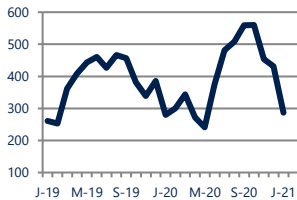




Units Sold

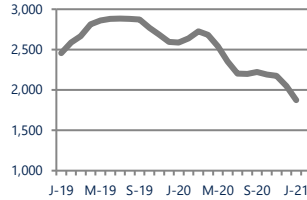
287



Up 2%
Vs. Year Ago

Active Inventory

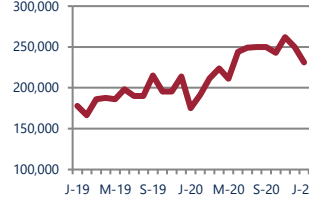
1,874



Down -28%
Vs. Year Ago

Median Sale Price

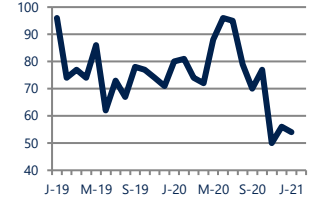
\$231,000



Up 32%
Vs. Year Ago

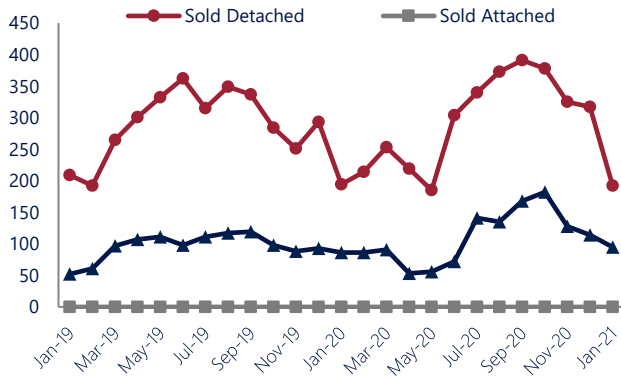
Days On Market

54



Down -32%
Vs. Year Ago

Units Sold*



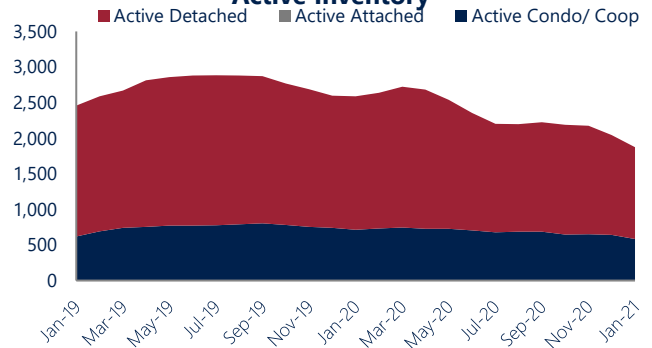
Units Sold

There was a decrease in total units sold in January, with 287 sold this month in Atlantic County versus 431 last month, a decrease of 33%. This month's total units sold was higher than at this time last year, an increase of 3% versus January 2020.

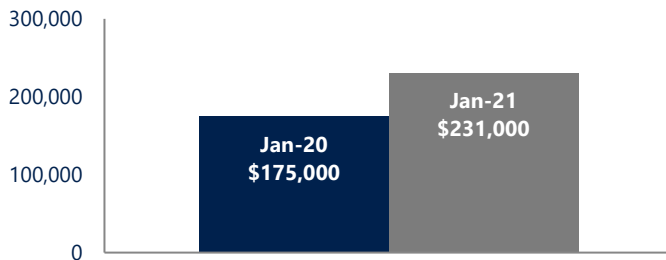
Active Inventory

Versus last year, the total number of homes available this month is lower by 715 units or 28%. The total number of active inventory this January was 1,874 compared to 2,589 in January 2020. This month's total of 1,874 is lower than the previous month's total supply of available inventory of 2,046, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Atlantic County Homes was \$175,000. This January, the median sale price was \$231,000, an increase of \$56,000 compared to last year. The current median sold price is lower than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



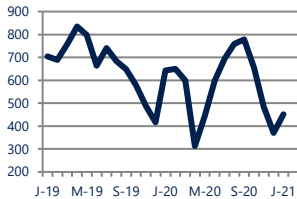
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by SJSMLS and 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 SJSMLS or Long & Foster Real Estate, Inc.





