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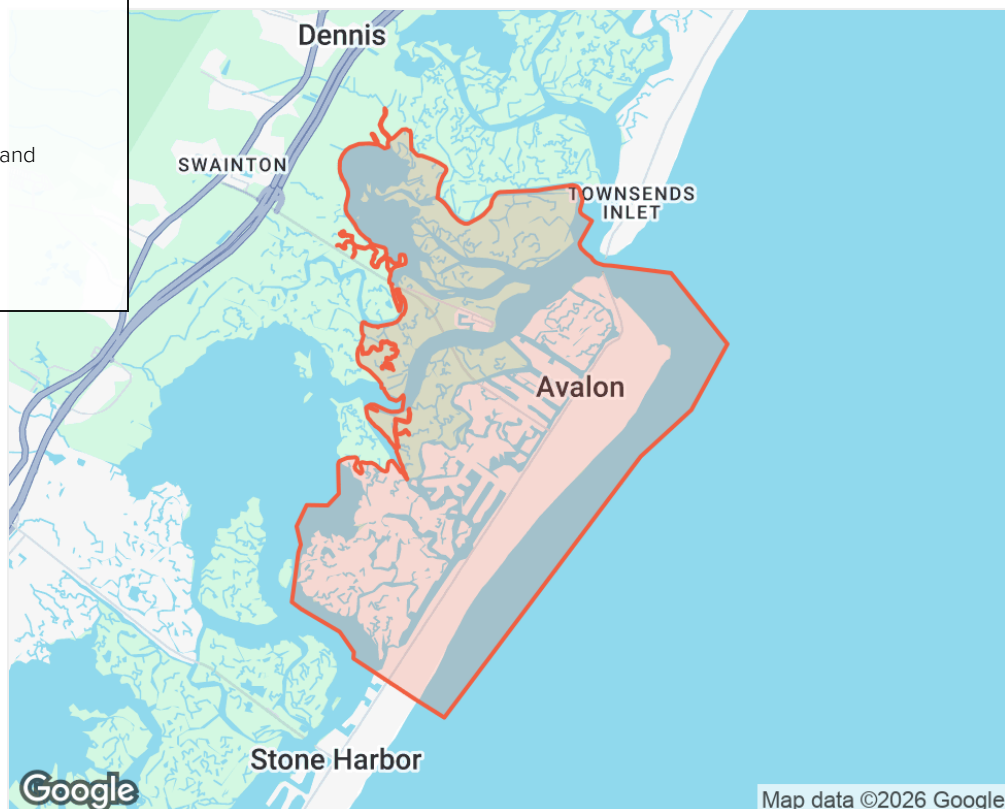
Community Market Report

Avalon, New Jersey

February 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.



Contact me to get
the full Market
Report and to learn
more about 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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	10	2	▲ 400%	10	0%
Median Sale Price	\$2,575,000	\$1,647,463	▲ 56%	\$4,395,000	▼ 41%
Median List Price	\$2,875,000	\$1,737,463	▲ 65%	\$4,395,000	▼ 35%
Sale to List Price Ratio	95%	95%	0%	95%	0%
Sales Volume	\$41,279,499	\$3,294,925	▲ 1153%	\$34,685,000	▲ 19%
Median Days on Market	160 days	181 days	▼ 21 days	156 days	▲ 4 days
Homes Sold Year to Date	10	188	▼ 95%	10	0%

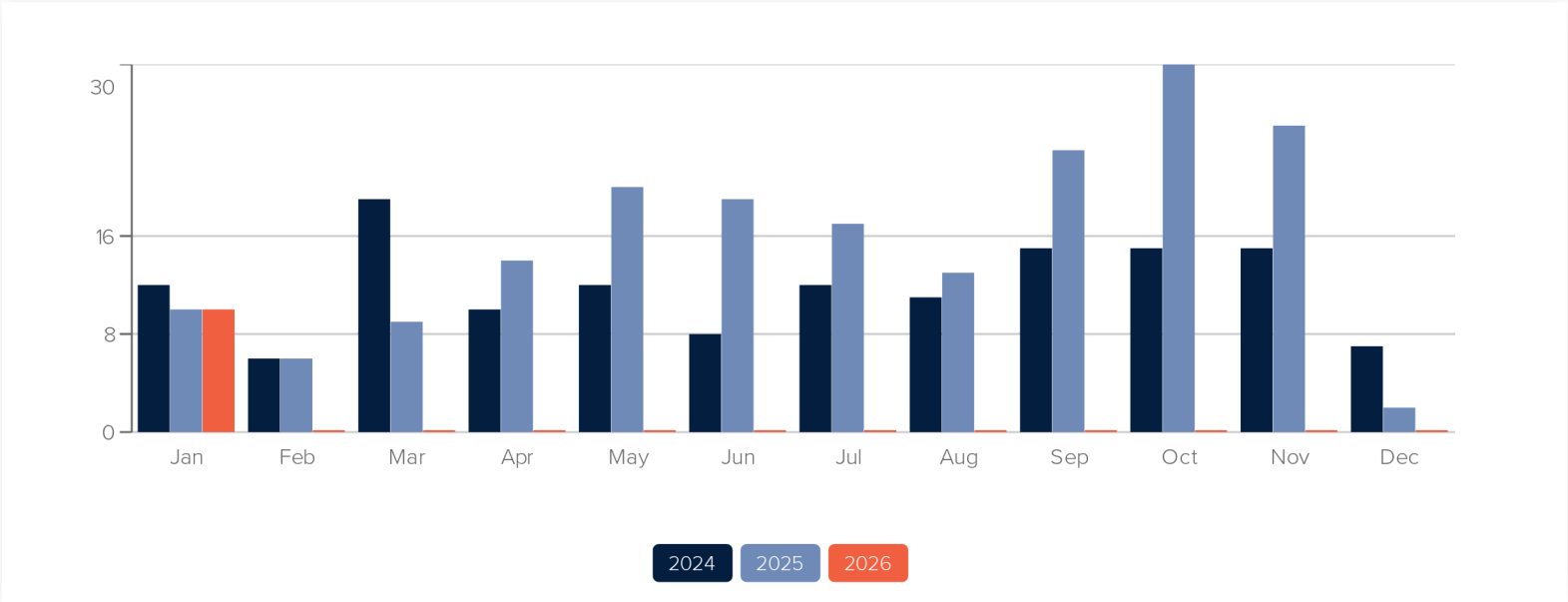
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 2, 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.

