



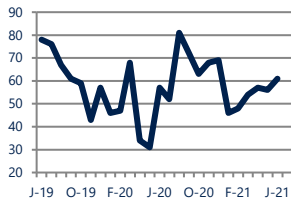
Focus On: Egg Harbor Township Housing Market

June 2021

Zip Code(s): 08234

Units Sold

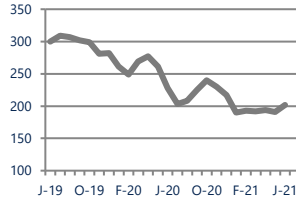
61



Up 7%
Vs. Year Ago

Active Inventory

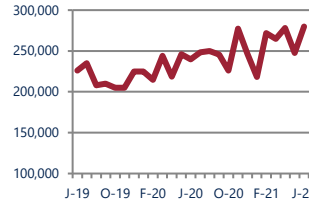
202



Down -11%
Vs. Year Ago

Median Sale Price

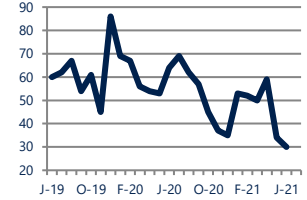
\$279,900



Up 17%
Vs. Year Ago

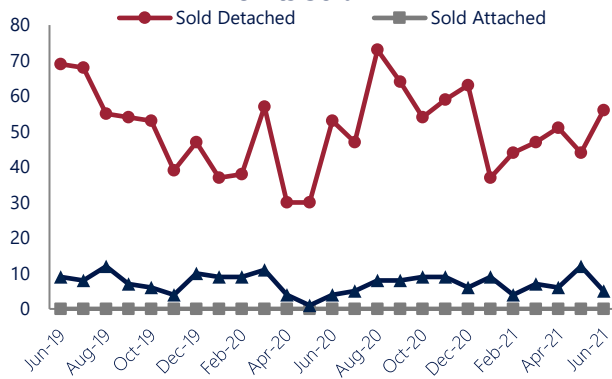
Days On Market

30



Down -53%
Vs. Year Ago

Units Sold*



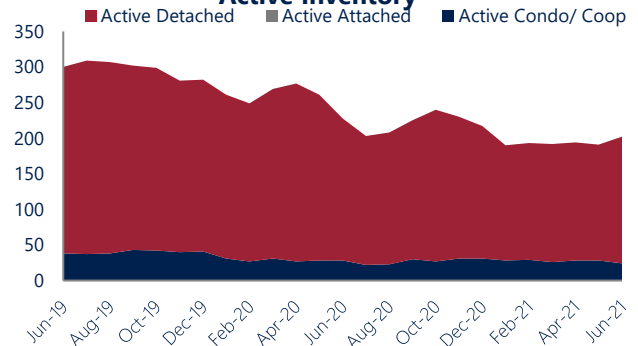
Units Sold

There was an increase in total units sold in June, with 61 sold this month in Egg Harbor Township versus 56 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 11%. The total number of active inventory this June was 202 compared to 228 in June 2020. This month's total of 202 is higher than the previous month's total supply of available inventory of 191, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Egg Harbor Township Homes was \$239,900. This June, the median sale price was \$279,900, an increase of 17% or \$40,000 compared to last year. The current median sold price is 13% 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.

Egg Harbor Township are defined as properties listed in zip code/s 08234.

*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.





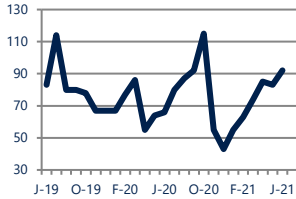
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June 2021

Zip Code(s): 08234

New Listings

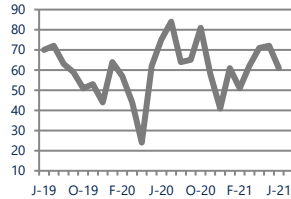
92



Up 39%
Vs. Year Ago

Current Contracts

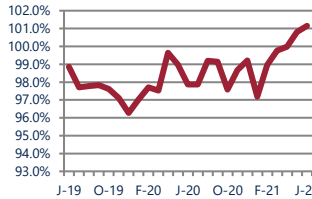
61



Down -19%
Vs. Year Ago

Sold Vs. List Price

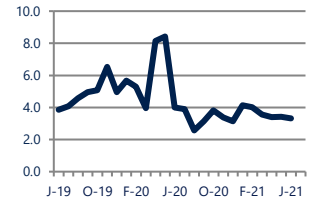
101.2%



Up 3.4%
Vs. Year Ago

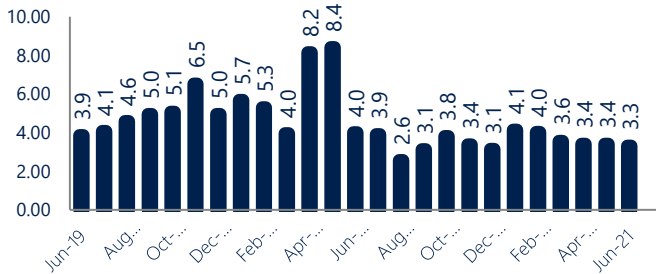
Months of Supply

3.3



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

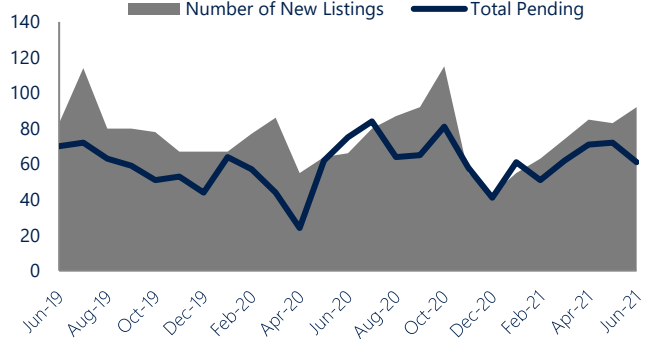
In June, there was 3.3 months of supply available in Egg Harbor Township, compared to 4.0 in June 2020. That is a decrease of 17% versus a year ago.

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.

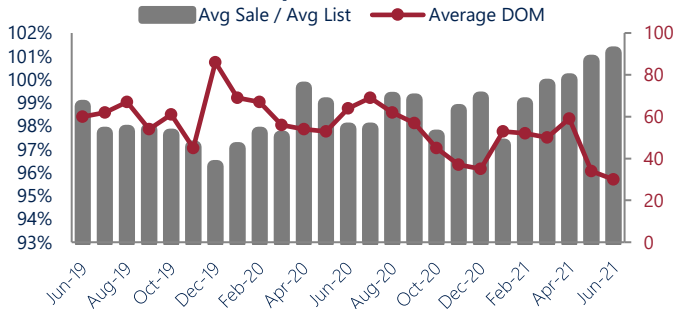
New Listings & Current Contracts

This month there were 92 homes newly listed for sale in Egg Harbor Township compared to 66 in June 2020, an increase of 39%. There were 61 current contracts pending sale this June compared to 75 a year ago. The number of current contracts is 19% 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 Egg Harbor Township was 101.2% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 64, a decrease of 53%.



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