



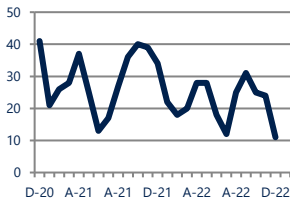
## Focus On: Avalon and Stone Harbor Housing Market

December 2022

Zip Code(s): 08202 and 08247

### Units Sold

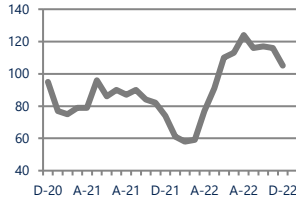
11



**Down**  
Vs. Year Ago

### Active Inventory

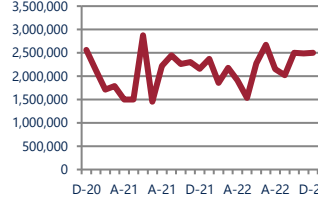
105



**Up 42%**  
Vs. Year Ago

### Median Sale Price

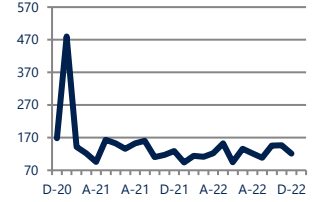
\$2,500,000



**Up 16%**  
Vs. Year Ago

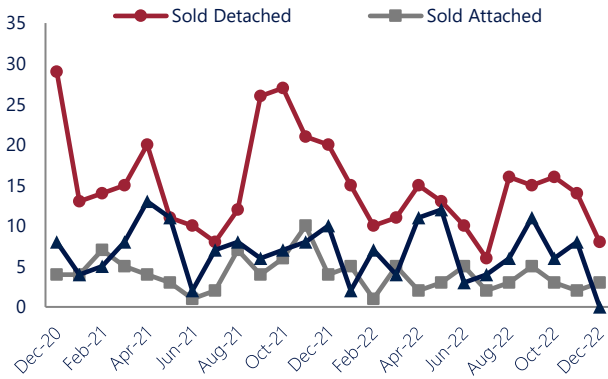
### Days On Market

121



**Down -6%**  
Vs. Year Ago

### Units Sold\*



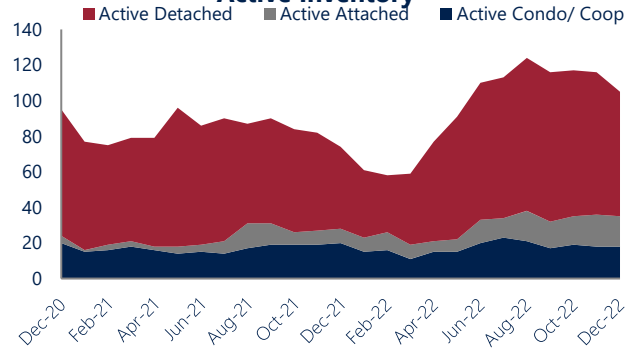
### Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 11 sold this month in Avalon and Stone Harbor. This month's total units sold was lower than at this time last year, a decrease from December 2021.

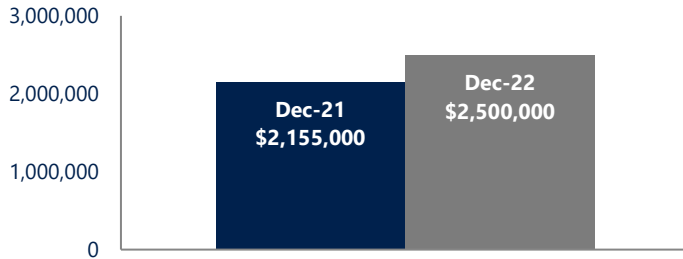
### Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 42%. The total number of active inventory this December was 105 compared to 74 in December 2021. This month's total of 105 is lower than the previous month's total supply of available inventory of 116, a decrease of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last December, the median sale price for Avalon and Stone Harbor Homes was \$2,155,000. This December, the median sale price was \$2,500,000, an increase of 16% or \$345,000 compared to last year. The current median sold price is approximately the same as the median price in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Avalon and Stone Harbor are defined as properties listed in zip code/s 08202 and 08247.

