

A photograph of a red brick building with a yellow door. The door has a small window with a grid pattern. To the right of the door is a brass mailbox and two black lantern-style light fixtures. A white bicycle with a black seat and handlebars is parked against the brick wall. The scene is set on a concrete sidewalk.

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— REAL ESTATE —

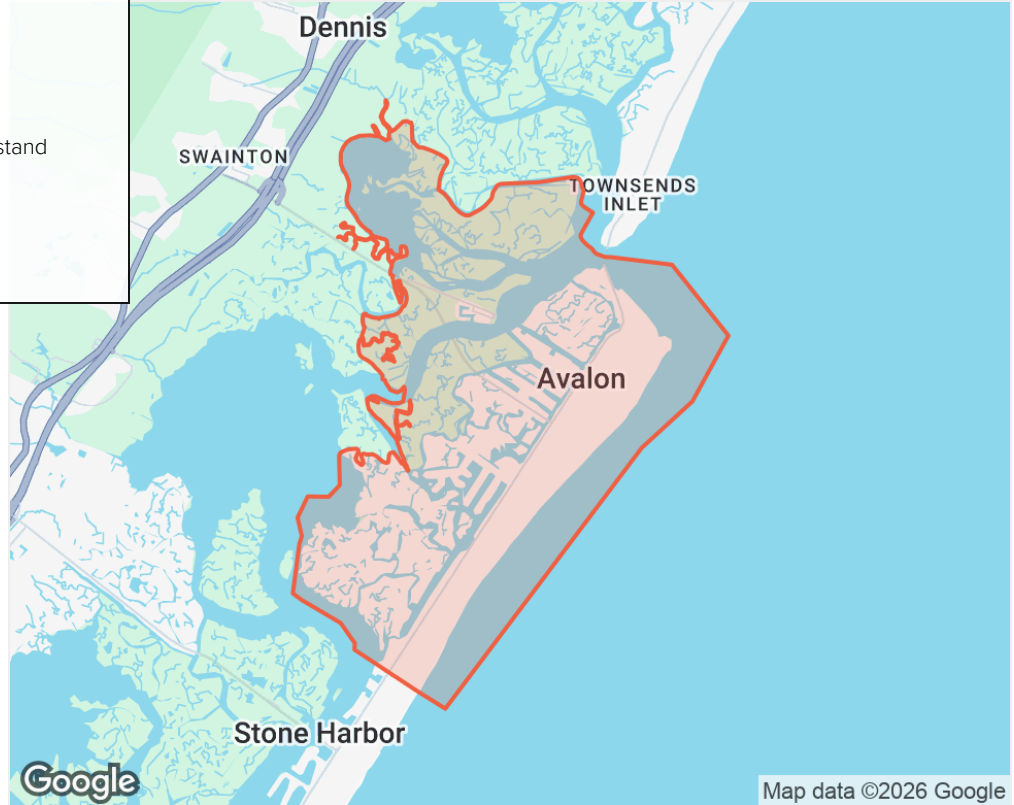
Community  
Market Report

**Avalon, New Jersey**

June 2026

## About Avalon

Welcome to your personalized market report for Avalon in New Jersey. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Scan to view the full digital market report for Avalon.



# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Avalon, New Jersey. The data in the Sold Listings table is based on homes sold within the month of May 2026.

	Current Period May 2026	Last Month Apr 2026	Change From Last Month	Last Year May 2025	Change From Last Year
<b>Homes Sold</b>	14	12	▲ 17%	20	▼ 30%
<b>Median Sale Price</b>	\$1,800,000	\$2,348,750	▼ 23%	\$2,687,500	▼ 33%
<b>Median List Price</b>	\$1,825,000	\$2,572,500	▼ 29%	\$2,837,000	▼ 36%
<b>Sale to List Price Ratio</b>	95%	96%	▼ 1%	95%	0%
<b>Sales Volume</b>	\$32,498,000	\$35,401,900	▼ 8%	\$66,601,900	▼ 51%
<b>Median Days on Market</b>	164 days	124 days	▲ 40 days	112 days	▲ 52 days
<b>Homes Sold Year to Date</b>	51	37	▲ 38%	59	▼ 14%

