



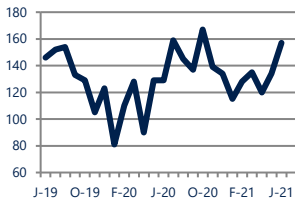
Focus On: Clementon, Blackwood, and Somerdale Housing Market

June 2021

Zip Code(s): 08021, 08012, 08083 and 08084

Units Sold

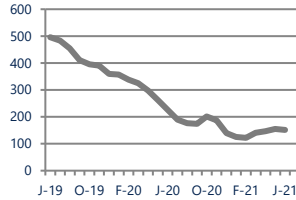
157



Up 22%
 Vs. Year Ago

Active Inventory

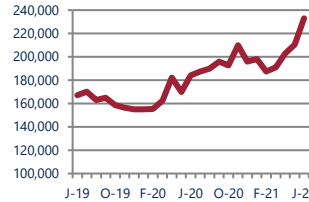
151



Down -33%
 Vs. Year Ago

Median Sale Price

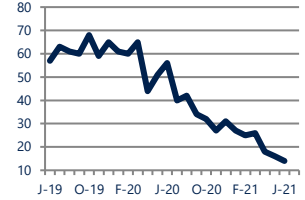
\$233,000



Up 26%
 Vs. Year Ago

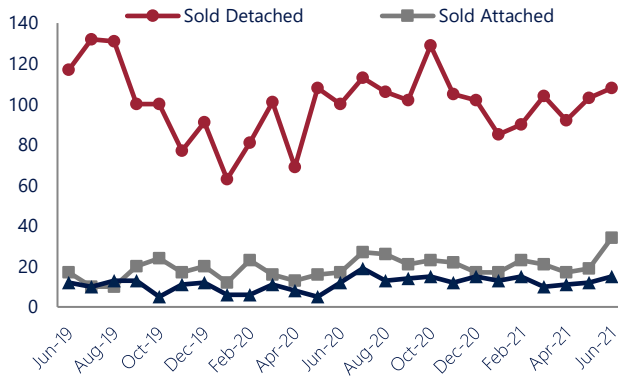
Days On Market

14



Down -75%
 Vs. Year Ago

Units Sold*



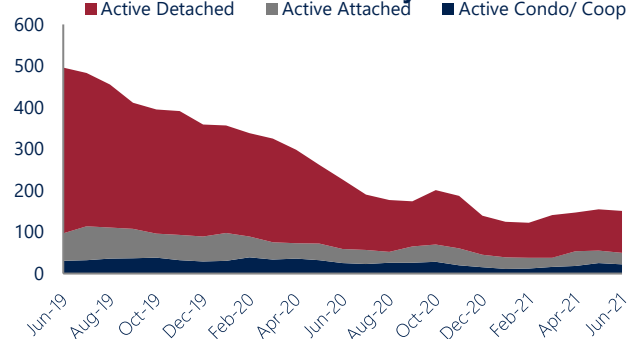
Units Sold

There was an increase in total units sold in June, with 157 sold this month in Clementon, Blackwood, and Somerdale versus 134 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 22% versus June 2020.

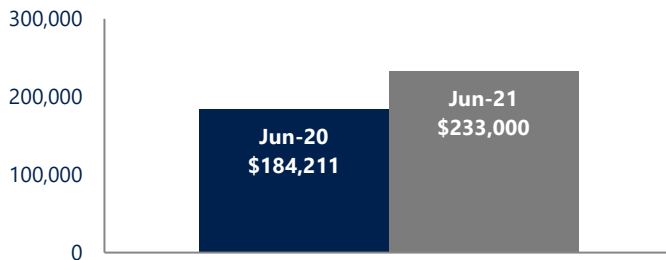
Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 33%. The total number of active inventory this June was 151 compared to 226 in June 2020. This month's total of 151 is lower than the previous month's total supply of available inventory of 155, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Clementon, Blackwood, and Somerdale Homes was \$184,211. This June, the median sale price was \$233,000, an increase of \$48,789 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.

