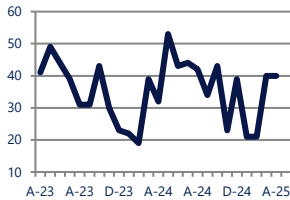


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER COUNTY HOUSING MARKET**

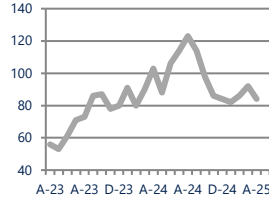
APRIL 2025

Units Sold 40



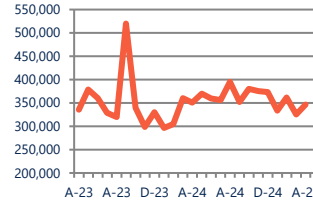
Up 25%
Vs. Year Ago

Active Inventory 84



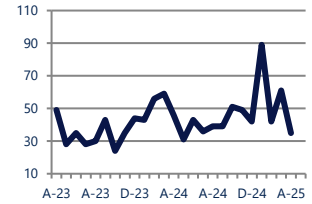
Down -18%
Vs. Year Ago

Median Sale Price \$346,450



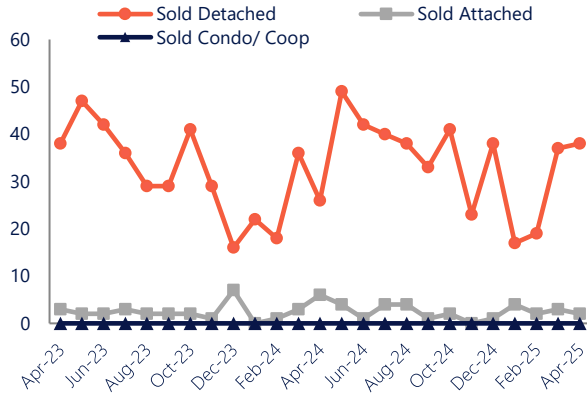
Down -1%
Vs. Year Ago

Days On Market 35



Down -24%
Vs. Year Ago

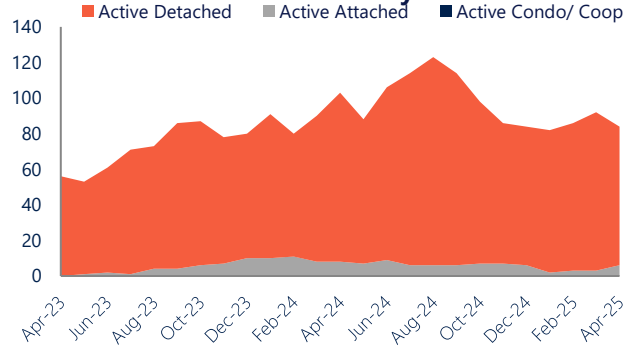
Units Sold*



Units Sold

The number of units sold remained stable in April, with 40 sold this month in Gloucester County. This month's total units sold was higher than at this time last year, an increase of 25% versus April 2024.

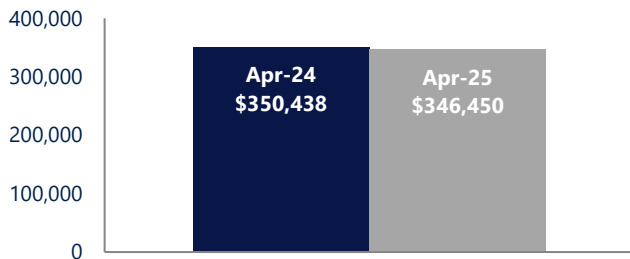
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 18%. The total number of active inventory this April was 84 compared to 103 in April 2024. This month's total of 84 is lower than the previous month's total supply of available inventory of 92, a decrease of 9%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Gloucester County Homes was \$350,438. This April, the median sale price was \$346,450, a decrease of 1% or \$3,988 compared to last year. The current median sold price is 7% higher 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.

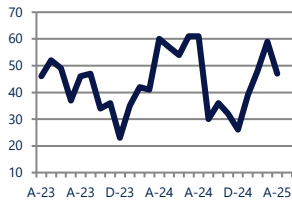
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLOUCESTER COUNTY HOUSING MARKET**

APRIL 2025

New Listings

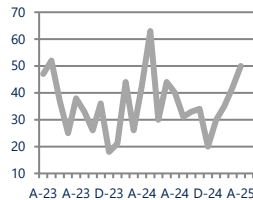
47



Down -22%
Vs. Year Ago

Current Contracts

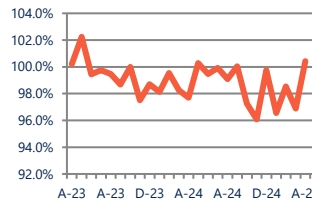
50



Up 16%
Vs. Year Ago

Sold Vs. List Price

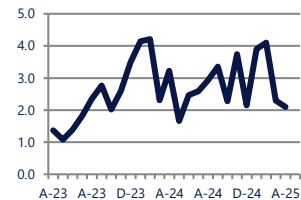
100.4%



Up 2.8%
Vs. Year Ago

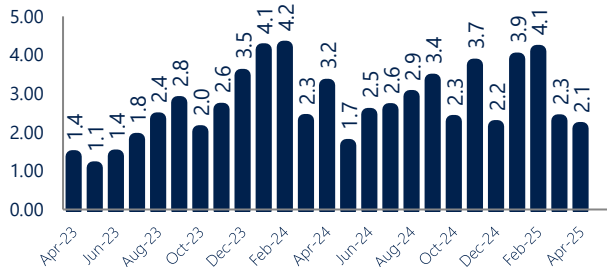
Months of Supply

2.1



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

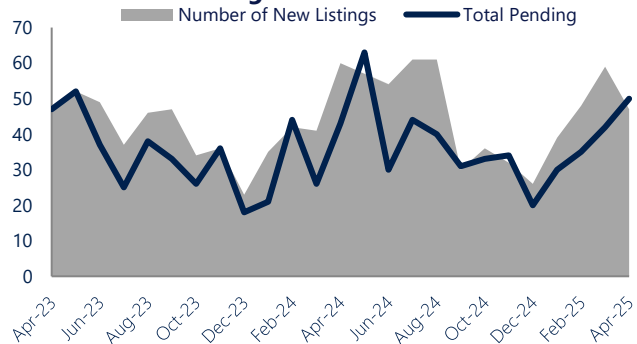
In April, there was 2.1 months of supply available in Gloucester County, compared to 3.2 in April 2024. That is a decrease of 35% versus a year ago.

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.

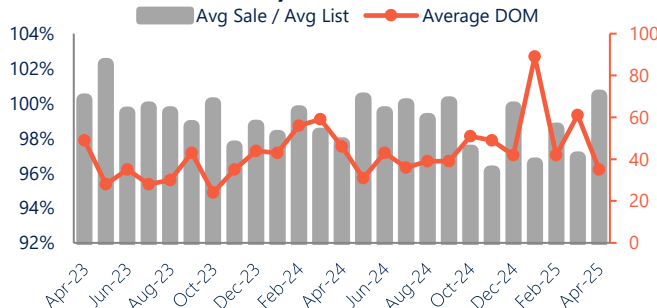
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Gloucester County compared to 60 in April 2024, a decrease of 22%. There were 50 current contracts pending sale this April compared to 43 a year ago. The number of current contracts is 16% 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 Gloucester County was 100.4% of the average list price, which is 2.7% 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 46, a decrease of 24%.