



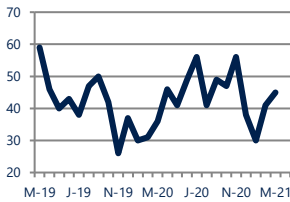
Focus On: Collingswood and Oaklyn Housing Market

March 2021

Zip Code(s): 08107 and 08108

Units Sold

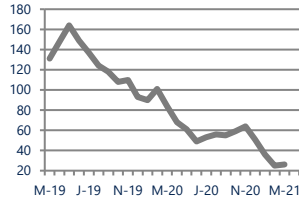
45



Up 25%
Vs. Year Ago

Active Inventory

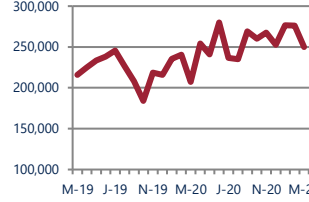
26



Down -69%
Vs. Year Ago

Median Sale Price

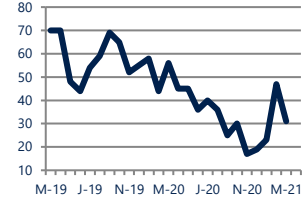
\$250,000



Up 21%
Vs. Year Ago

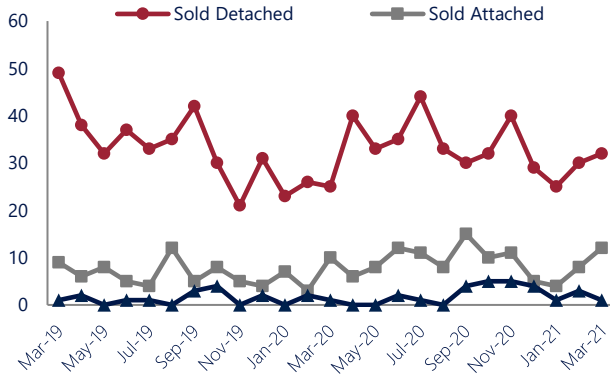
Days On Market

31



Down -45%
Vs. Year Ago

Units Sold*



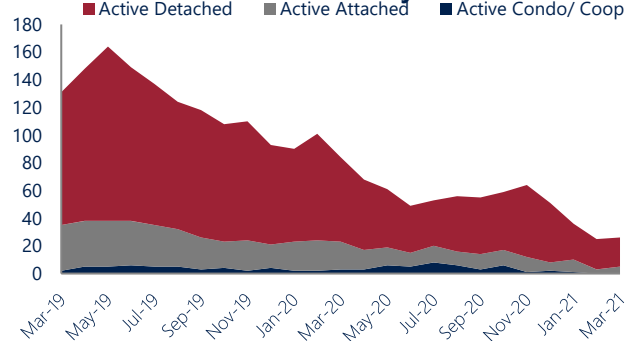
Units Sold

There was an increase in total units sold in March, with 45 sold this month in Collingswood and Oaklyn versus 41 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 25% versus March 2020.

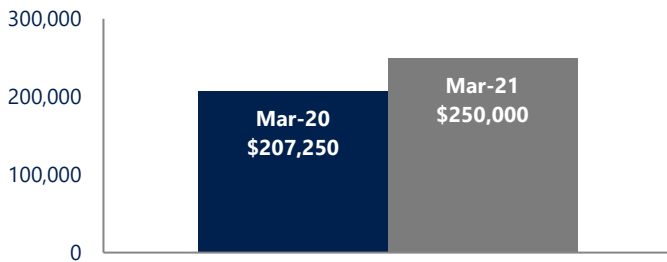
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 69%. The total number of active inventory this March was 26 compared to 84 in March 2020. This month's total of 26 is higher than the previous month's total supply of available inventory of 25, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Collingswood and Oaklyn Homes was \$207,250. This March, the median sale price was \$250,000, an increase of 21% or \$42,750 compared to last year. The current median sold price is 9% lower 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.

