

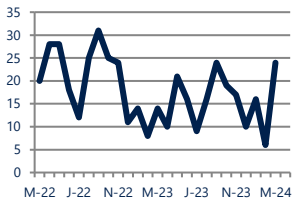


Focus On: Avalon and Stone Harbor Housing Market

March 2024

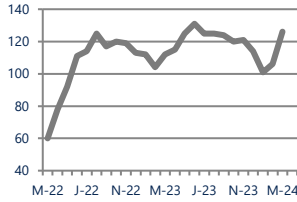
Zip Code(s): 08202 and 08247

Units Sold
24



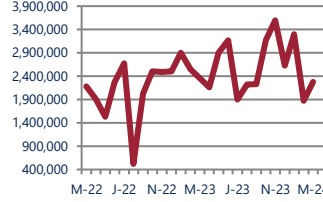
Up
Vs. Year Ago

Active Inventory
126



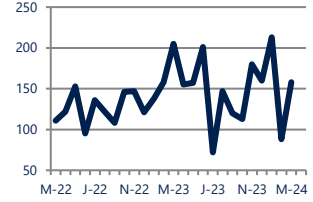
Up 13%
Vs. Year Ago

Median Sale Price
\$2,280,000



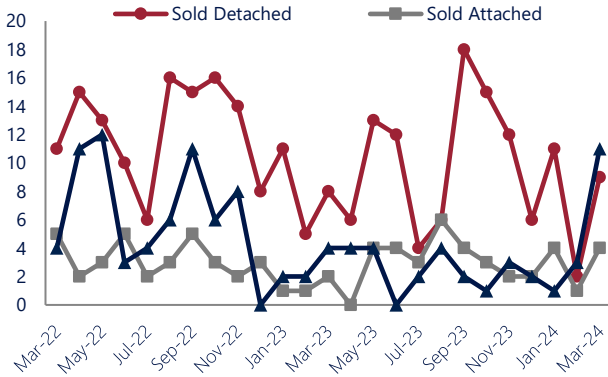
Down -3%
Vs. Year Ago

Days On Market
158



Down -23%
Vs. Year Ago

Units Sold*



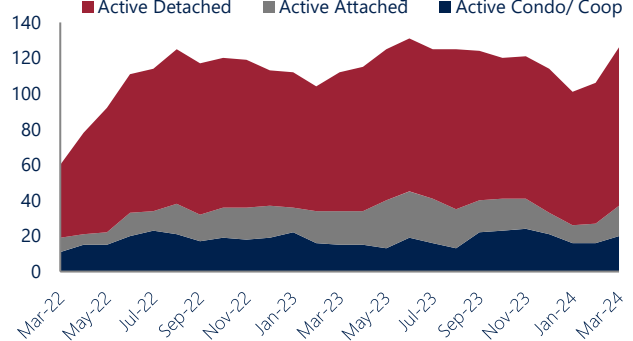
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 24 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 March 2023.

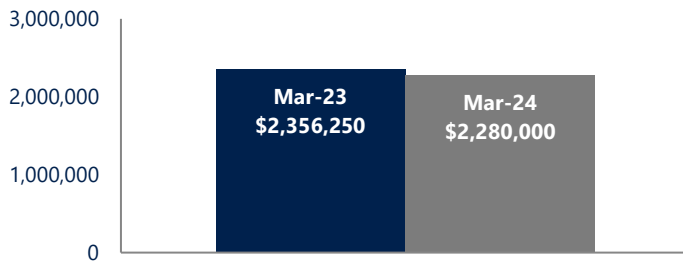
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 13%. The total number of active inventory this March was 126 compared to 112 in March 2023. This month's total of 126 is higher than the previous month's total supply of available inventory of 106, an increase of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Avalon and Stone Harbor Homes was \$2,356,250. This March, the median sale price was \$2,280,000, a decrease of 3% or \$76,250 compared to last year. The current median sold price is 22% higher than in February.

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.



