

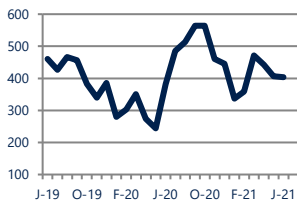


Focus On: Atlantic County Housing Market

June 2021

Units Sold

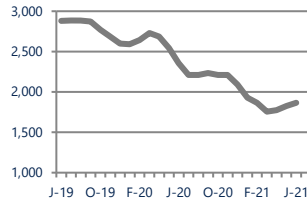
403



Up 5%
Vs. Year Ago

Active Inventory

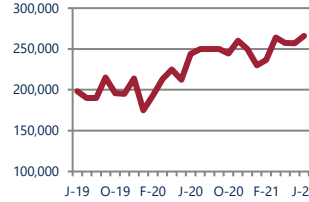
1,865



Down -21%
Vs. Year Ago

Median Sale Price

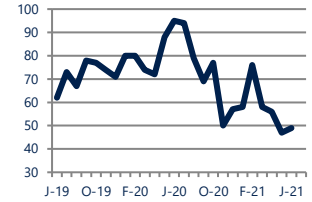
\$266,000



Up 9%
Vs. Year Ago

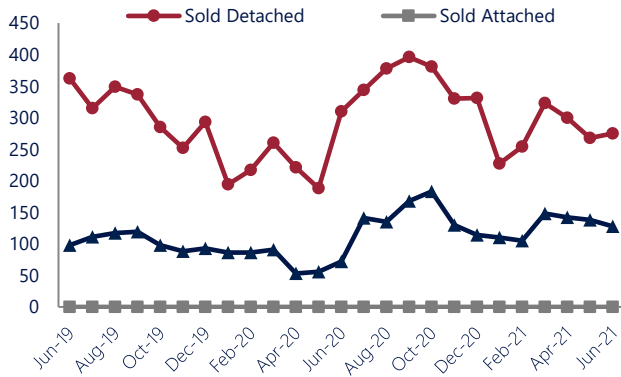
Days On Market

49



Down -48%
Vs. Year Ago

Units Sold*



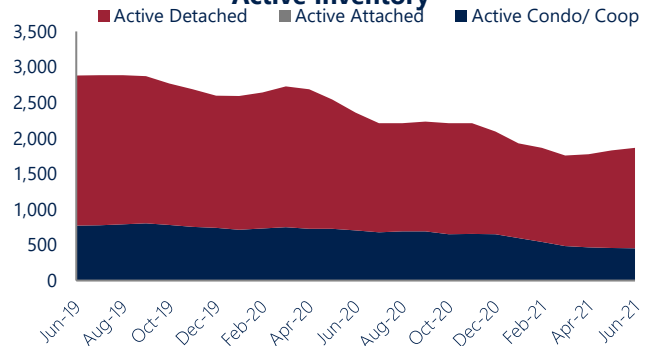
Units Sold

There was a decrease in total units sold in June, with 403 sold this month in Atlantic County versus 406 last month, a decrease of 1%. This month's total units sold was higher than at this time last year, an increase of 5% versus June 2020.

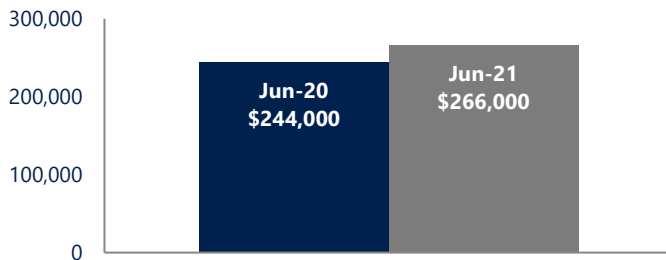
Active Inventory

Versus last year, the total number of homes available this month is lower by 493 units or 21%. The total number of active inventory this June was 1,865 compared to 2,358 in June 2020. This month's total of 1,865 is higher than the previous month's total supply of available inventory of 1,827, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Atlantic County Homes was \$244,000. This June, the median sale price was \$266,000, an increase of 9% or \$22,000 compared to last year. The current median sold price is 3% 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.



