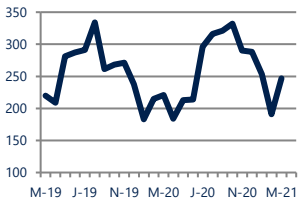




Zip Code(s): 08759, 08757 and 08755

Units Sold

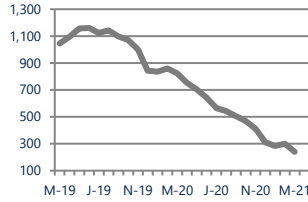
247



Up 12%
Vs. Year Ago

Active Inventory

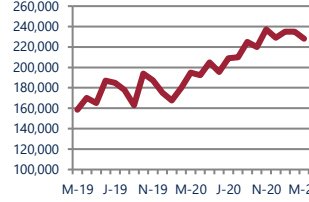
240



Down -71%
Vs. Year Ago

Median Sale Price

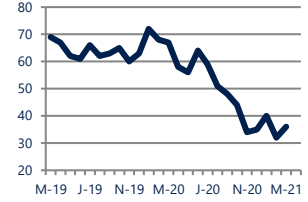
\$228,000



Up 17%
Vs. Year Ago

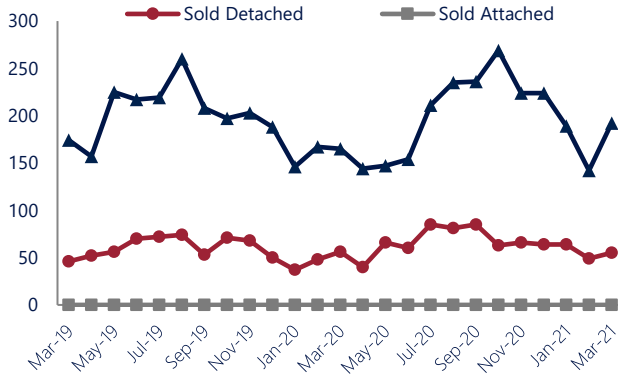
Days On Market

36



Down -46%
Vs. Year Ago

Units Sold*



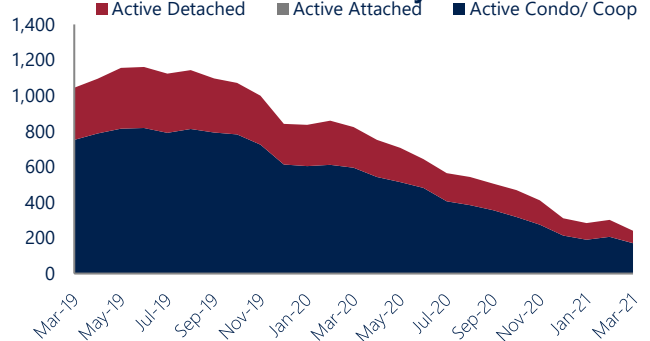
Units Sold

There was an increase in total units sold in March, with 247 sold this month in Manchester, Holiday City and Leisure Village versus 191 last month, an increase of 29%. This month's total units sold was higher than at this time last year, an increase of 12% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 584 units or 71%. The total number of active inventory this March was 240 compared to 824 in March 2020. This month's total of 240 is lower than the previous month's total supply of available inventory of 301, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Manchester, Holiday City and Leisure Village Homes was \$195,000. This March, the median sale price was \$228,000, an increase of 17% or \$33,000 compared to last year. The current median sold price is 3% 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.

Manchester, Holiday City and Leisure Village are defined as properties listed in zip code/s 08759, 08757 and 08755.

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

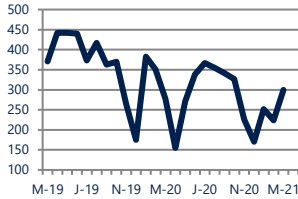




Zip Code(s): 08759, 08757 and 08755

New Listings

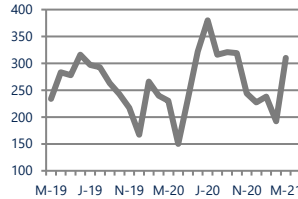
300



Up 8%
Vs. Year Ago

Current Contracts

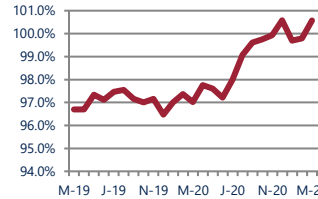
310



Up 35%
Vs. Year Ago

Sold Vs. List Price

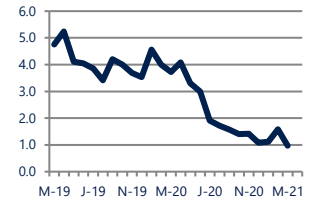
100.6%



Up 3.7%
Vs. Year Ago

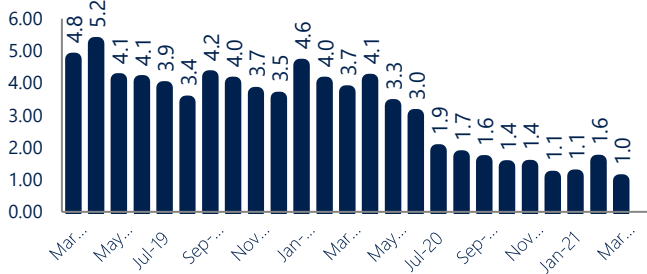
Months of Supply

1.0



Down -74%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

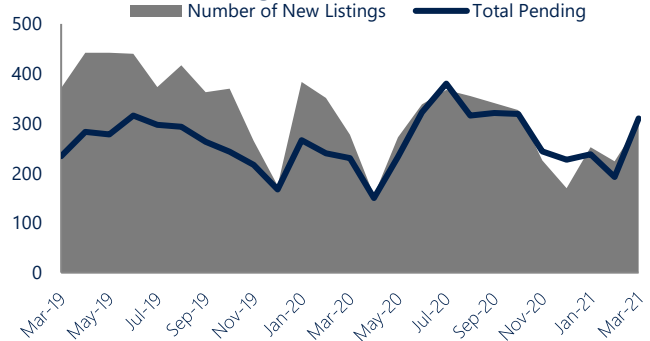
This month there were 300 homes newly listed for sale in Manchester, Holiday City and Leisure Village compared to 277 in March 2020, an increase of 8%. There were 310 current contracts pending sale this March compared to 230 a year ago. The number of current contracts is 35% higher than last March.

Months of Supply

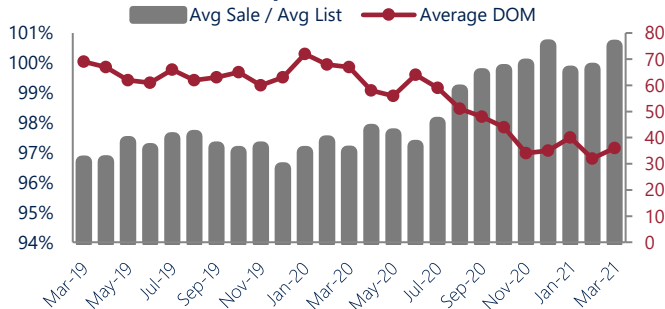
In March, there was 1.0 months of supply available in Manchester, Holiday City and Leisure Village, compared to 3.7 in March 2020. That is a decrease of 74% versus a year ago.

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 Manchester, Holiday City and Leisure Village was 100.6% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 67, a decrease of 46%.

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