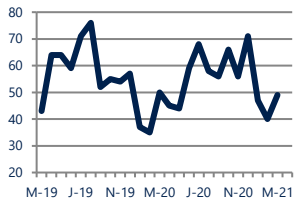




Zip Code(s): 08004, 08009, 08089, 08091 and 08018

Units Sold

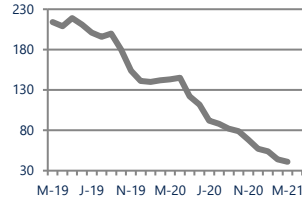
49



Down -2%
Vs. Year Ago

Active Inventory

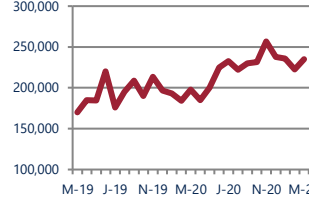
41



Down -71%
Vs. Year Ago

Median Sale Price

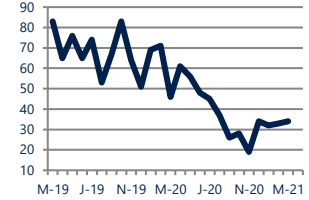
\$235,000



Up 19%
Vs. Year Ago

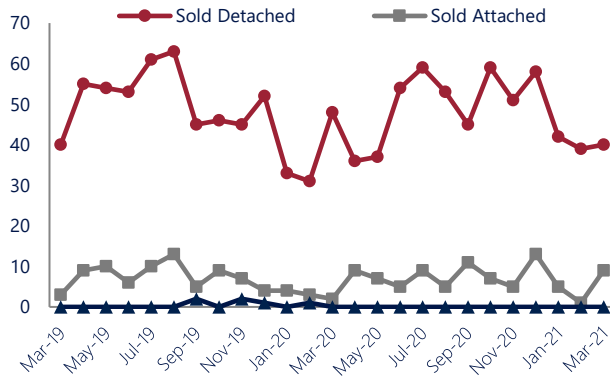
Days On Market

34



Down -26%
Vs. Year Ago

Units Sold*



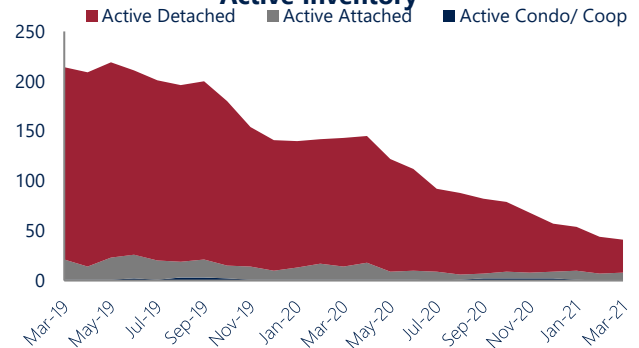
Units Sold

There was an increase in total units sold in March, with 49 sold this month in Atco, Berlin, and Waterford Works versus 40 last month, an increase of 23%. This month's total units sold was lower than at this time last year, a decrease of 2% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 102 units or 71%. The total number of active inventory this March was 41 compared to 143 in March 2020. This month's total of 41 is lower than the previous month's total supply of available inventory of 44, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Atco, Berlin, and Waterford Works Homes was \$198,000. This March, the median sale price was \$235,000, an increase of 19% or \$37,000 compared to last year. The current median sold price is 6% 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.

Atco, Berlin, and Waterford Works are defined as properties listed in zip code/s 08004, 08009, 08089, 08091 and 08018.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





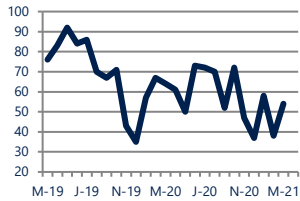
Focus On: Atco, Berlin, and Waterford Works Housing Market

March 2021

Zip Code(s): 08004, 08009, 08089, 08091 and 08018

New Listings

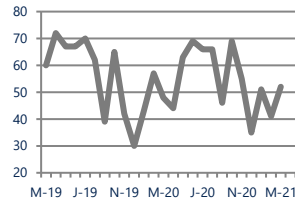
54



Down -16%
Vs. Year Ago

Current Contracts

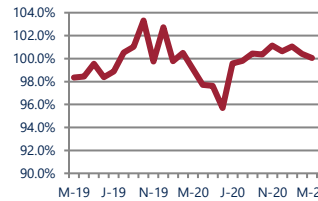
52



Up 8%
Vs. Year Ago

Sold Vs. List Price

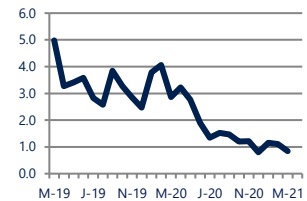
100.1%



Up 1%
Vs. Year Ago

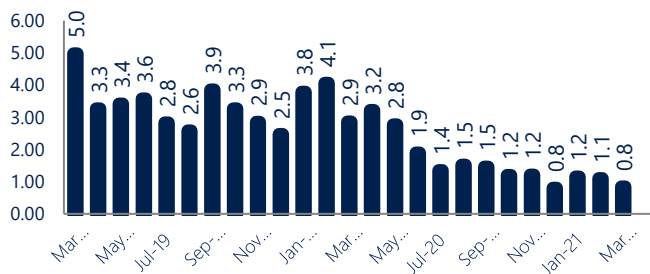
Months of Supply

0.8



Down -71%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

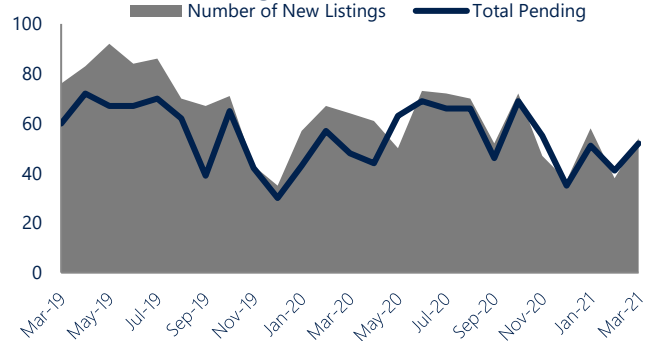
This month there were 54 homes newly listed for sale in Atco, Berlin, and Waterford Works compared to 64 in March 2020, a decrease of 16%. There were 52 current contracts pending sale this March compared to 48 a year ago. The number of current contracts is 8% higher than last March.

Months of Supply

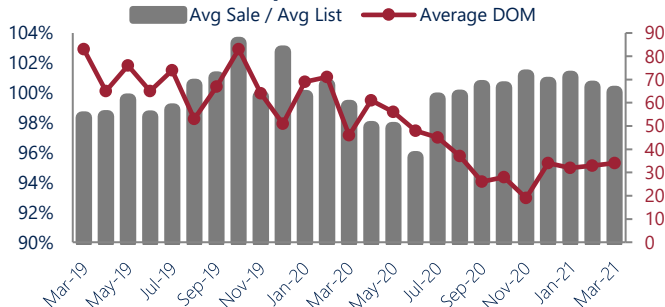
In March, there was 0.8 months of supply available in Atco, Berlin, and Waterford Works, compared to 2.9 in March 2020. That is a decrease of 71% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Atco, Berlin, and Waterford Works was 100.1% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 46, a decrease of 26%.



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