

# THE LONG & FOSTER MARKET MINUTE™

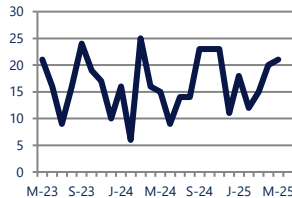
FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET**

MAY 2025

Zip Code(s): 08202 and 08247

## Units Sold

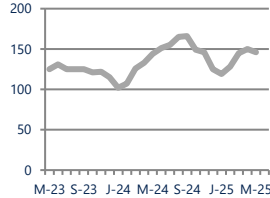
21



**Up**  
Vs. Year Ago

## Active Inventory

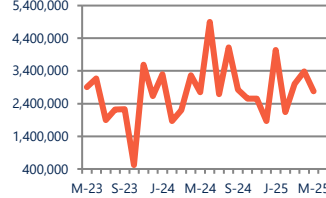
146



**Up 1%**  
Vs. Year Ago

## Median Sale Price

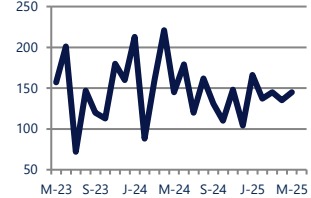
\$2,775,000



**Up 1%**  
Vs. Year Ago

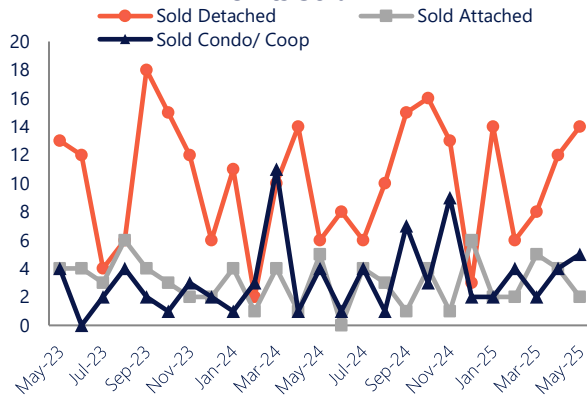
## Days On Market

145



**No Change**  
Vs. Year Ago

### Units Sold\*



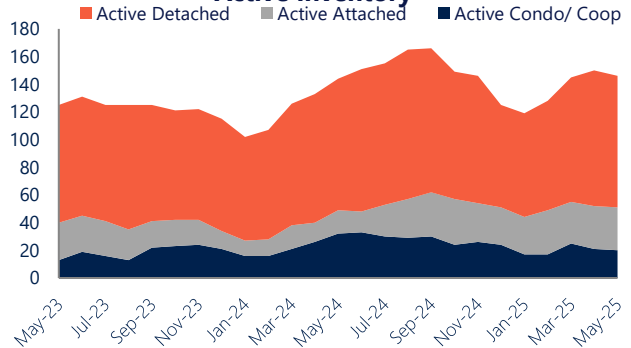
## Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 21 sold this month in Avalon and Stone Harbor. This month's total units sold was higher than at this time last year, an increase from May 2024.

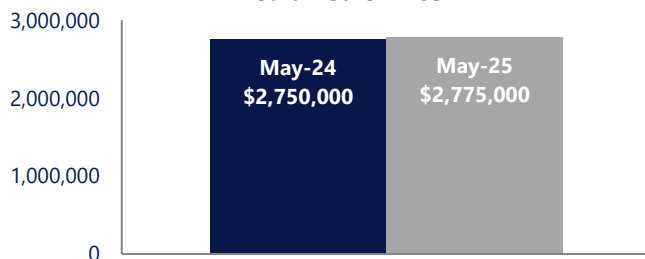
## Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 1%. The total number of active inventory this May was 146 compared to 144 in May 2024. This month's total of 146 is lower than the previous month's total supply of available inventory of 150, a decrease of 3%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Avalon and Stone Harbor Homes was \$2,750,000. This May, the median sale price was \$2,775,000, an increase of 1% or \$25,000 compared to last year. The current median sold price is 18% lower than in April.

