



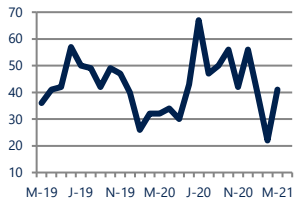
Focus On: Manuta, Mickleton, and Gibbstown Housing Market

March 2021

Zip Code(s): 08051, 08056, 08027, 08061 and 08020

Units Sold

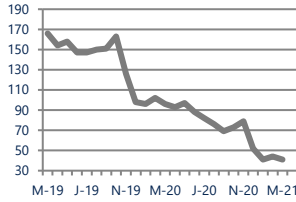
41



Up 28%
Vs. Year Ago

Active Inventory

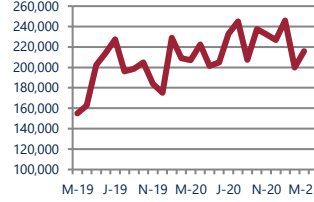
41



Down -57%
Vs. Year Ago

Median Sale Price

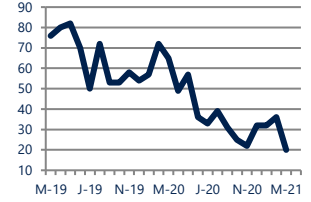
\$216,000



Up 4%
Vs. Year Ago

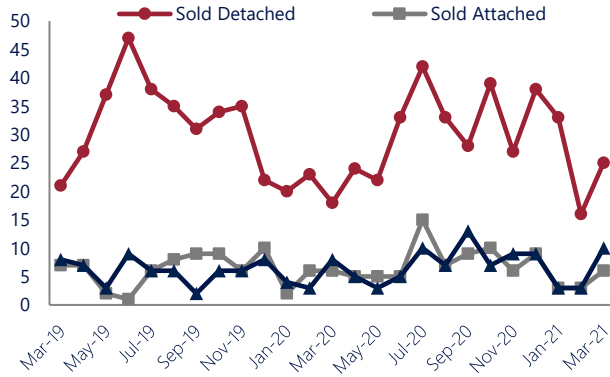
Days On Market

20



Down -69%
Vs. Year Ago

Units Sold*



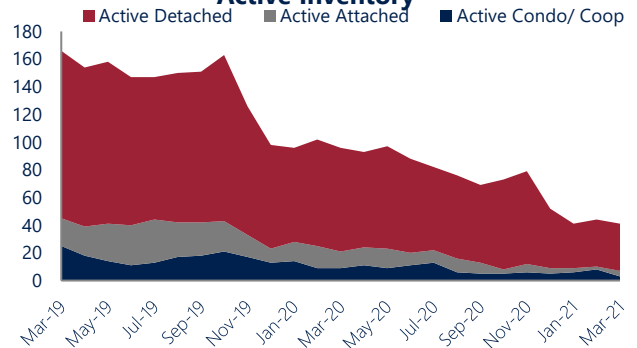
Units Sold

There was an increase in total units sold in March, with 41 sold this month in Manuta, Mickleton, and Gibbstown. This month's total units sold was higher than at this time last year.

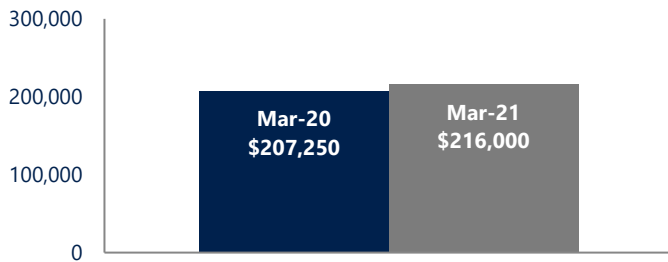
Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 57%. The total number of active inventory this March was 41 compared to 96 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 Manuta, Mickleton, and Gibbstown Homes was \$207,250. This March, the median sale price was \$216,000, an increase of 4% or \$8,750 compared to last year. The current median sold price is 8% 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.