Collingswood and Oaklyn are defined as properties listed in zip code/s 08107 and 08108.

*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.

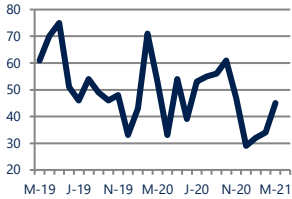




Zip Code(s): 08107 and 08108

New Listings

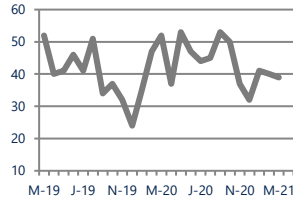
45



Down -15%
Vs. Year Ago

Current Contracts

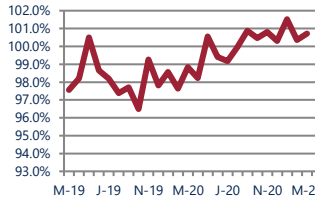
39



Down -25%
Vs. Year Ago

Sold Vs. List Price

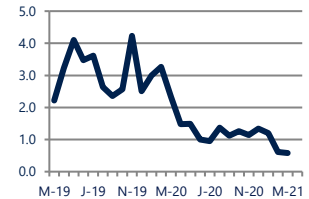
100.7%



Up 1.9%
Vs. Year Ago

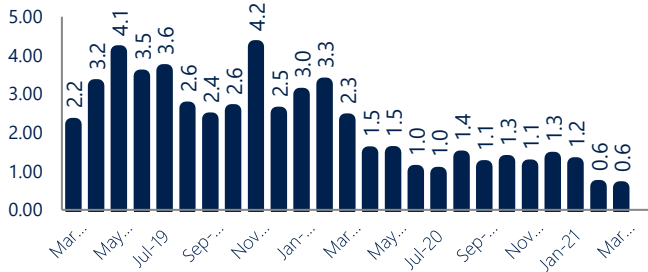
Months of Supply

0.6



Down -75%
Vs. Year Ago

Months of Supply



Months of Supply

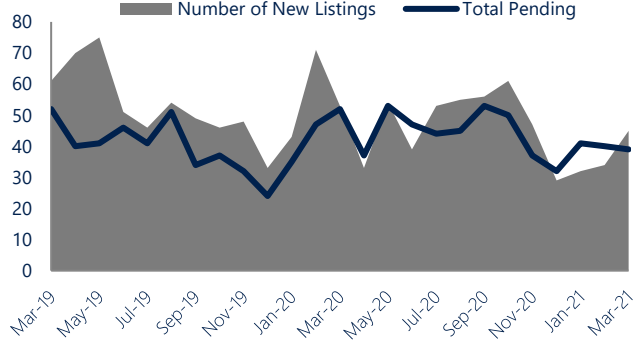
In March, there was 0.6 months of supply available in Collingswood and Oaklyn, compared to 2.3 in March 2020. That is a decrease of 75% versus a year ago.

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.

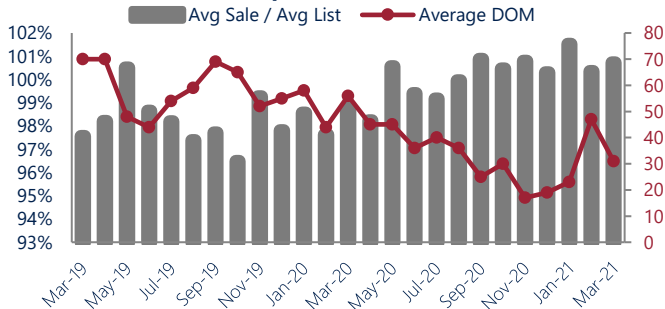
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Collingswood and Oaklyn compared to 53 in March 2020, a decrease of 15%. There were 39 current contracts pending sale this March compared to 52 a year ago. The number of current contracts is 25% 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 Collingswood and Oaklyn was 100.7% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 56, a decrease of 45%.



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