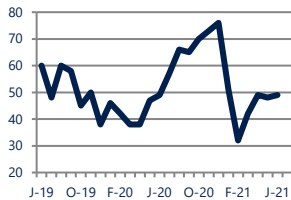




Zip Code(s): 08734 and 08721

Units Sold

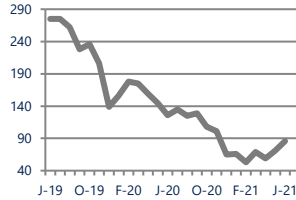
49



No Change
Vs. Year Ago

Active Inventory

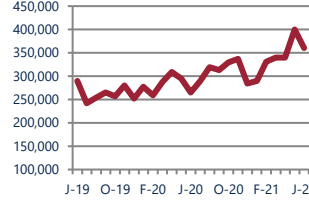
86



Down -32%
Vs. Year Ago

Median Sale Price

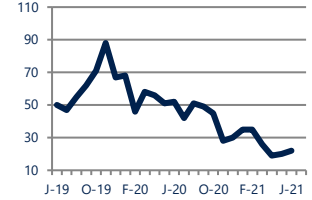
\$360,000



Up
Vs. Year Ago

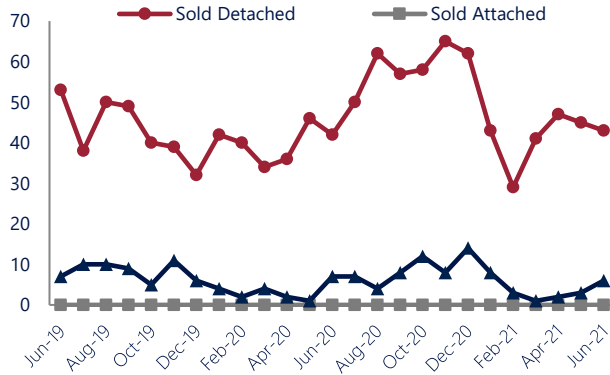
Days On Market

22



Down -58%
Vs. Year Ago

Units Sold*



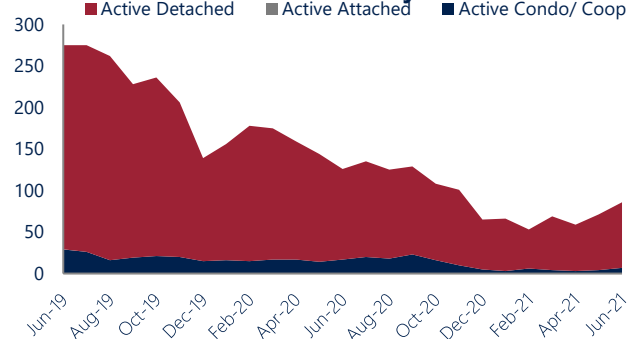
Units Sold

There was an increase in total units sold in June, with 49 sold this month in Bayville, Berkeley and Lanoka Harbor, an increase of 2%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 32%. The total number of active inventory this June was 86 compared to 126 in June 2020. This month's total of 86 is higher than the previous month's total supply of available inventory of 71, an increase of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bayville, Berkeley and Lanoka Harbor Homes was \$265,000. This June, the median sale price was \$360,000, an increase of \$95,000 compared to last year. The current median sold price is 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.

Bayville, Berkeley and Lanoka Harbor are defined as properties listed in zip code/s 08734 and 08721.

*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.

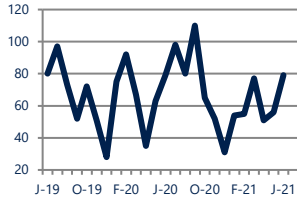




Zip Code(s): 08734 and 08721

New Listings

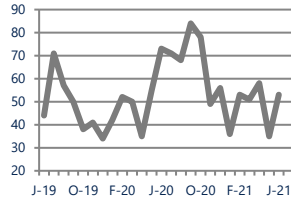
79



No Change
Vs. Year Ago

Current Contracts

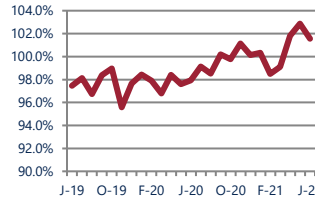
53



Down -27%
Vs. Year Ago

Sold Vs. List Price

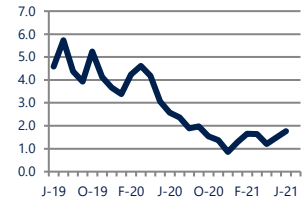
101.6%



Up 3.7%
Vs. Year Ago

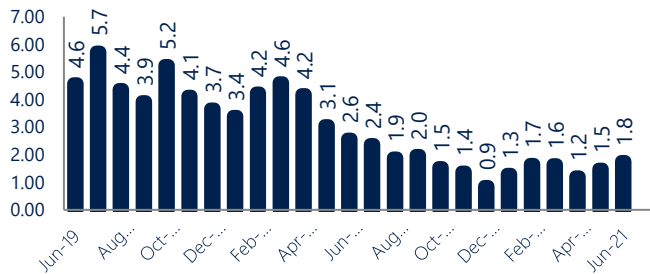
Months of Supply

1.8



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

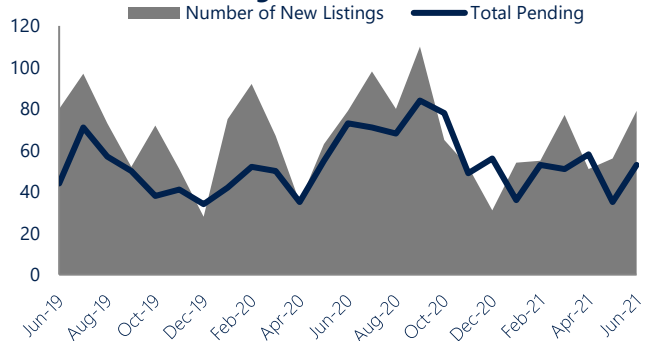
In June, there was 1.8 months of supply available in Bayville, Berkeley and Lanoka Harbor, compared to 2.6 in June 2020. That is a decrease of 32% versus a year ago.

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.

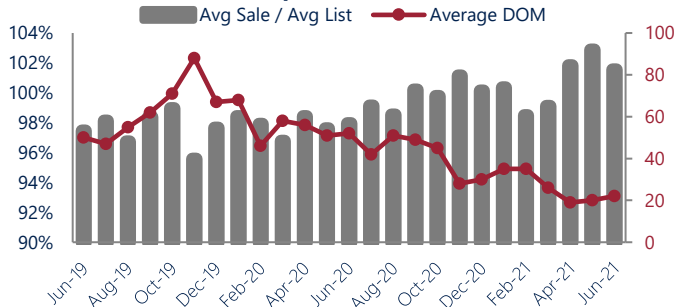
New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Bayville, Berkeley and Lanoka Harbor, which is similar to the amount in June 2020. There were 53 current contracts pending sale this June compared to 73 a year ago. The number of current contracts is 27% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bayville, Berkeley and Lanoka Harbor was 101.6% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 52, a decrease of 58%.

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