



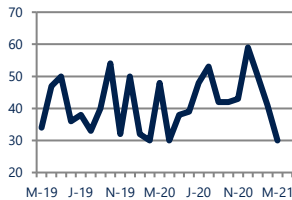
Focus On: Gloucester City and Mount Ephraim Housing Market

March 2021

Zip Code(s): 08104, 08030 and 08059

Units Sold

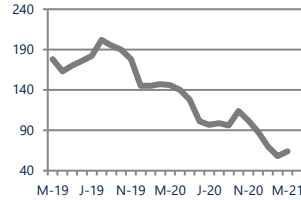
30



Down
Vs. Year Ago

Active Inventory

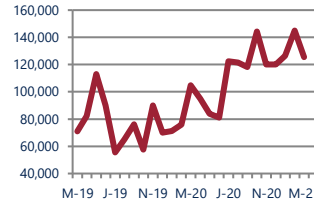
64



Down -56%
Vs. Year Ago

Median Sale Price

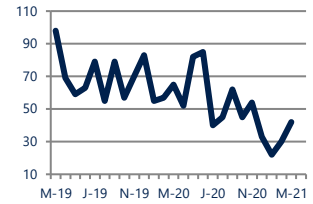
\$125,500



Up 20%
Vs. Year Ago

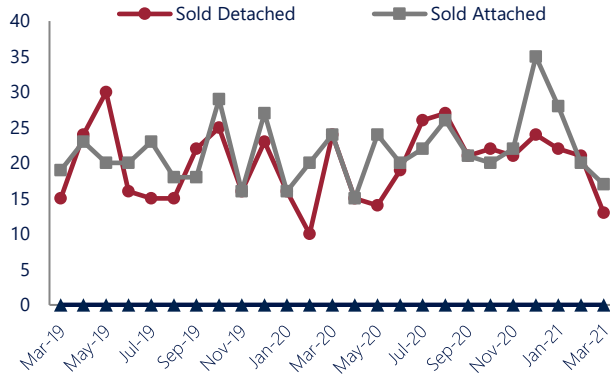
Days On Market

42



Down -35%
Vs. Year Ago

Units Sold*



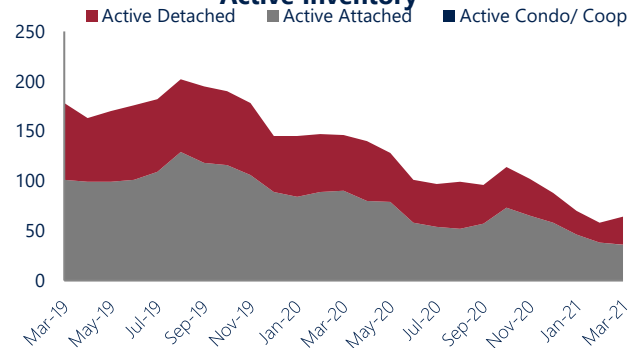
Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 30 sold this month in Gloucester City and Mount Ephraim. This month's total units sold was lower than at this time last year, a decrease from March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 82 units or 56%. The total number of active inventory this March was 64 compared to 146 in March 2020. This month's total of 64 is higher than the previous month's total supply of available inventory of 58, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Gloucester City and Mount Ephraim Homes was \$104,900. This March, the median sale price was \$125,500, an increase of 20% or \$20,600 compared to last year. The current median sold price is 13% 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.

Gloucester City and Mount Ephraim are defined as properties listed in zip code/s 08104, 08030 and 08059.

*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.

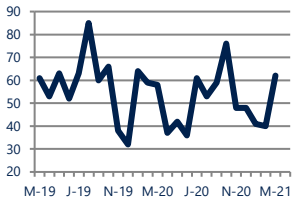




Zip Code(s): 08104, 08030 and 08059

New Listings

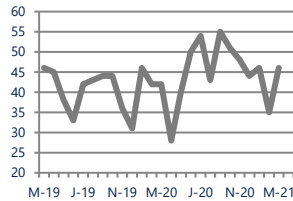
62



Up 7%
Vs. Year Ago

Current Contracts

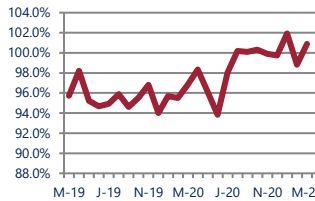
46



Up 10%
Vs. Year Ago

Sold Vs. List Price

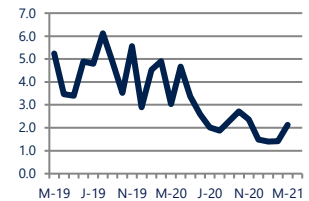
100.9%



Up 4.2%
Vs. Year Ago

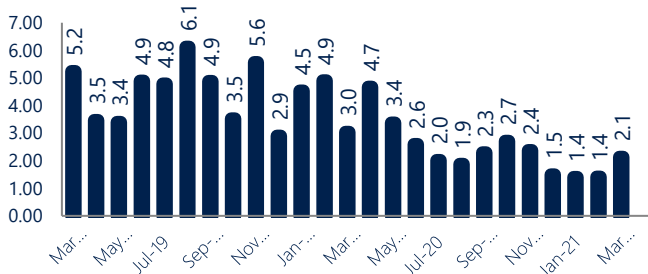
Months of Supply

2.1



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

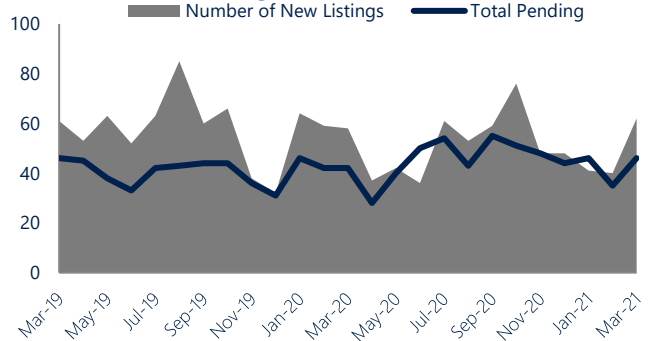
In March, there was 2.1 months of supply available in Gloucester City and Mount Ephraim, compared to 3.0 in March 2020. That is a decrease of 30% versus a year ago.

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.

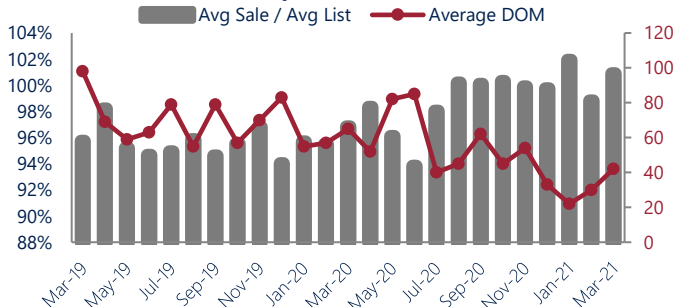
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Gloucester City and Mount Ephraim compared to 58 in March 2020, an increase of 7%. There were 46 current contracts pending sale this March compared to 42 a year ago. The number of current contracts is 10% higher 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 Gloucester City and Mount Ephraim was 100.9% of the average list price, which is 4.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 65, a decrease of 35%.



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