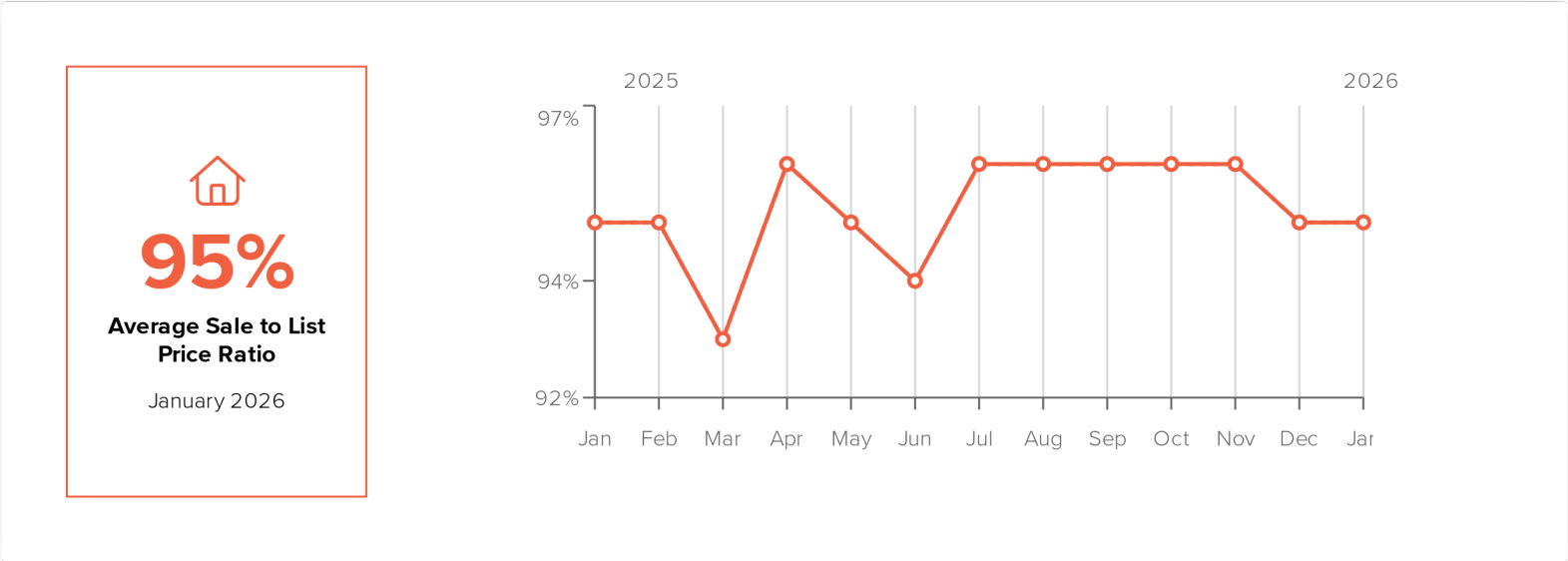
52 Homes for Sale	\$3,425,000 Median List Price	96 Median Days on Market
21 Homes Under Contract	\$12,500,000 High Price	\$325,000 Low Price

Values pulled on 2/2/2026

Homes Sold



Sale to List Price Ratio



Market Conditions


160
Median Days on Market




0%
Properties Sold Over Original Asking Price
January 2026

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

Buyer's Market
More people selling homes than buying

- More homes to choose from
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

Seller's Market
More people buying homes than selling

- Fewer homes to choose from
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it
Impacts
Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

Seller's Market
More people buying homes than selling

- Home sells quickly
- Multiple offers likely
- Could get more than asking price
- Buyers willing to overlook repairs

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 2/2/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg
All Price Ranges	52	5.2	1.4	10	17	Balanced
< \$300,000	0	—	—	0	0	—
\$300,000 - \$1,300,000	11	5.5	2.2	2	3	Balanced
\$1,300,000 - \$2,300,000	9	4.5	1.0	2	3	Balanced
\$2,300,000 - \$3,300,000	6	3.0	1.0	2	3	Seller's
\$3,300,000 - \$4,300,000	11	—	2.8	0	1	—
\$4,300,000 - \$5,300,000	5	5.0	2.5	1	2	Balanced
\$5,300,000 - \$6,300,000	8	8.0	1.6	1	1	Buyer's
\$6,300,000 - \$7,300,000	2	—	1.0	0	0	—
\$7,300,000 - \$8,300,000	0	0.0	0.0	1	0	Seller's
\$8,300,000 - \$9,300,000	0	—	—	0	0	—
> \$9,300,000	0	0.0	0.0	1	0	Seller'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 January 2026.