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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER

## MARKET MINUTE™

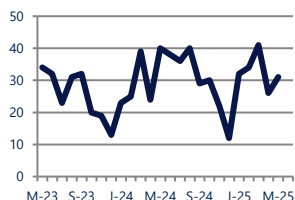
FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET**

MAY 2025

Zip Code(s): 08202 and 08247

### New Listings

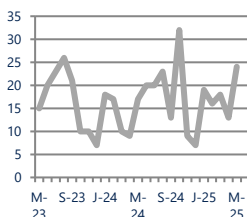
31



**Down -22%**  
Vs. Year Ago

### Current Contracts

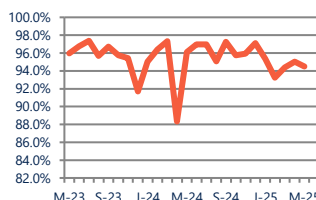
24



**Up 41%**  
Vs. Year Ago

### Sold Vs. List Price

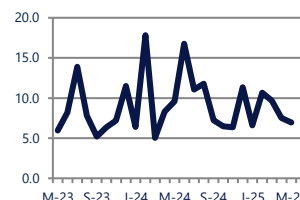
94.5%



**Down -1.7%**  
Vs. Year Ago

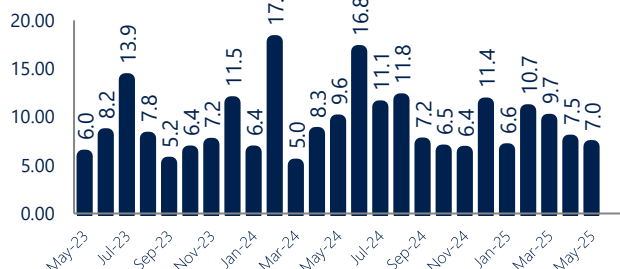
### Months of Supply

7.0



**Down -28%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

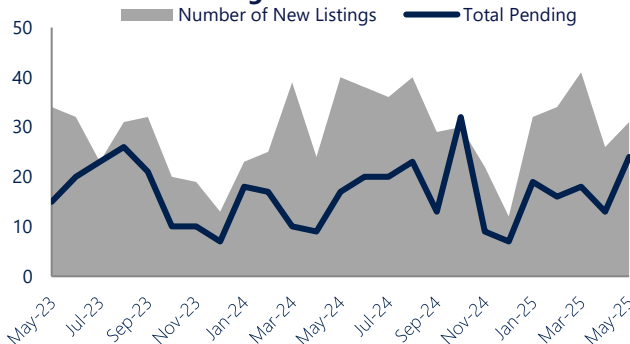
In May, there was 7.0 months of supply available in Avalon and Stone Harbor, compared to 9.6 in May 2024. That is a decrease of 28% versus a year ago.

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.

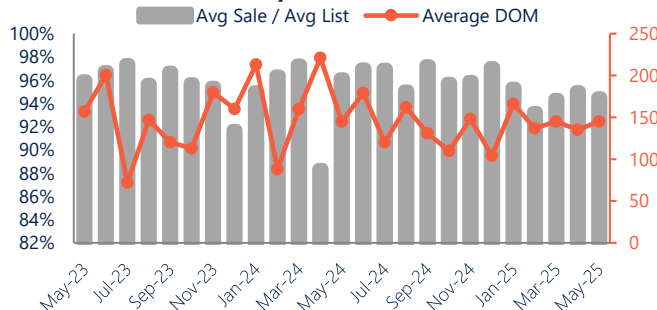
### New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Avalon and Stone Harbor compared to 40 in May 2024, a decrease of 23%. There were 24 current contracts pending sale this May compared to 17 a year ago. The number of current contracts is 41% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Avalon and Stone Harbor was 94.5% of the average list price, which is 1.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 145, which is similar compared to a year ago.

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.