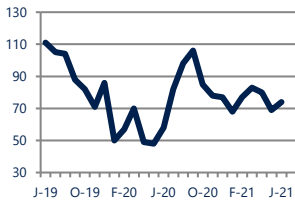




Zip Code(s): 08205,08201, 08232, 08240 and 08241

### Units Sold

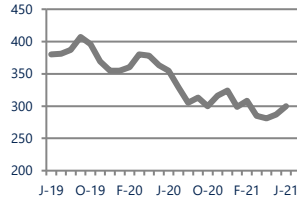
74



**Up 28%**  
Vs. Year Ago

### Active Inventory

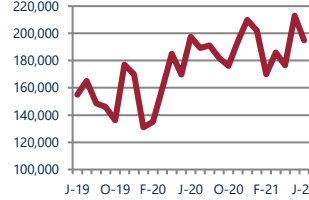
300



**Down -15%**  
Vs. Year Ago

### Median Sale Price

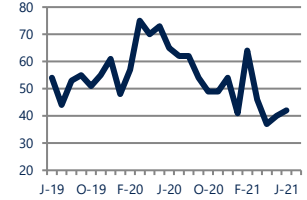
\$195,000



**Down -1%**  
Vs. Year Ago

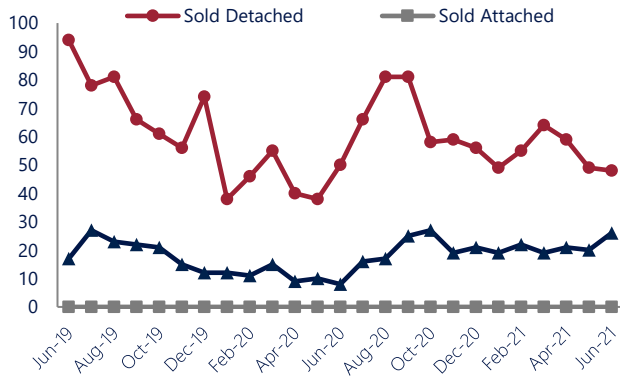
### Days On Market

42



**Down -35%**  
Vs. Year Ago

### Units Sold\*



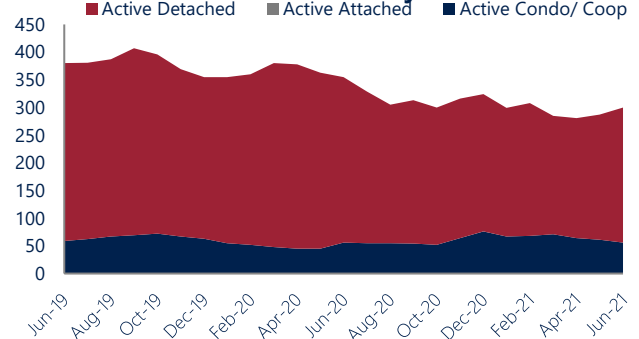
### Units Sold

There was an increase in total units sold in June, with 74 sold this month in Absecon, Pleasantville, and Port Republic versus 69 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 28% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 15%. The total number of active inventory this June was 300 compared to 355 in June 2020. This month's total of 300 is higher than the previous month's total supply of available inventory of 287, an increase of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Absecon, Pleasantville, and Port Republic Homes was \$197,500. This June, the median sale price was \$195,000, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 8% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Absecon, Pleasantville, and Port Republic are defined as properties listed in zip code/s 08205,08201, 08232, 08240 and 08241.

\*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.

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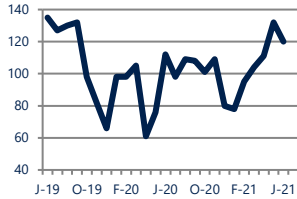




Zip Code(s): 08205,08201, 08232, 08240 and 08241

### New Listings

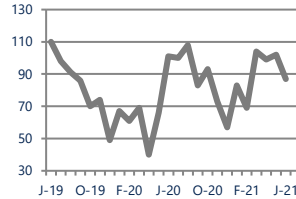
120



**Up 7%**  
Vs. Year Ago

### Current Contracts

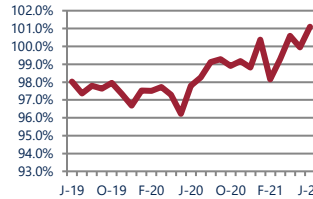
87



**Down -14%**  
Vs. Year Ago

### Sold Vs. List Price

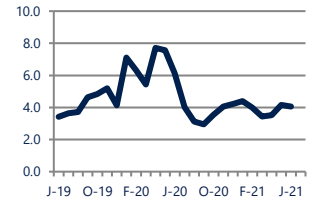
101.1%



**Up 3.4%**  
Vs. Year Ago

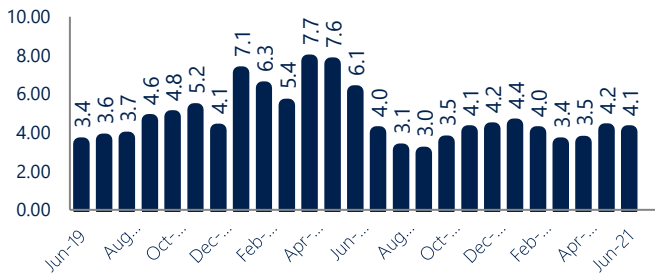
### Months of Supply

4.1



**Down -34%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

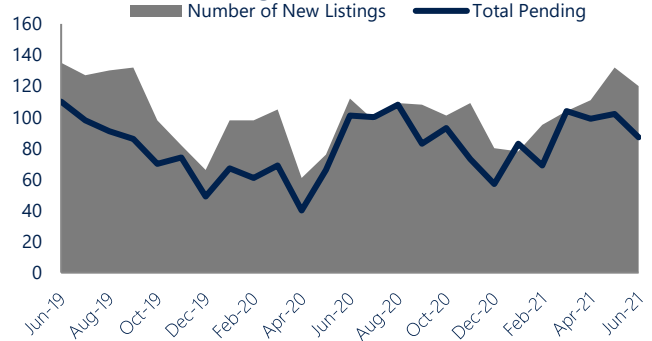
This month there were 120 homes newly listed for sale in Absecon, Pleasantville, and Port Republic compared to 112 in June 2020, an increase of 7%. There were 87 current contracts pending sale this June compared to 101 a year ago. The number of current contracts is 14% lower than last June.

### Months of Supply

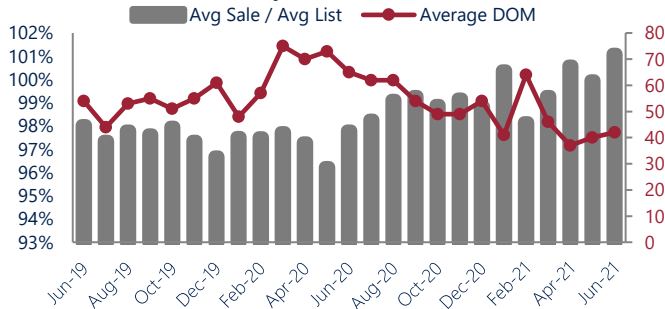
In June, there was 4.1 months of supply available in Absecon, Pleasantville, and Port Republic, compared to 6.1 in June 2020. That is a decrease of 34% versus a year ago.

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 June, the average sale price in Absecon, Pleasantville, and Port Republic was 101.1% of the average list price, which is 3.3% 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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