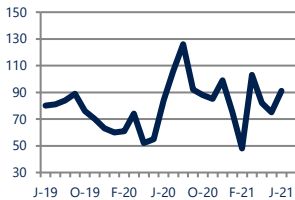




Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

Units Sold

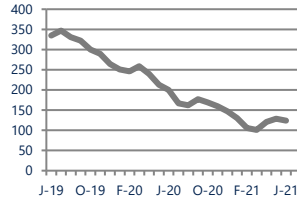
91



Up 8%
Vs. Year Ago

Active Inventory

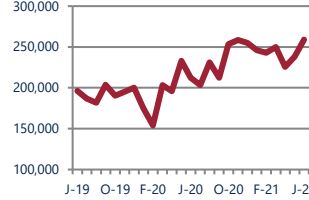
124



Down -38%
Vs. Year Ago

Median Sale Price

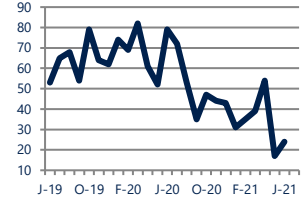
\$259,000



Up 22%
Vs. Year Ago

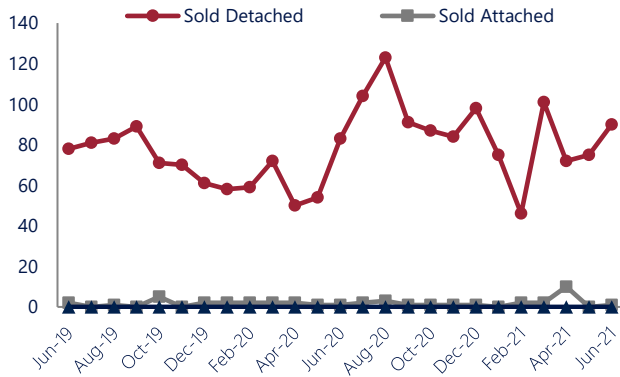
Days On Market

24



Down -70%
Vs. Year Ago

Units Sold*



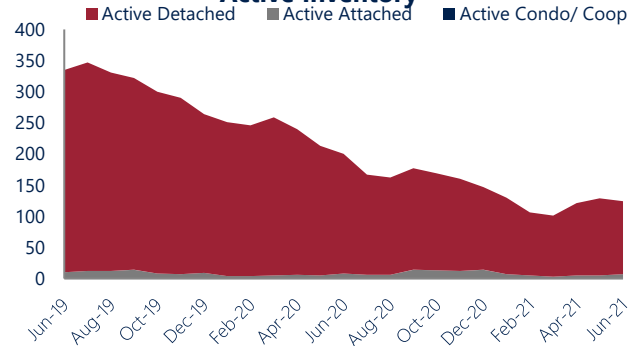
Units Sold

There was an increase in total units sold in June, with 91 sold this month in Browns Mill, Vincentown, and Permberton versus 75 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 8% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 38%. The total number of active inventory this June was 124 compared to 200 in June 2020. This month's total of 124 is lower than the previous month's total supply of available inventory of 129, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Browns Mill, Vincentown, and Permberton Homes was \$212,500. This June, the median sale price was \$259,000, an increase of 22% or \$46,500 compared to last year. The current median sold price is 9% 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.

Browns Mill, Vincentown, and Permberton are defined as properties listed in zip code/s 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641.

*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.





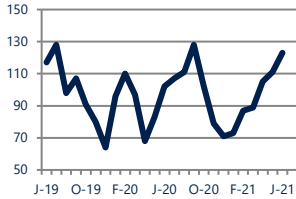
Focus On: Browns Mill, Vincentown, and Permberon Housing Market

June 2021

Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

New Listings

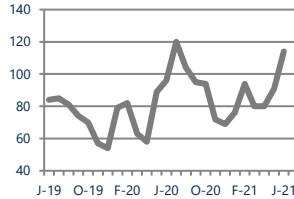
123



Up 21%
Vs. Year Ago

Current Contracts

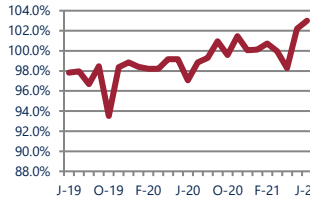
114



Up 19%
Vs. Year Ago

Sold Vs. List Price

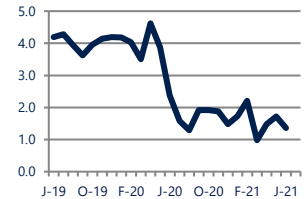
103.0%



Up
Vs. Year Ago

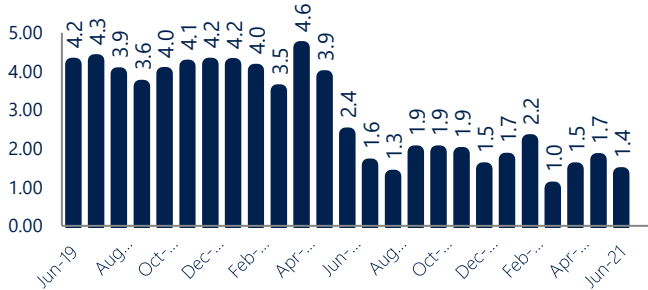
Months of Supply

1.4



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

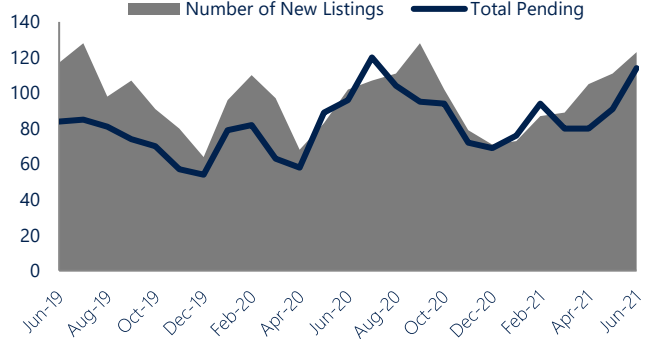
In June, there was 1.4 months of supply available in Browns Mill, Vincentown, and Permberon, compared to 2.4 in June 2020. That is a decrease of 43% versus a year ago.

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.

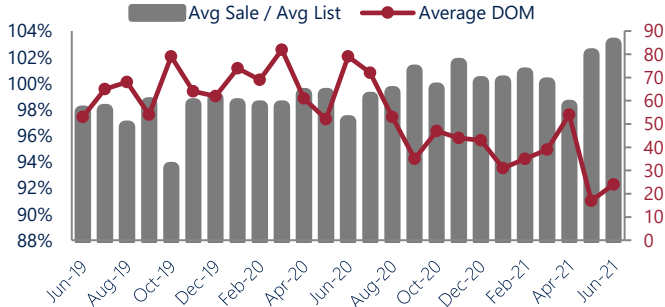
New Listings & Current Contracts

This month there were 123 homes newly listed for sale in Browns Mill, Vincentown, and Permberon compared to 102 in June 2020, an increase of 21%. There were 114 current contracts pending sale this June compared to 96 a year ago. The number of current contracts is 19% higher 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 Browns Mill, Vincentown, and Permberon was 103.0% 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 24, lower than the average last year, which was 79, a decrease of 70%.



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