

THE LONG & FOSTER MARKET MINUTE™

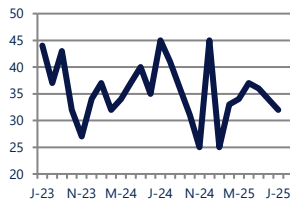
FOCUS ON: **WILLINGBORO HOUSING MARKET**

JULY 2025

Zip Code(s): 08046 and 08073

Units Sold

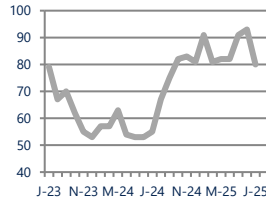
32



Down -29%
Vs. Year Ago

Active Inventory

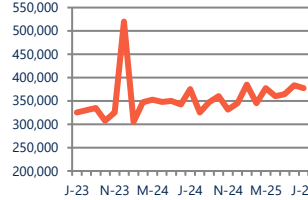
80



Up 45%
Vs. Year Ago

Median Sale Price

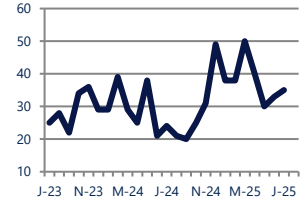
\$377,500



Up 1%
Vs. Year Ago

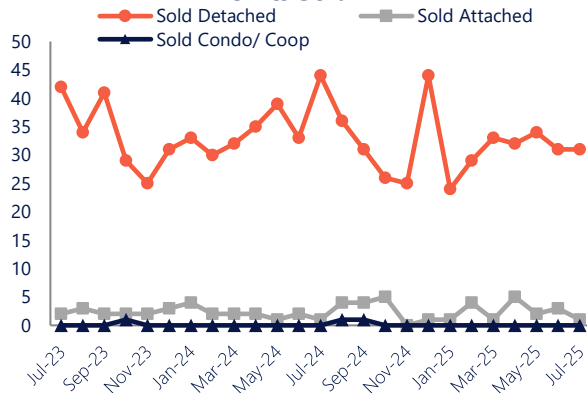
Days On Market

35



Up 46%
Vs. Year Ago

Units Sold*



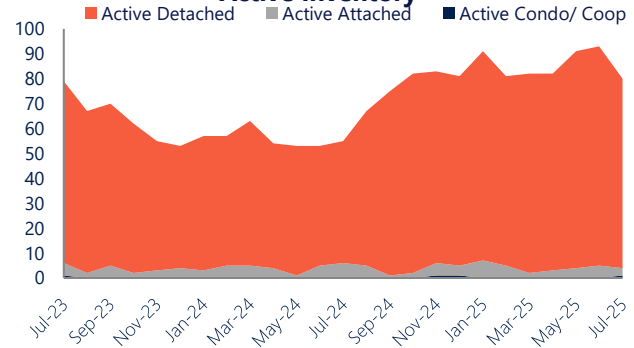
Units Sold

There was a decrease in total units sold in July, with 32 sold this month in Willingboro versus 34 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 29% versus July 2024.

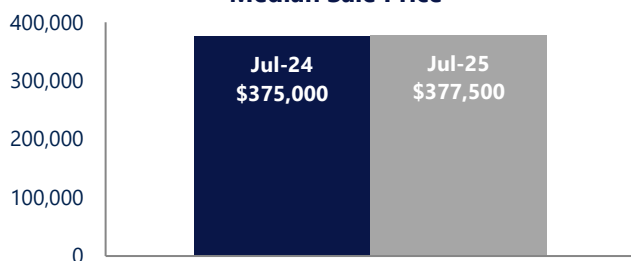
Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 45%. The total number of active inventory this July was 80 compared to 55 in July 2024. This month's total of 80 is lower than the previous month's total supply of available inventory of 93, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Willingboro Homes was \$375,000. This July, the median sale price was \$377,500, an increase of 1% or \$2,500 compared to last year. The current median sold price is 2% lower 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.

Willingboro are defined as properties listed in zip code/s 08046 and 08073.

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

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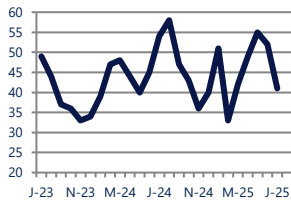
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JULY 2025

Zip Code(s): 08046 and 08073

New Listings

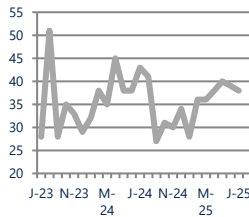
41



Down -24%
Vs. Year Ago

Current Contracts

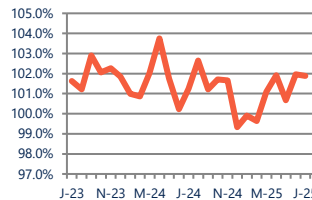
38



Down -12%
Vs. Year Ago

Sold Vs. List Price

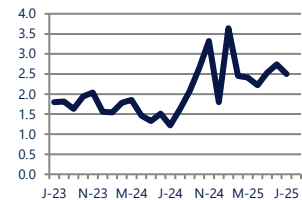
101.9%



Up 0.6%
Vs. Year Ago

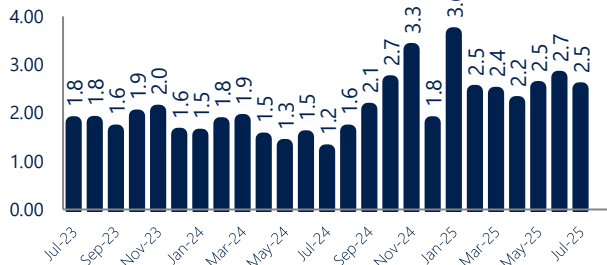
Months of Supply

2.5



Up 105%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.5 months of supply available in Willingboro, compared to 1.2 in July 2024. That is an increase of 105% versus a year ago.

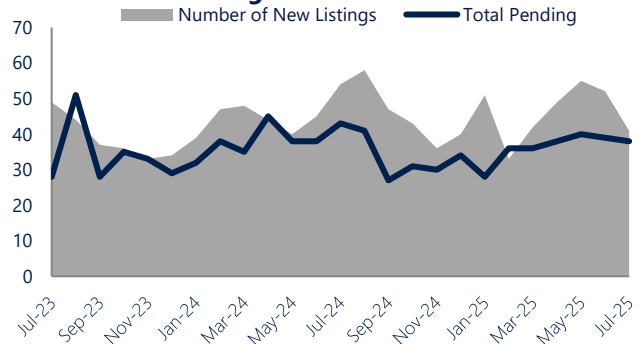
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

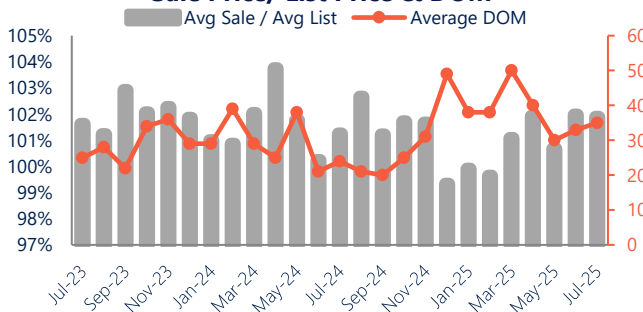
This month there were 41 homes newly listed for sale in Willingboro compared to 54 in July 2024, a decrease of 24%.

There were 38 current contracts pending sale this July compared to 43 a year ago. The number of current contracts is 12% 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 Willingboro was 101.9% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 24, an increase of 46%.

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