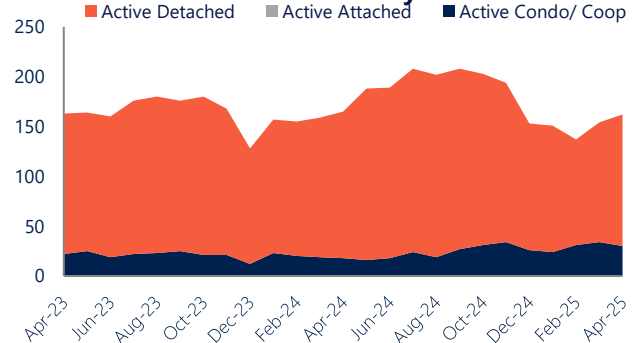
Units Sold

There was a decrease in total units sold in April, with 45 sold this month in Toms River, Island Heights and Silverton versus 62 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 2%. The total number of active inventory this April was 162 compared to 165 in April 2024. This month's total of 162 is higher than the previous month's total supply of available inventory of 154, an increase of 5%.

Active Inventory*

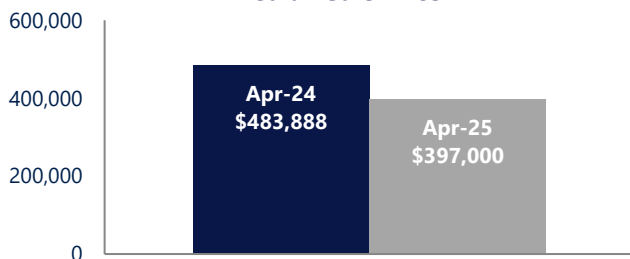


Median Sale Price

Last April, the median sale price for Toms River, Island Heights and Silverton Homes was \$483,888. This April, the median sale price was \$397,000, a decrease of 18% or \$86,888 compared to last year. The current median sold price is 22% 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.

Median Sale Price



Toms River, Island Heights and Silverton are defined as properties listed in zip code/s 08753 and 08732.

*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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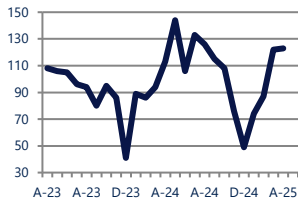
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New Listings

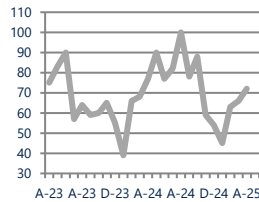
123



Up 9%
Vs. Year Ago

Current Contracts

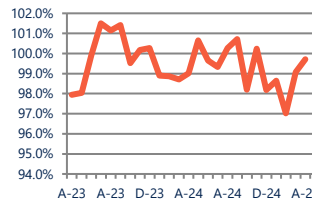
72



Down -6%
Vs. Year Ago

Sold Vs. List Price

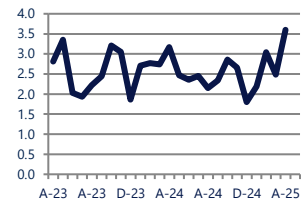
99.7%



Up 0.7%
Vs. Year Ago

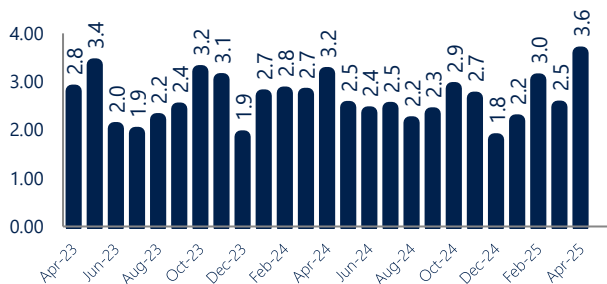
Months of Supply

3.6



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

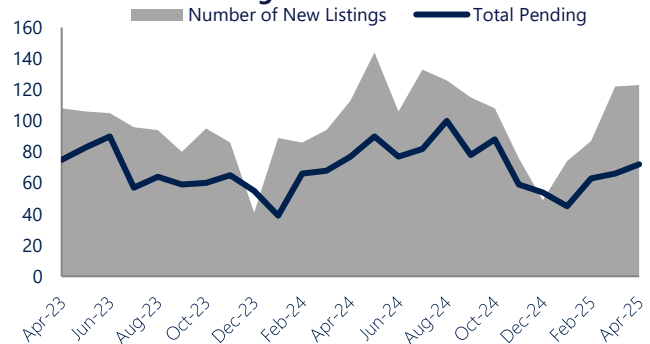
In April, there was 3.6 months of supply available in Toms River, Island Heights and Silverton, compared to 3.2 in April 2024. That is an increase of 13% versus a year ago.

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.

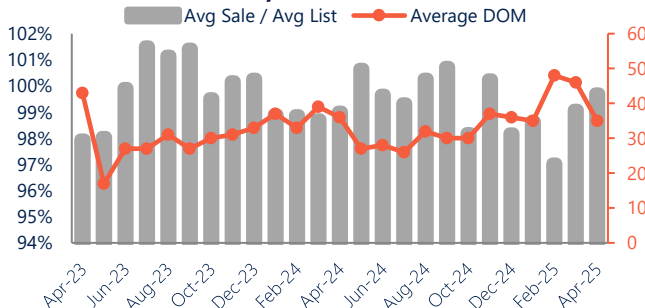
New Listings & Current Contracts

This month there were 123 homes newly listed for sale in Toms River, Island Heights and Silverton compared to 113 in April 2024, an increase of 9%. There were 72 current contracts pending sale this April compared to 77 a year ago. The number of current contracts is 6% 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 Toms River, Island Heights and Silverton was 99.7% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 36, a decrease of 3%.

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