



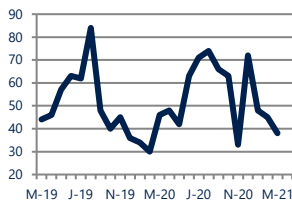
Focus On: Swedesboro and Mullica Hill Housing Market

March 2021

Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

Units Sold

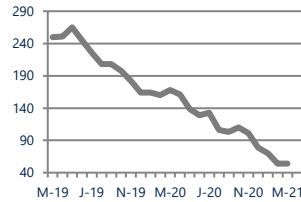
38



Down -17%
Vs. Year Ago

Active Inventory

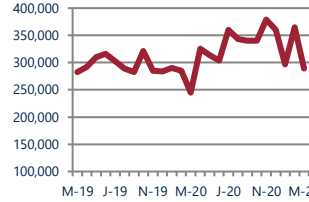
54



Down -68%
Vs. Year Ago

Median Sale Price

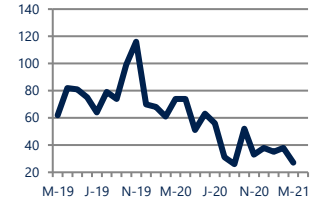
\$288,976



Up 18%
Vs. Year Ago

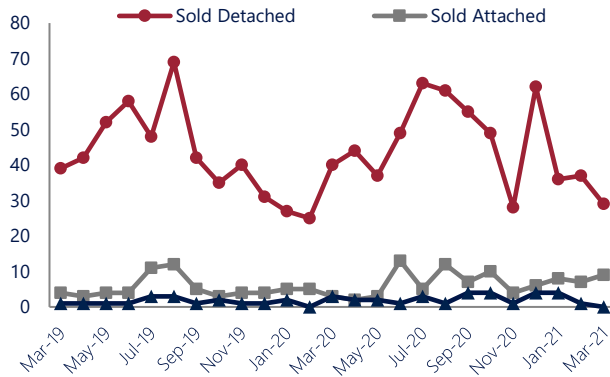
Days On Market

27



Down
Vs. Year Ago

Units Sold*



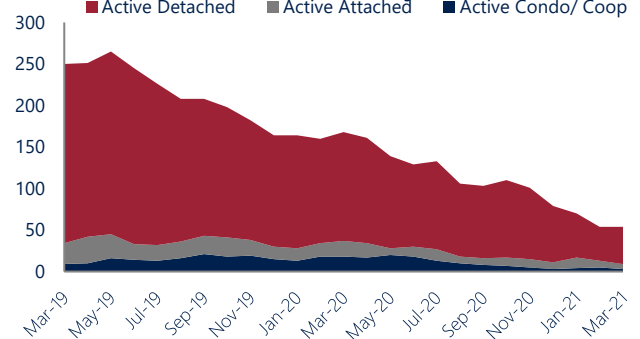
Units Sold

There was a decrease in total units sold in March, with 38 sold this month in Swedesboro and Mullica Hill versus 45 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 17% versus March 2020.

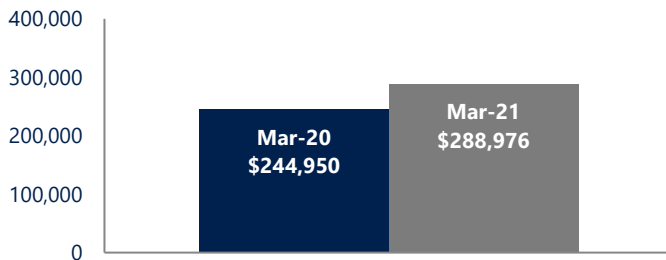
Active Inventory

Versus last year, the total number of homes available this month is lower by 114 units or 68%. The total number of active inventory this March was 54 compared to 168 in March 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Swedesboro and Mullica Hill Homes was \$244,950. This March, the median sale price was \$288,976, an increase of 18% or \$44,026 compared to last year. The current median sold price is 21% 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.

