

# THE LONG & FOSTER MARKET MINUTE™

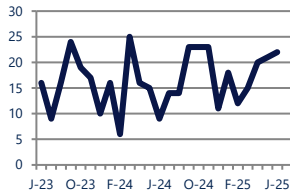
FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET**

JUNE 2025

Zip Code(s): 08202 and 08247

## Units Sold

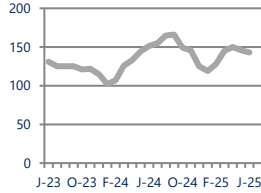
22



**Up**  
Vs. Year Ago

## Active Inventory

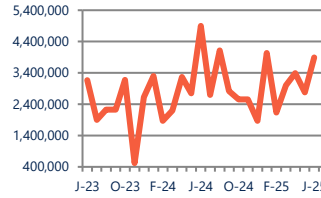
143



**Down -5%**  
Vs. Year Ago

## Median Sale Price

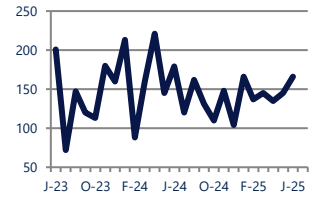
\$3,887,500



**Down**  
Vs. Year Ago

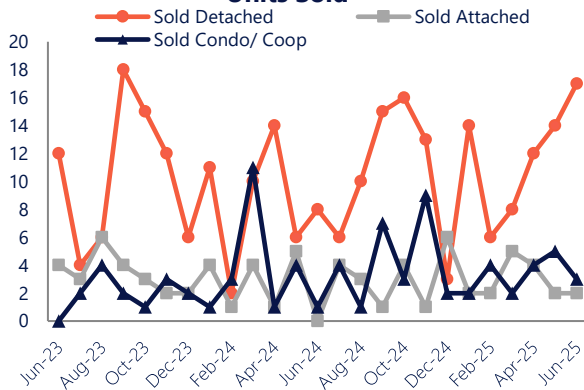
## Days On Market

166



**Down -7%**  
Vs. Year Ago

## Units Sold\*



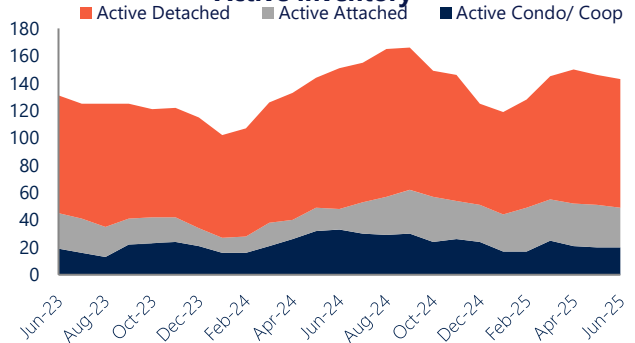
## Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 22 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 June 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 5%. The total number of active inventory this June was 143 compared to 151 in June 2024. This month's total of 143 is lower than the previous month's total supply of available inventory of 146, 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 June, the median sale price for Avalon and Stone Harbor Homes was \$4,900,000. This June, the median sale price was \$3,887,500, a decrease of \$1,012,500 compared to last year. The current median sold price is higher than in May. 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.

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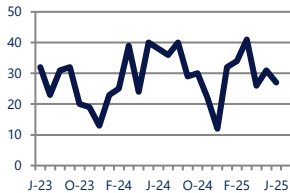
FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET**

JUNE 2025

Zip Code(s): **08202 and 08247**

## New Listings

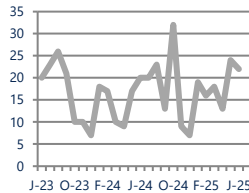
27



**Down -29%**  
Vs. Year Ago

## Current Contracts

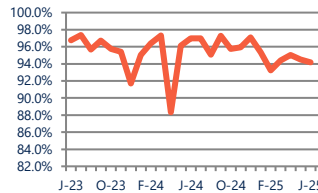
22



**Up 10%**  
Vs. Year Ago

## Sold Vs. List Price

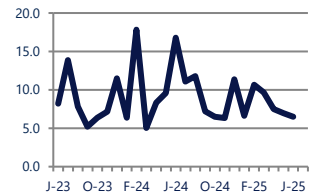
94.2%



**Down -2.9%**  
Vs. Year Ago

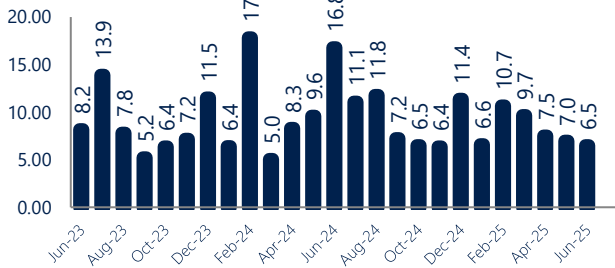
## Months of Supply

6.5



**Down -61%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

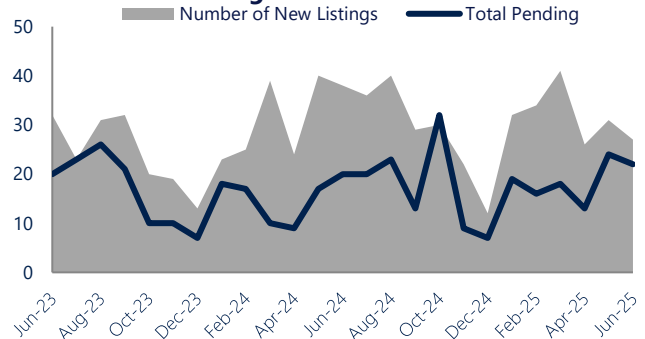
In June, there was 6.5 months of supply available in Avalon and Stone Harbor, compared to 16.8 in June 2024. That is a decrease of 61% versus a year ago.

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.

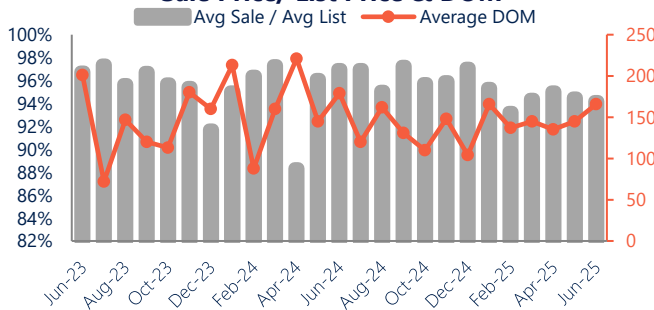
## New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Avalon and Stone Harbor compared to 38 in June 2024, a decrease of 29%. There were 22 current contracts pending sale this June compared to 20 a year ago. The number of current contracts is 10% higher than last June.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In June, the average sale price in Avalon and Stone Harbor was 94.2% of the average list price, which is 2.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 166, lower than the average last year, which was 179, a decrease of 7%.

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