

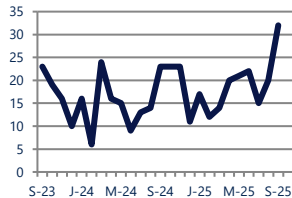
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 08202 and 08247

Units Sold

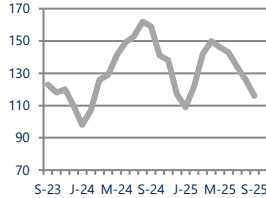
32



Up
Vs. Year Ago

Active Inventory

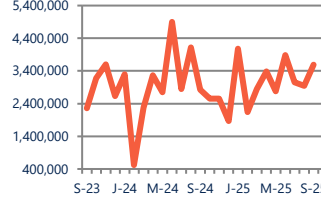
116



Down -27%
Vs. Year Ago

Median Sale Price

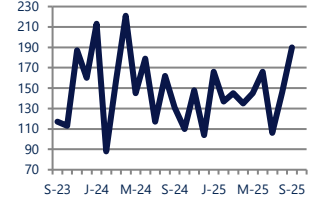
\$3,587,500



Up
Vs. Year Ago

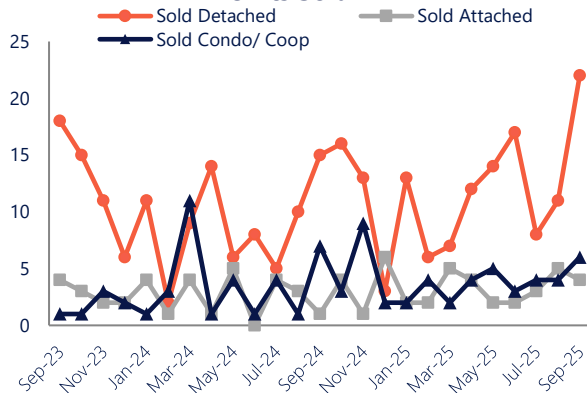
Days On Market

190



Up 45%
Vs. Year Ago

Units Sold*



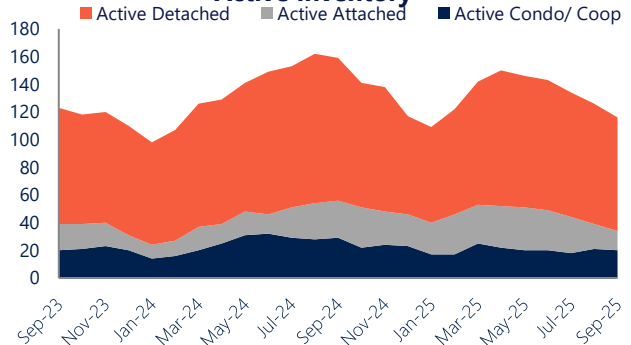
Units Sold

With relatively few transactions, there was an increase in total units sold in September, with 32 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 September 2024.

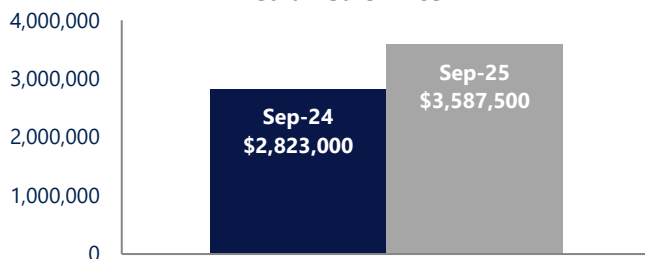
Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 27%. The total number of active inventory this September was 116 compared to 159 in September 2024. This month's total of 116 is lower than the previous month's total supply of available inventory of 126, a decrease of 8%.

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 September, the median sale price for Avalon and Stone Harbor Homes was \$2,823,000. This September, the median sale price was \$3,587,500, an increase of \$764,500 compared to last year. The current median sold price is higher than in August. 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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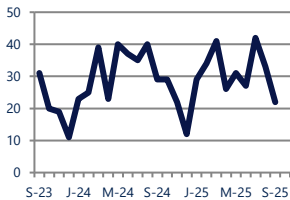
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **AVALON AND STONE HARBOR HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 08202 and 08247

New Listings

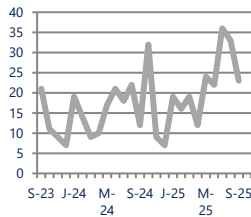
22



Down -24%
Vs. Year Ago

Current Contracts

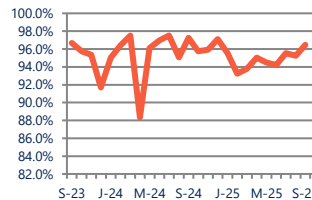
23



Up 92%
Vs. Year Ago

Sold Vs. List Price

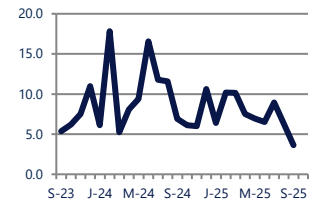
96.5%



Down -0.8%
Vs. Year Ago

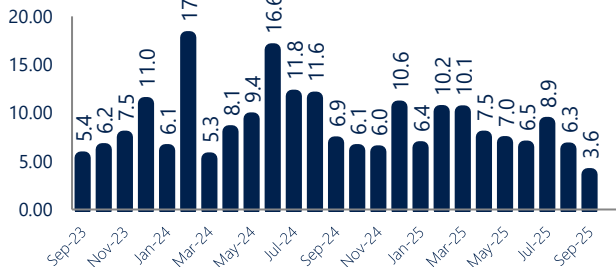
Months of Supply

3.6



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

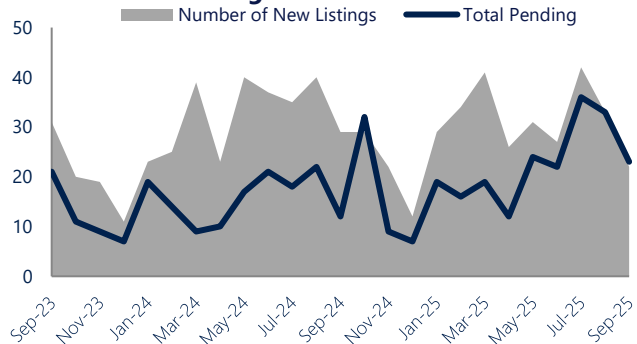
In September, there was 3.6 months of supply available in Avalon and Stone Harbor, compared to 6.9 in September 2024. That is a decrease of 48% versus a year ago.

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.

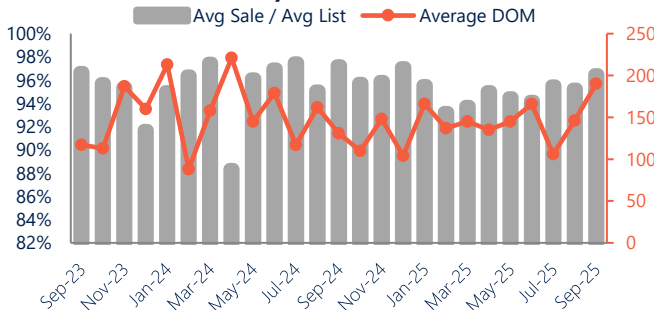
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Avalon and Stone Harbor compared to 29 in September 2024, a decrease of 24%. There were 23 current contracts pending sale this September compared to 12 a year ago. The number of current contracts is 92% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Avalon and Stone Harbor was 96.5% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 190, higher than the average last year, which was 131, an increase of 45%.

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