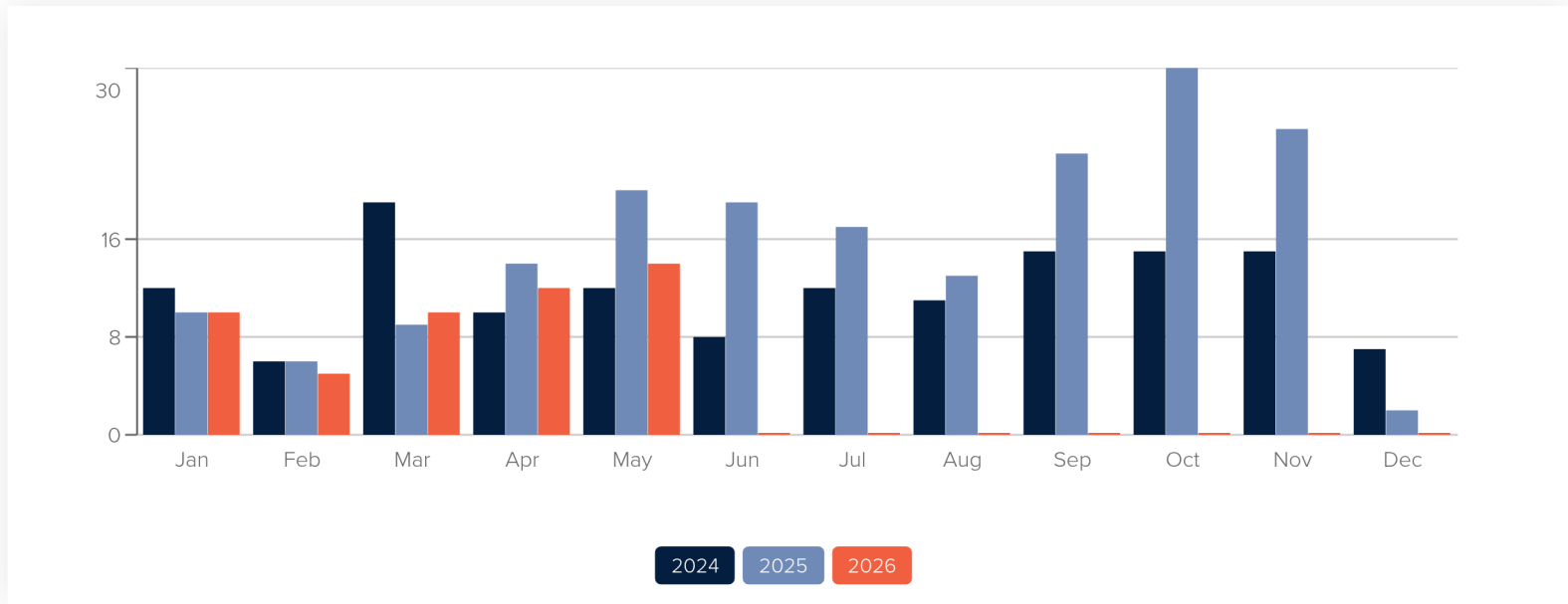
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of June 6, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

<b>58</b> Homes for Sale	<b>\$3,425,000</b> Median List Price	<b>85</b> Median Days on Market
<b>28</b> Homes Under Contract	<b>\$14,995,000</b> High Price	<b>\$420,000</b> Low Price

