

THE LONG & FOSTER MARKET MINUTE™

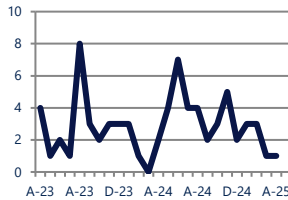
FOCUS ON: **VINELAND HOUSING MARKET**

APRIL 2025

Zip Code(s): 08360 and 08361

Units Sold

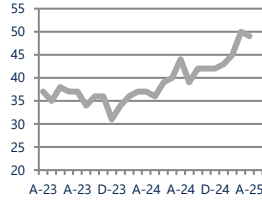
1



Down -50%
Vs. Year Ago

Active Inventory

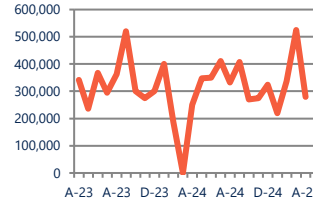
49



Up 32%
Vs. Year Ago

Median Sale Price

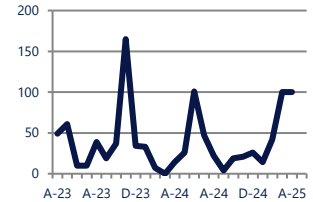
\$280,000



Up
Vs. Year Ago

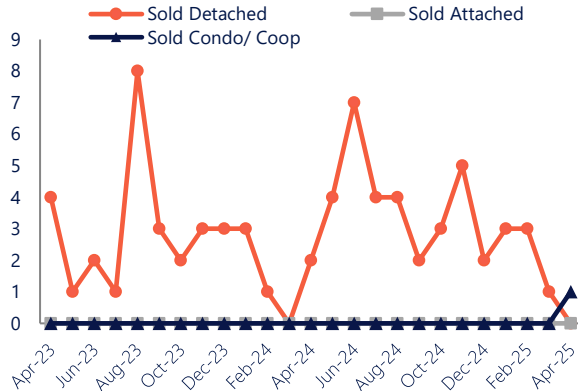
Days On Market

100



Up
Vs. Year Ago

Units Sold*



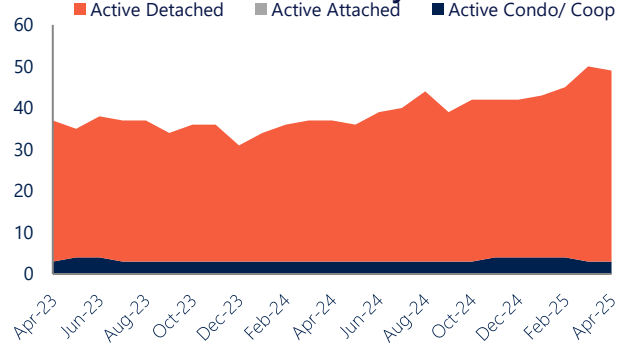
Units Sold

The number of units sold remained stable in April, with 1 sold this month in Vineland. This month's total units sold was lower than at this time last year, a decrease of 50% versus April 2024.

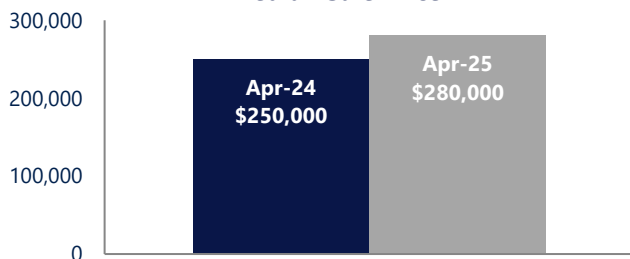
Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 32%. The total number of active inventory this April was 49 compared to 37 in April 2024. This month's total of 49 is lower than the previous month's total supply of available inventory of 50, a decrease of 2%.

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 April, the median sale price for Vineland Homes was \$250,000. This April, the median sale price was \$280,000, an increase of \$30,000 compared to last year. The current median sold price is 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.

