

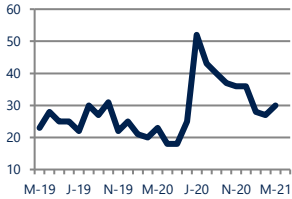


Focus On: **Ventnor City Housing Market**

March 2021

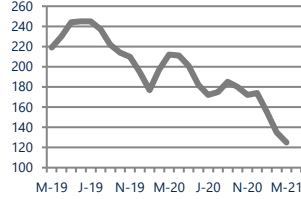
Zip Code(s): 08406

Units Sold
30



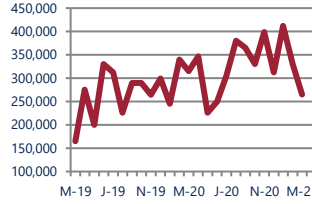
Up 30%
Vs. Year Ago

Active Inventory
125



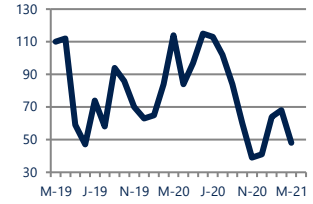
Down -41%
Vs. Year Ago

Median Sale Price
\$265,000



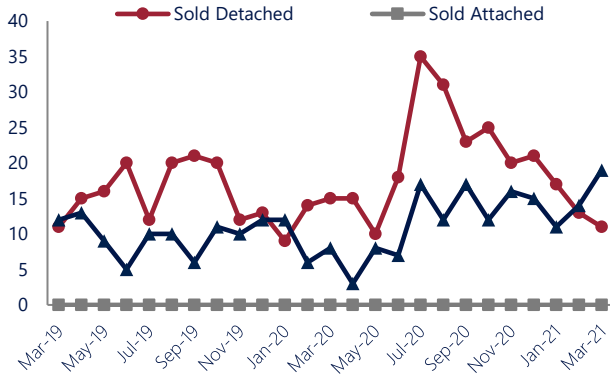
Down -16%
Vs. Year Ago

Days On Market
48



Down
Vs. Year Ago

Units Sold*



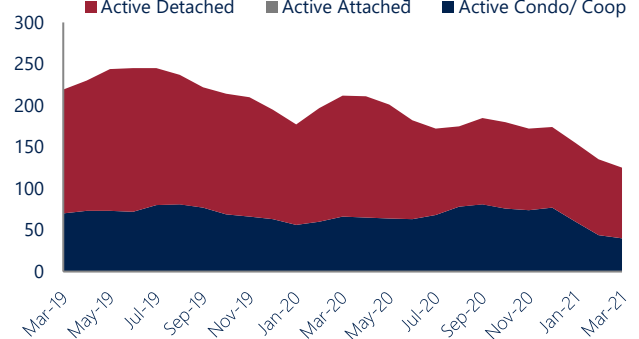
Units Sold

There was an increase in total units sold in March, with 30 sold this month in Ventnor City versus 27 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 30% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 87 units or 41%. The total number of active inventory this March was 125 compared to 212 in March 2020. This month's total of 125 is lower than the previous month's total supply of available inventory of 135, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Ventnor City Homes was \$315,000. This March, the median sale price was \$265,000, a decrease of 16% or \$50,000 compared to last year. The current median sold price is 20% 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.

Ventnor City are defined as properties listed in zip code/s 08406.

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





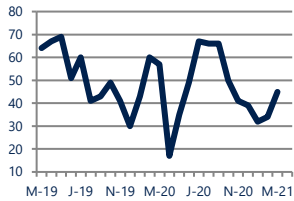
Focus On: Ventnor City Housing Market

March 2021

Zip Code(s): 08406

New Listings

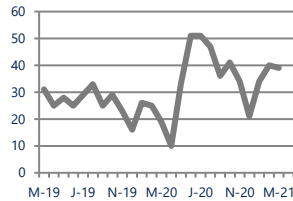
45



Down -21%
Vs. Year Ago

Current Contracts

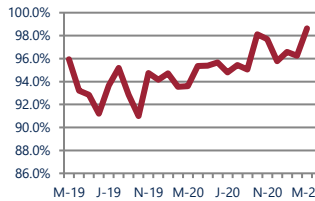
39



Up 105%
Vs. Year Ago

Sold Vs. List Price

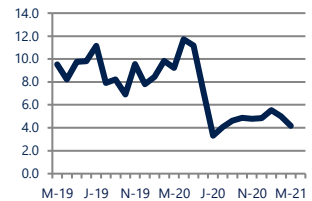
98.6%



Up
Vs. Year Ago

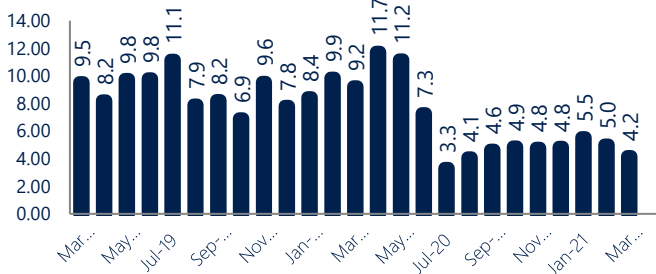
Months of Supply

4.2



Down -55%
Vs. Year Ago

Months Of Supply



Months of Supply

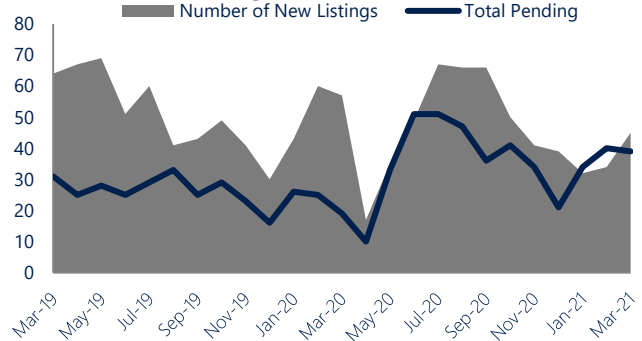
In March, there was 4.2 months of supply available in Ventnor City, compared to 9.2 in March 2020. That is a decrease of 55% versus a year ago.

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.

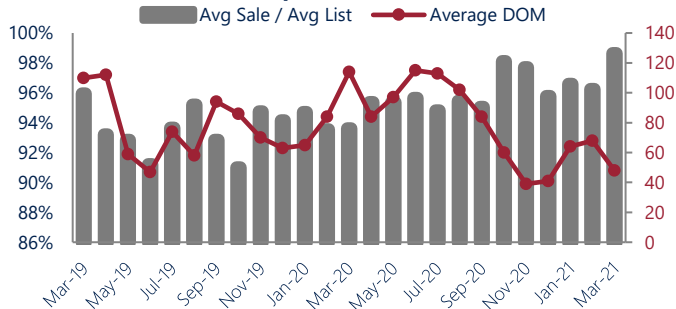
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Ventnor City compared to 57 in March 2020, a decrease of 21%. There were 39 current contracts pending sale this March compared to 19 a year ago. The number of current contracts is 105% 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 Ventnor City was 98.6% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 114. This decrease was impacted by the limited number of sales.

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