Manuta, Mickleton, and Gibbstown are defined as properties listed in zip code/s 08051, 08056, 08027, 08061 and 08020.

*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.





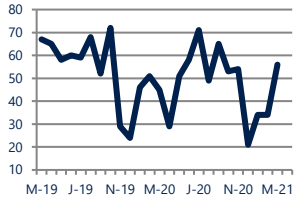
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March 2021

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New Listings

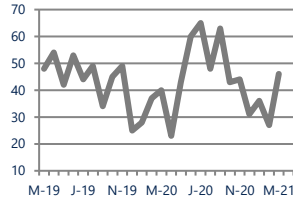
56



Up 24%
Vs. Year Ago

Current Contracts

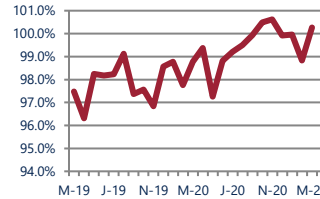
46



Up 15%
Vs. Year Ago

Sold Vs. List Price

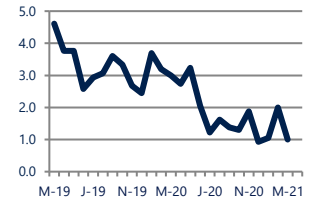
100.3%



Up 1.5%
Vs. Year Ago

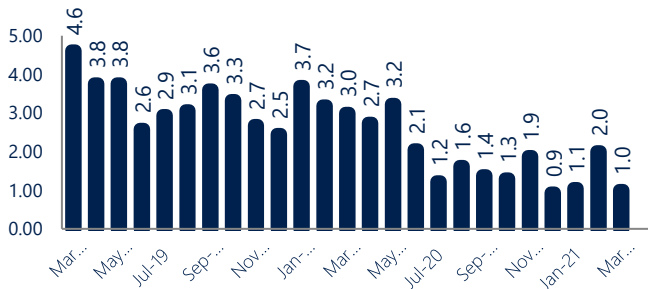
Months of Supply

1.0



Down -67%
Vs. Year Ago

Months Of Supply



Months of Supply

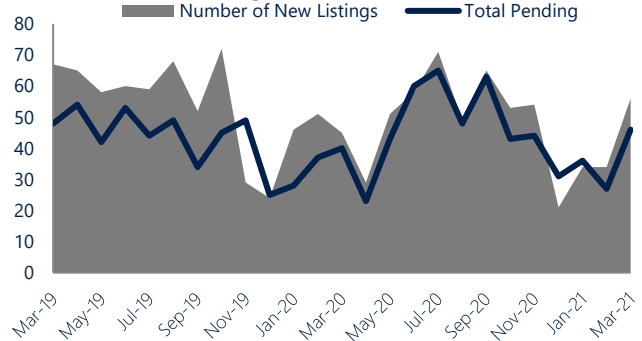
In March, there was 1.0 months of supply available in Manuta, Mickleton, and Gibbstown, compared to 3.0 in March 2020. That is a decrease of 67% versus a year ago.

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.

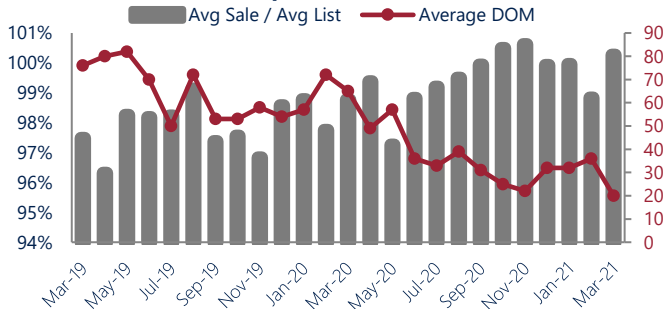
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Manuta, Mickleton, and Gibbstown compared to 45 in March 2020, an increase of 24%. There were 46 current contracts pending sale this March compared to 40 a year ago. The number of current contracts is 15% 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 Manuta, Mickleton, and Gibbstown was 100.3% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 65, a decrease of 69%.

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