Vineland are defined as properties listed in zip code/s 08360 and 08361.

*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.

THE LONG & FOSTER MARKET MINUTE™

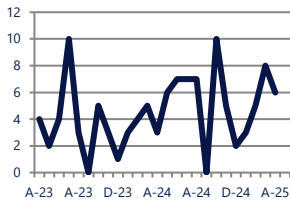
FOCUS ON: **VINELAND HOUSING MARKET**

APRIL 2025

Zip Code(s): 08360 and 08361

New Listings

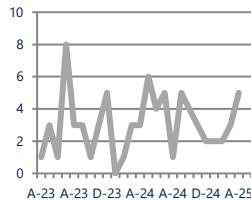
6



Up 100%
Vs. Year Ago

Current Contracts

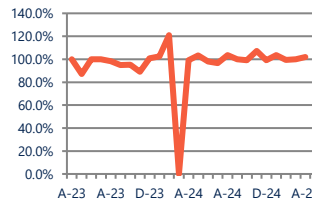
5



Up 67%
Vs. Year Ago

Sold Vs. List Price

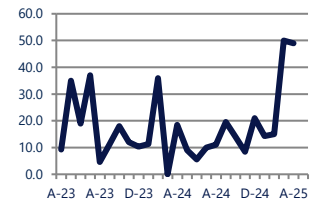
101.8%



Up 2.8%
Vs. Year Ago

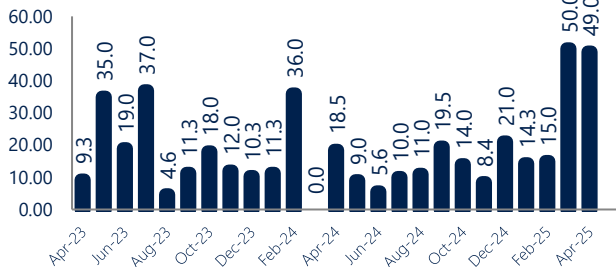
Months of Supply

49.0



Up
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 49.0 months of supply available in Vineland, compared to 18.5 in April 2024. That is an increase versus a year ago.

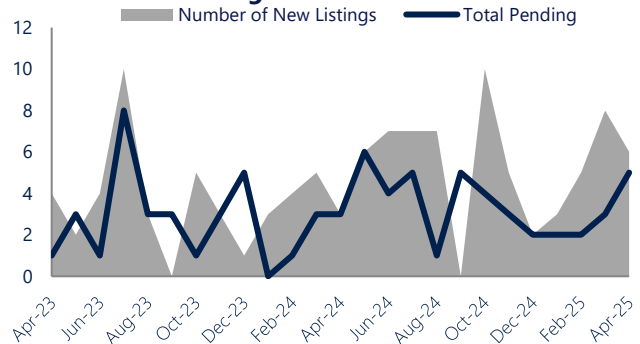
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

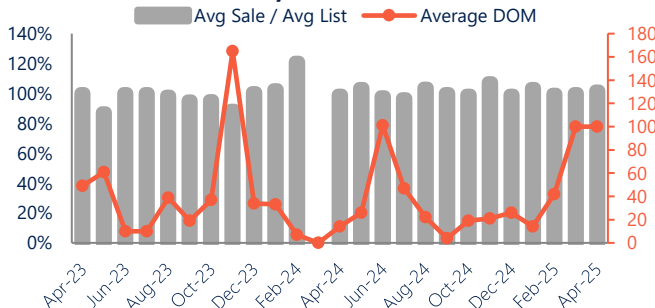
This month there were 6 homes newly listed for sale in Vineland compared to 3 in April 2024, an increase of 100%.

There were 5 current contracts pending sale this April compared to 3 a year ago. The number of current contracts is 67% 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 Vineland was 101.8% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 100, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.

Vineland are defined as properties listed in zip code/s 08360 and 08361.

*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 SJSMMLS 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 SJSMMLS or Long & Foster Real Estate, Inc.