Values pulled on 6/6/2026

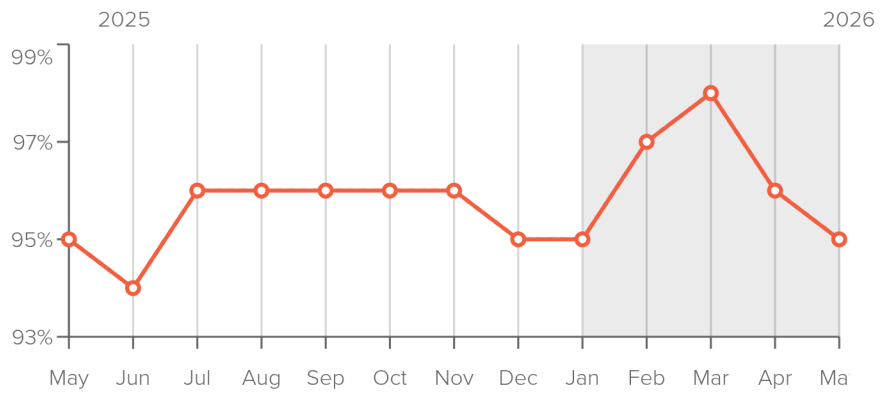
**Homes Sold**



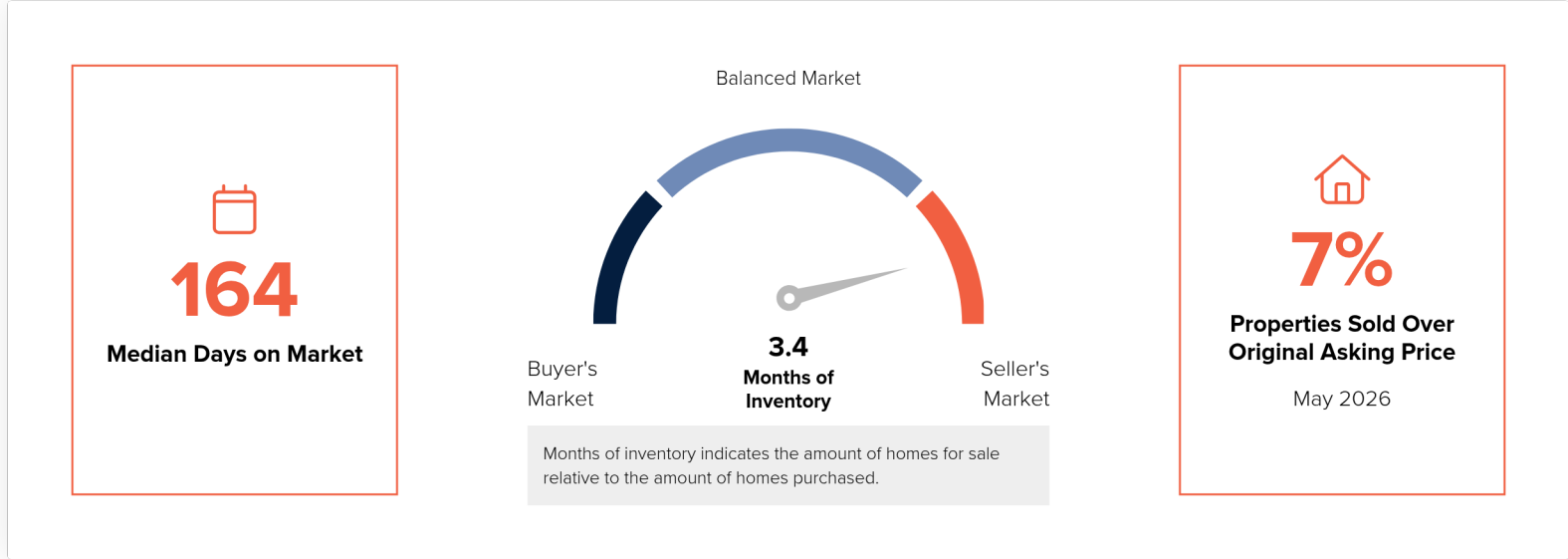
**Sale to List Price Ratio**



**95%**  
Average Sale to List  
Price Ratio  
May 2026



# Market Conditions



## Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it Impacts Buyers	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>More homes to choose from</li> <li>Could spend less than asking price</li> <li>Price restrictions</li> <li>Rarely competing offers</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Fewer homes to choose from</li> <li>Need to be able to close quickly</li> <li>Could spend more than asking price</li> <li>Competition from other buyers</li> </ul>
	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>Takes more time to sell</li> <li>Fewer offers received</li> <li>Could get lower than asking price</li> <li>May have to make repairs and/or concessions</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Home sells quickly</li> <li>Multiple offers likely</li> <li>Could get more than asking price</li> <li>Buyers willing to overlook repairs</li> </ul>

**Market Conditions by Price Range**

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory			Sales		Market Climate
		As of 6/6/26	Current Period May 2026	3 Month Trend	Current Period May 2026	6 Month Avg	
<b>All Price Ranges</b>	57	3.4	1.5	17	9	Seller's	
< \$500,000	2	1.0	0.7	2	0	● Seller's	
\$500,000 - \$1,000,000	1	0.5	0.3	2	0	● Seller's	
\$1,000,000 - \$1,500,000	7	2.3	1.0	3	1	● Seller's	
\$1,500,000 - \$2,000,000	4	2.0	1.0	2	1	● Seller's	
\$2,000,000 - \$2,500,000	2	—	0.5	0	0	—	
\$2,500,000 - \$3,000,000	6	6.0	6.0	1	0	● Buyer's	
\$3,000,000 - \$3,500,000	7	3.5	2.3	2	0	● Seller's	
\$3,500,000 - \$4,000,000	6	6.0	2.0	1	0	● Buyer's	
\$4,000,000 - \$4,500,000	1	0.5	0.5	2	0	● Seller's	
\$4,500,000 - \$5,000,000	3	3.0	1.5	1	0	● Seller's	
> \$5,000,000	18	18.0	3.0	1	2	● Buyer's	

**Seller's Market**  
Less than 4 months of inventory

**Balanced Market**  
Between 4-6 months of inventory

**Buyer's Market**  
More than 6 months of inventory

# Statistics

## Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Avalon, New Jersey. The values are based on closed transactions in May 2026.

