



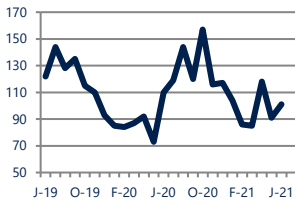
Focus On: Barnegat, Waretown and Lacey Housing Market

June 2021

Zip Code(s): 08731, 08758 and 08005

Units Sold

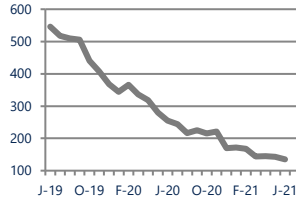
101



Down -8%
Vs. Year Ago

Active Inventory

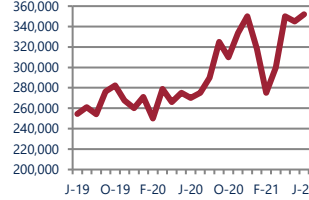
135



Down -47%
Vs. Year Ago

Median Sale Price

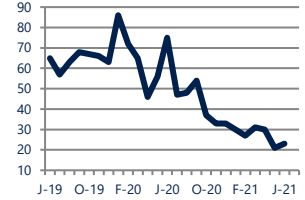
\$352,000



Up 30%
Vs. Year Ago

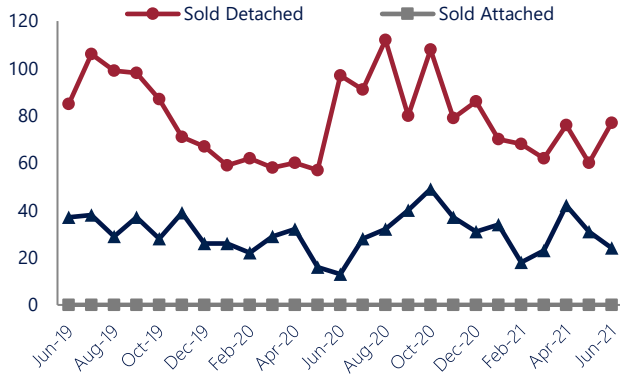
Days On Market

23



Down -69%
Vs. Year Ago

Units Sold*



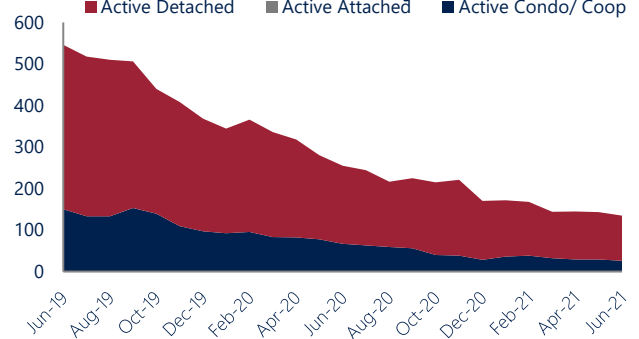
Units Sold

There was an increase in total units sold in June, with 101 sold this month in Barnegat, Waretown and Lacey versus 91 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 8% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 120 units or 47%. The total number of active inventory this June was 135 compared to 255 in June 2020. This month's total of 135 is lower than the previous month's total supply of available inventory of 143, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Barnegat, Waretown and Lacey Homes was \$270,000. This June, the median sale price was \$352,000, an increase of \$82,000 compared to last year. The current median sold price is 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.

Barnegat, Waretown and Lacey are defined as properties listed in zip code/s 08731, 08758 and 08005.

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





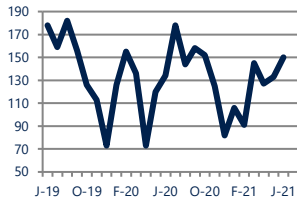
Focus On: Barnegat, Waretown and Lacey Housing Market

June 2021

Zip Code(s): 08731, 08758 and 08005

New Listings

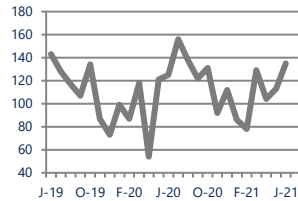
150



Up 12%
Vs. Year Ago

Current Contracts

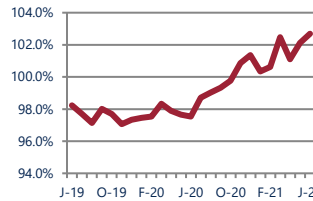
135



Up 8%
Vs. Year Ago

Sold Vs. List Price

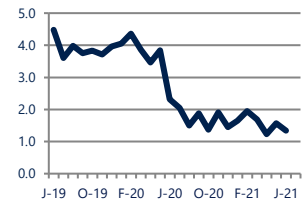
102.7%



Up
Vs. Year Ago

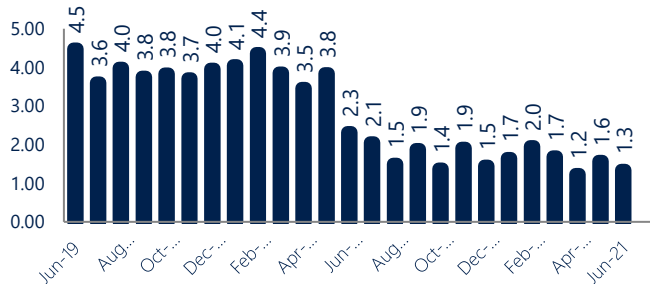
Months of Supply

1.3



Down -42%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

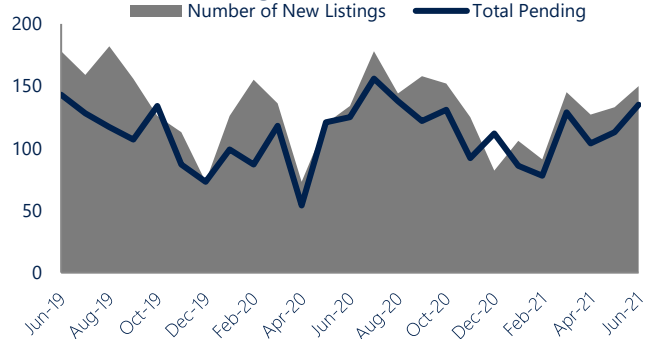
This month there were 150 homes newly listed for sale in Barnegat, Waretown and Lacey compared to 134 in June 2020, an increase of 12%. There were 135 current contracts pending sale this June compared to 125 a year ago. The number of current contracts is 8% higher than last June.

Months of Supply

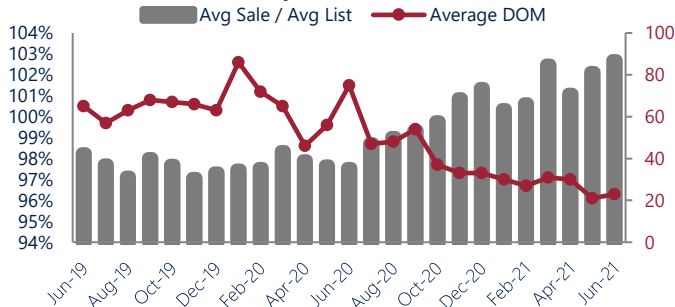
In June, there was 1.3 months of supply available in Barnegat, Waretown and Lacey, compared to 2.3 in June 2020. That is a decrease of 42% versus a year ago.

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 Barnegat, Waretown and Lacey was 102.7% 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 23, lower than the average last year, which was 75, a decrease of 69%.

Barnegat, Waretown and Lacey are defined as properties listed in zip code/s 08731, 08758 and 08005.

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