New Listings

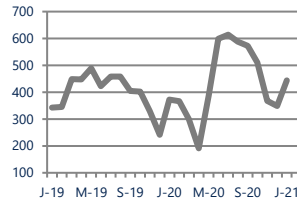
452



Down -30%
Vs. Year Ago

Current Contracts

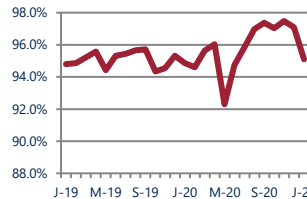
444



Up 19%
Vs. Year Ago

Sold Vs. List Price

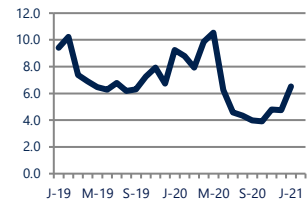
95.1%



No Change
Vs. Year Ago

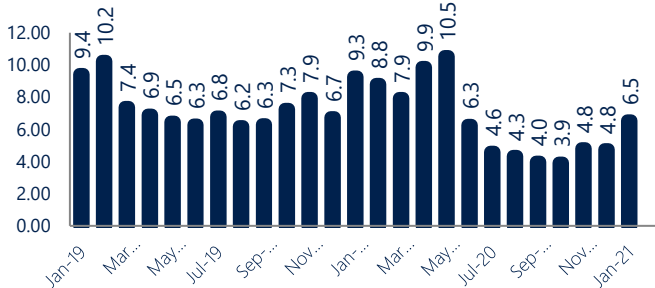
Months of Supply

6.5



Down -29%
Vs. Year Ago

Months of Supply



Months of Supply

In January, there was 6.5 months of supply available in Atlantic County, compared to 9.2 in January 2020. That is a decrease of 29% versus a year ago.

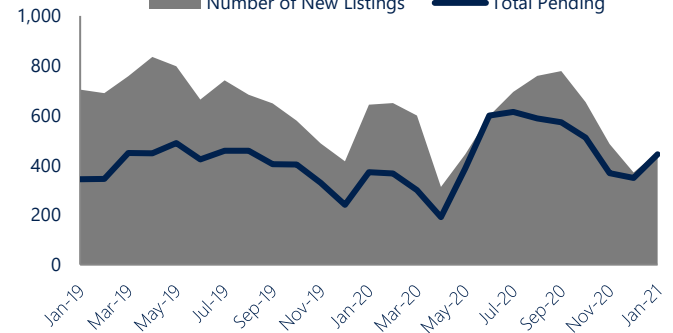
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

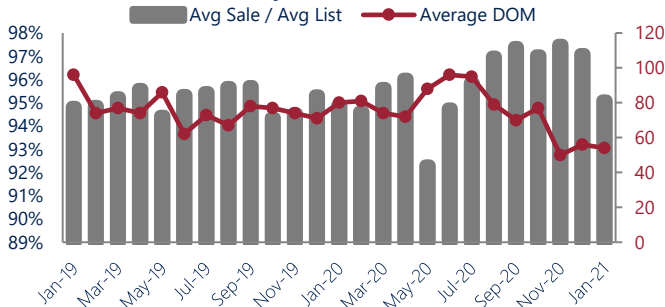
This month there were 452 homes newly listed for sale in Atlantic County compared to 643 in January 2020, a decrease of 30%.

There were 444 current contracts pending sale this January compared to 372 a year ago. The number of current contracts is 19% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Atlantic County was 95.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 80, a decrease of 33%.



*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.

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