Swedesboro and Mullica Hill are defined as properties listed in zip code/s 08085, 08062, 08014, 08074, 08039 and 08025.

*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.





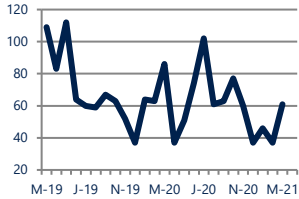
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March 2021

Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

New Listings

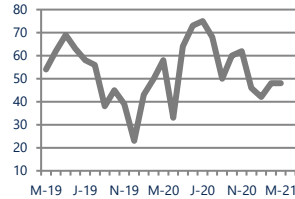
61



Down -29%
Vs. Year Ago

Current Contracts

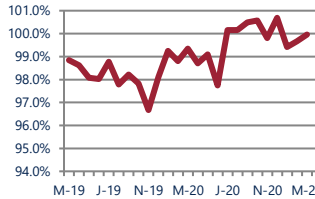
48



Down -17%
Vs. Year Ago

Sold Vs. List Price

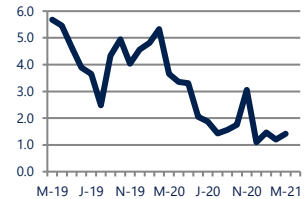
100.0%



Up 0.6%
Vs. Year Ago

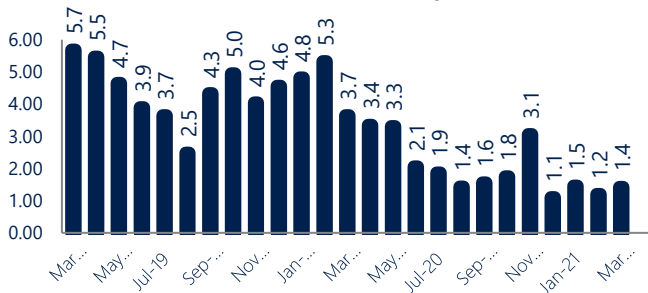
Months of Supply

1.4



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

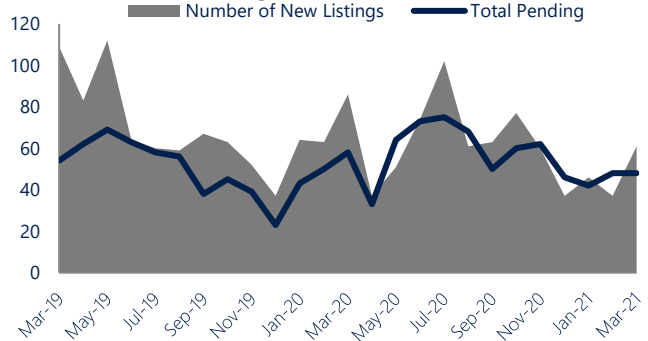
In March, there was 1.4 months of supply available in Swedesboro and Mullica Hill, compared to 3.7 in March 2020. That is a decrease of 61% versus a year ago.

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.

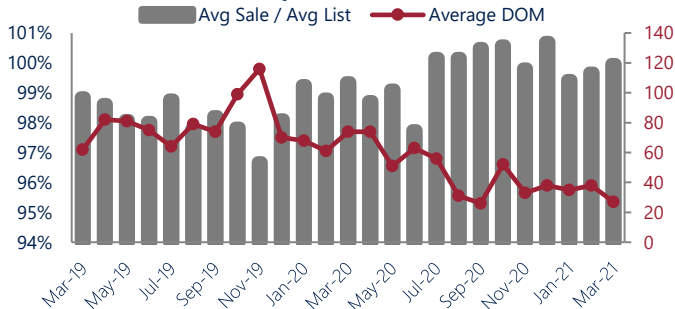
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Swedesboro and Mullica Hill compared to 86 in March 2020, a decrease of 29%. There were 48 current contracts pending sale this March compared to 58 a year ago. The number of current contracts remained stable as compared to last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Swedesboro and Mullica Hill was 100.0% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 74. This decrease was impacted by the limited number of sales.



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