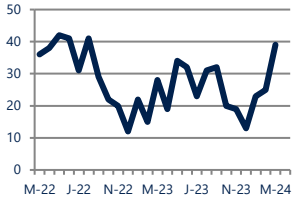
Focus On: Avalon and Stone Harbor Housing Market

March 2024

Zip Code(s): 08202 and 08247

New Listings

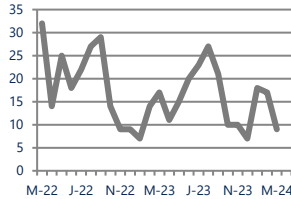
39



Up 39%
Vs. Year Ago

Current Contracts

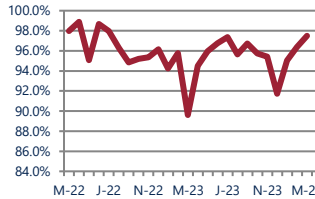
9



Down -47%
Vs. Year Ago

Sold Vs. List Price

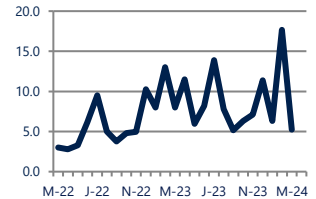
97.5%



Up
Vs. Year Ago

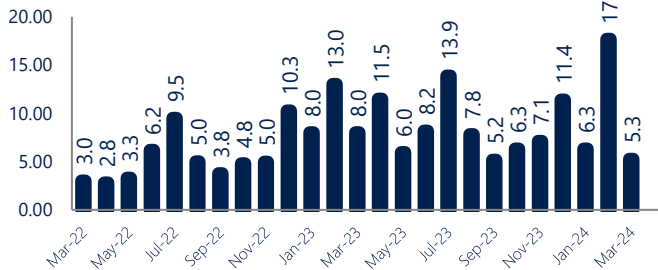
Months of Supply

5.3



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

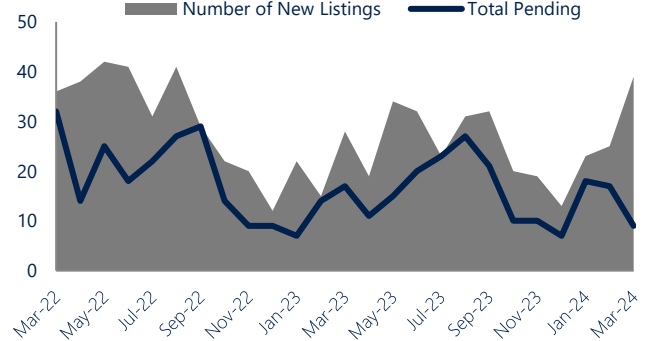
In March, there was 5.3 months of supply available in Avalon and Stone Harbor, compared to 8.0 in March 2023. That is a decrease of 34% versus a year ago.

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.

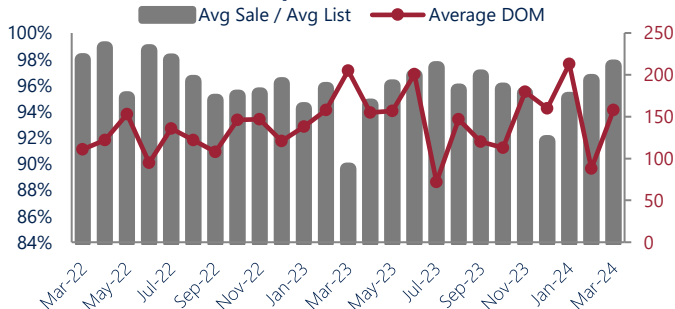
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Avalon and Stone Harbor compared to 28 in March 2023, an increase of 39%. There were 9 current contracts pending sale this March compared to 17 a year ago. The number of current contracts is 47% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Avalon and Stone Harbor was 97.5% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 158, lower than the average last year, which was 205, a decrease of 23%.

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.