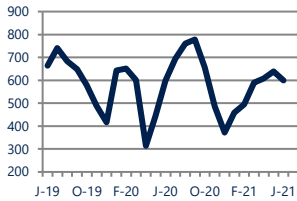
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by SJSMLS and 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.





New Listings

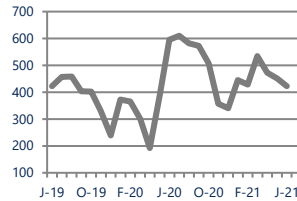
599



No Change
Vs. Year Ago

Current Contracts

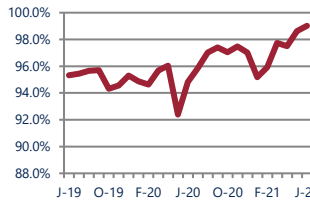
422



Down -29%
Vs. Year Ago

Sold Vs. List Price

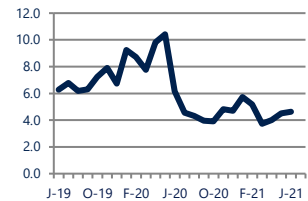
99.0%



Up 4.4%
Vs. Year Ago

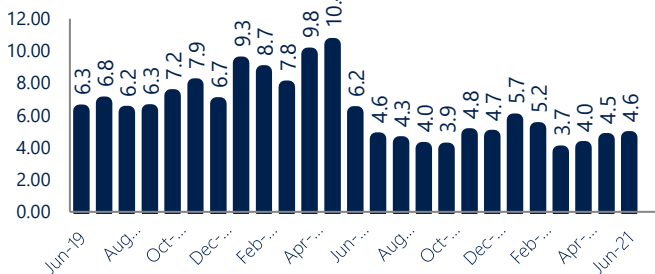
Months of Supply

4.6



Down -25%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

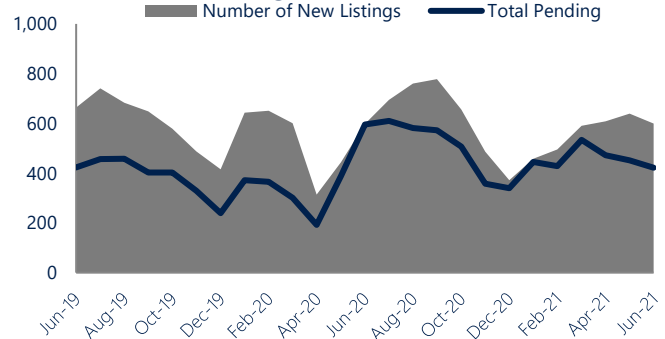
This month there were 599 homes newly listed for sale in Atlantic County, which is similar to the amount in June 2020. There were 422 current contracts pending sale this June compared to 595 a year ago. The number of current contracts is 29% lower than last June.

Months of Supply

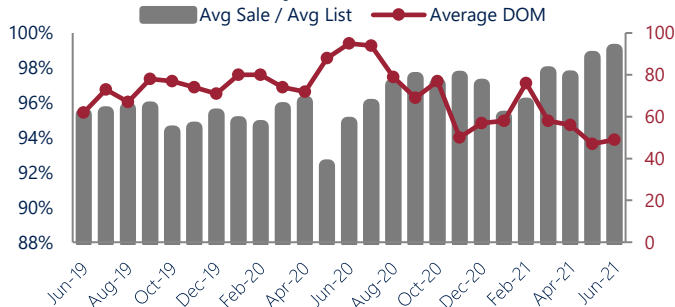
In June, there was 4.6 months of supply available in Atlantic County, compared to 6.2 in June 2020. That is a decrease of 25% versus a year ago.

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 Atlantic County was 99.0% of the average list price, which is 4.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 95, a decrease of 48%.



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