



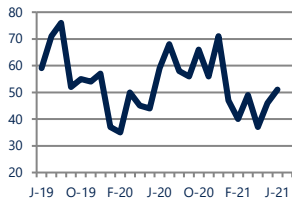
**Focus On: Atco, Berlin, and Waterford Works Housing Market**

June 2021

Zip Code(s): 08004, 08009, 08089, 08091 and 08018

**Units Sold**

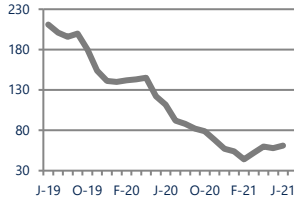
51



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

**Active Inventory**

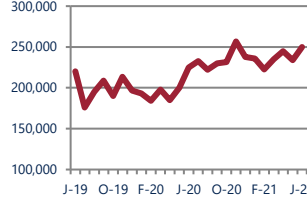
61



**Down -46%**  
Vs. Year Ago

**Median Sale Price**

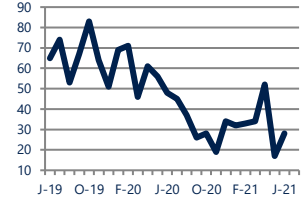
\$250,000



**Up 11%**  
Vs. Year Ago

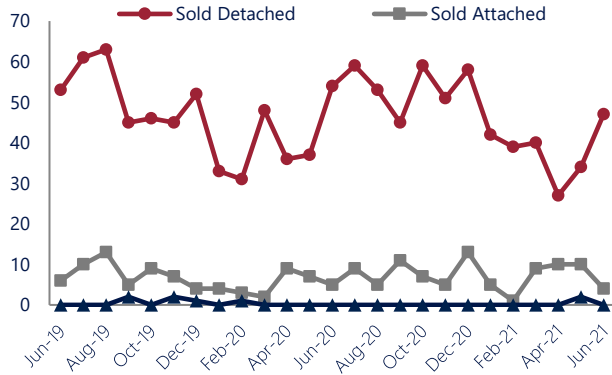
**Days On Market**

28



**Down -42%**  
Vs. Year Ago

**Units Sold\***



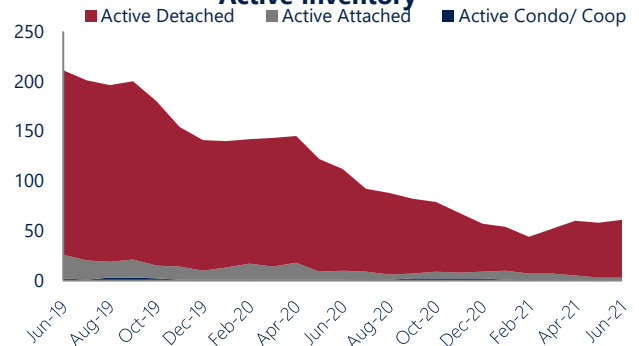
**Units Sold**

There was an increase in total units sold in June, with 51 sold this month in Atco, Berlin, and Waterford Works versus 46 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 14% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 51 units or 46%. The total number of active inventory this June was 61 compared to 112 in June 2020. This month's total of 61 is higher than the previous month's total supply of available inventory of 58, an increase of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Atco, Berlin, and Waterford Works Homes was \$225,000. This June, the median sale price was \$250,000, an increase of 11% or \$25,000 compared to last year. The current median sold price is 7% higher 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.

Atco, Berlin, and Waterford Works are defined as properties listed in zip code/s 08004, 08009, 08089, 08091 and 08018.

\*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.





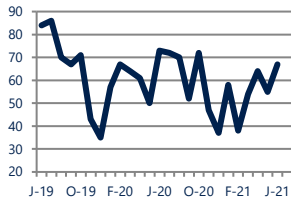
## Focus On: Atco, Berlin, and Waterford Works Housing Market

June 2021

Zip Code(s): 08004, 08009, 08089, 08091 and 08018

### New Listings

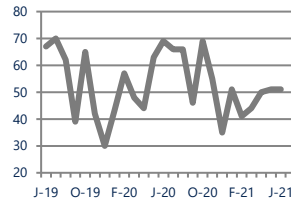
67



Down -8%  
Vs. Year Ago

### Current Contracts

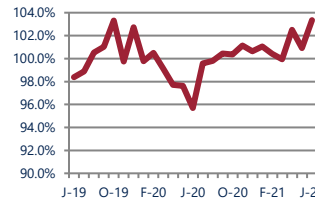
51



Down -26%  
Vs. Year Ago

### Sold Vs. List Price

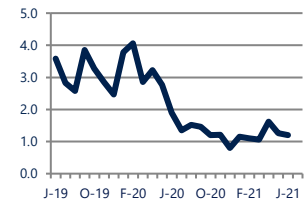
103.4%



Up  
Vs. Year Ago

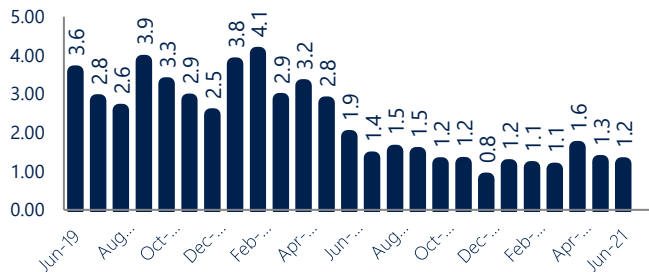
### Months of Supply

1.2



Down -37%  
Vs. Year Ago

### Months of Supply



### Months of Supply

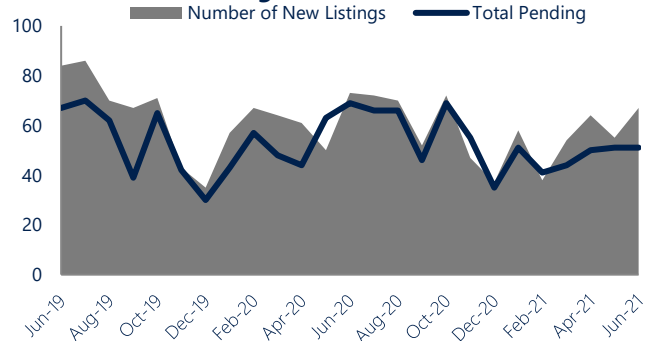
In June, there was 1.2 months of supply available in Atco, Berlin, and Waterford Works, compared to 1.9 in June 2020. That is a decrease of 37% versus a year ago.

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.

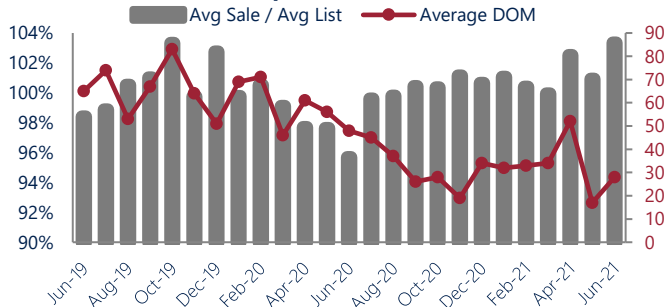
### New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Atco, Berlin, and Waterford Works compared to 73 in June 2020, a decrease of 8%. There were 51 current contracts pending sale this June compared to 69 a year ago. The number of current contracts remained stable as compared to last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Atco, Berlin, and Waterford Works was 103.4% 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 28, lower than the average last year, which was 48, a decrease of 42%.

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