Clementon, Blackwood, and Somerdale are defined as properties listed in zip code/s 08021, 08012, 08083 and 08084.

*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.

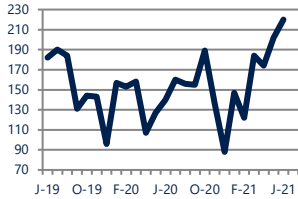




Zip Code(s): 08021, 08012, 08083 and 08084

New Listings

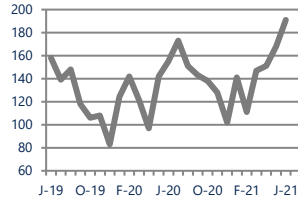
220



Up 57%
Vs. Year Ago

Current Contracts

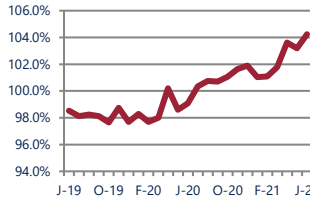
191



Up 23%
Vs. Year Ago

Sold Vs. List Price

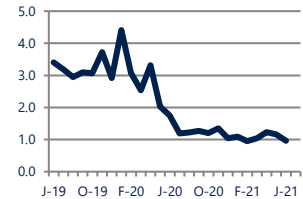
104.2%



Up
Vs. Year Ago

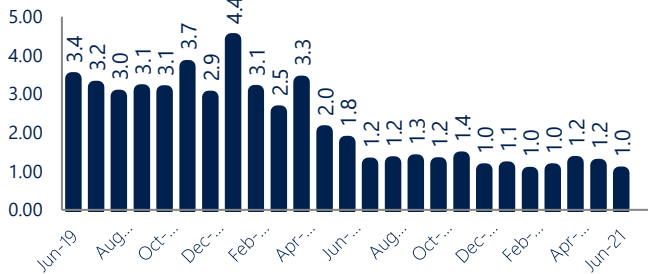
Months of Supply

1.0



Down -45%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

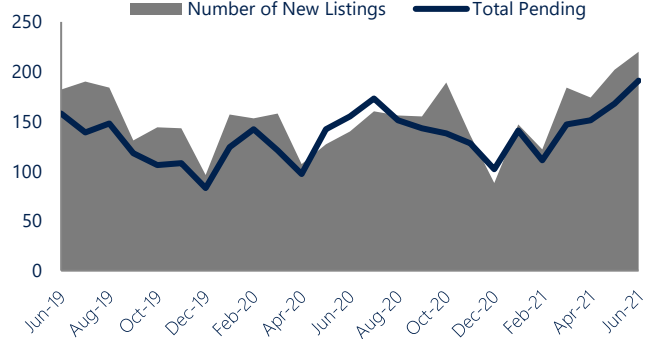
This month there were 220 homes newly listed for sale in Clementon, Blackwood, and Somerdale compared to 140 in June 2020, an increase of 57%. There were 191 current contracts pending sale this June compared to 155 a year ago. The number of current contracts is 23% higher than last June.

Months of Supply

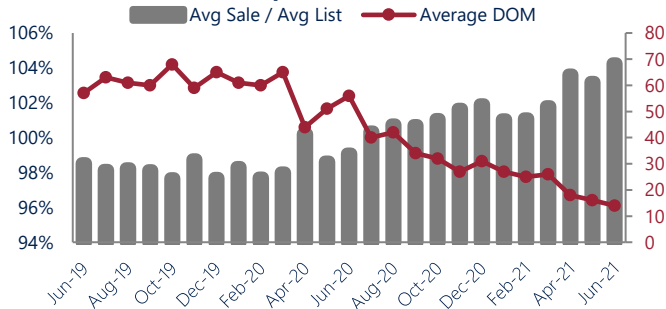
In June, there was 1.0 months of supply available in Clementon, Blackwood, and Somerdale, compared to 1.8 in June 2020. That is a decrease of 45% versus a year ago.

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 Clementon, Blackwood, and Somerdale was 104.2% 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 14, lower than the average last year, which was 56, a decrease of 75%.



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