\*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 CMCAOR 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 CMCAOR or Long & Foster Real Estate, Inc.

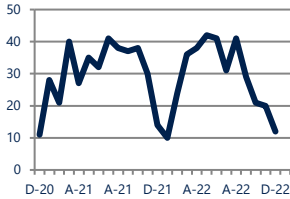




Zip Code(s): 08202 and 08247

### New Listings

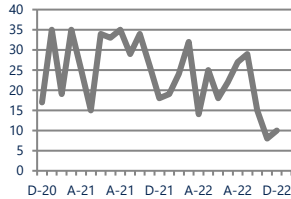
12



Down -14%  
Vs. Year Ago

### Current Contracts

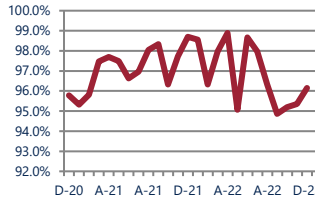
10



Down -44%  
Vs. Year Ago

### Sold Vs. List Price

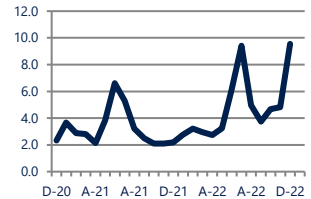
96.2%



Down -2.6%  
Vs. Year Ago

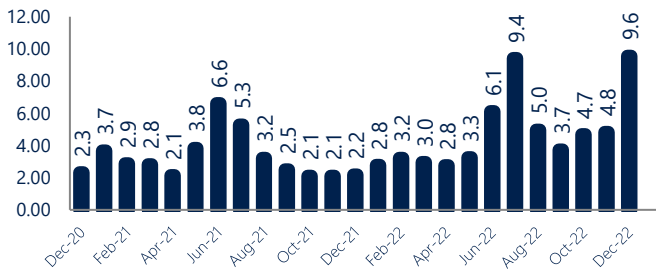
### Months of Supply

9.6



Up 338%  
Vs. Year Ago

### Months of Supply



### Months of Supply

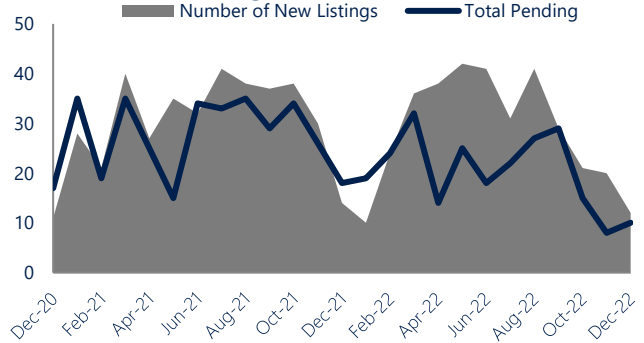
In December, there was 9.5 months of supply available in Avalon and Stone Harbor, compared to 2.2 in December 2021. That is an increase of 339% versus a year ago.

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.

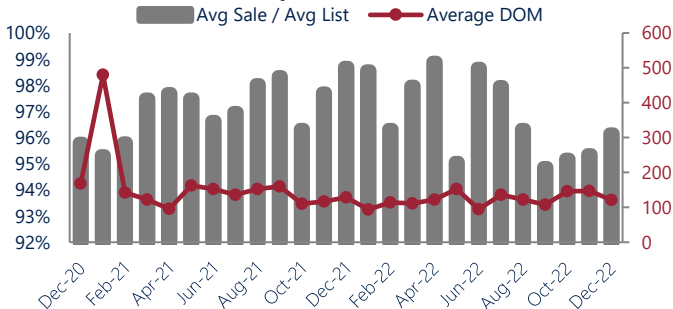
### New Listings & Current Contracts

This month there were 12 homes newly listed for sale in Avalon and Stone Harbor compared to 14 in December 2021, a decrease of 14%. There were 10 current contracts pending sale this December compared to 18 a year ago. The number of current contracts is 44% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Avalon and Stone Harbor was 96.2% of the average list price, which is 2.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 121, lower than the average last year, which was 129, a decrease of 6%.

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