



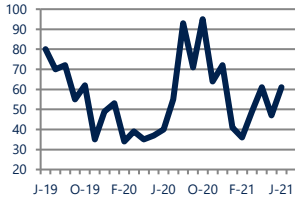
Focus On: Englishtown Housing Market

June 2021

Zip Code(s): 07726

Units Sold

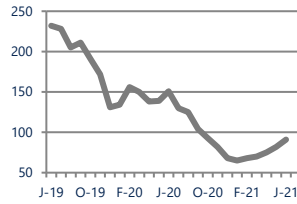
61



Up
Vs. Year Ago

Active Inventory

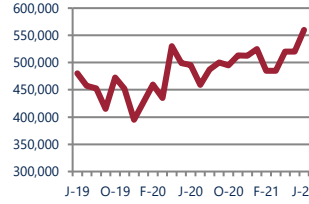
91



Down -40%
Vs. Year Ago

Median Sale Price

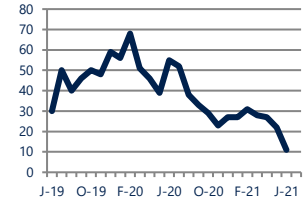
\$560,000



Up 13%
Vs. Year Ago

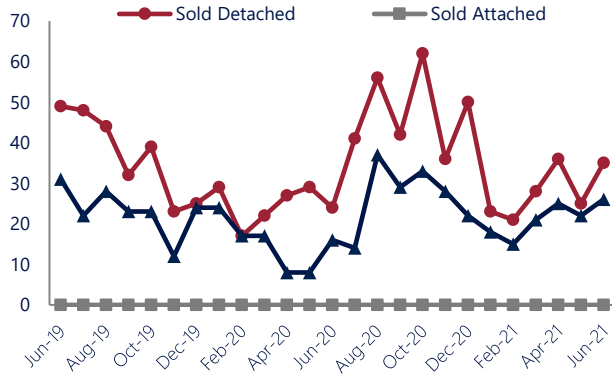
Days On Market

11



Down -80%
Vs. Year Ago

Units Sold*



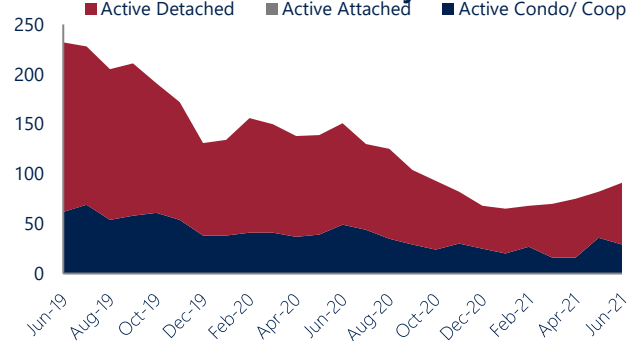
Units Sold

There was an increase in total units sold in June, with 61 sold this month in Englishtown. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 40%. The total number of active inventory this June was 91 compared to 151 in June 2020. This month's total of 91 is higher than the previous month's total supply of available inventory of 82, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Englishtown Homes was \$495,500. This June, the median sale price was \$560,000, an increase of 13% or \$64,500 compared to last year. The current median sold price is 8% 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.

Englishtown are defined as properties listed in zip code/s 07726.

*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.





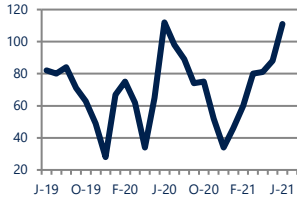
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June 2021

Zip Code(s): 07726

New Listings

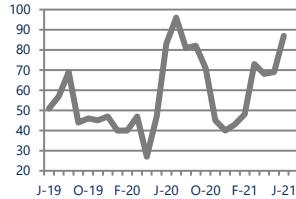
111



Down -1%
Vs. Year Ago

Current Contracts

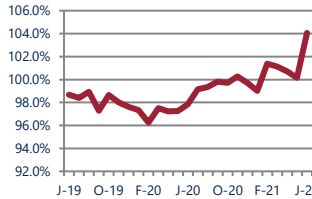
87



Up 5%
Vs. Year Ago

Sold Vs. List Price

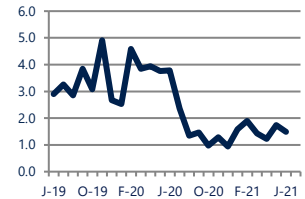
104.1%



Up
Vs. Year Ago

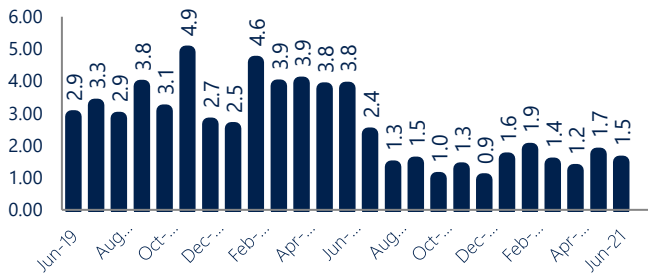
Months of Supply

1.5



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

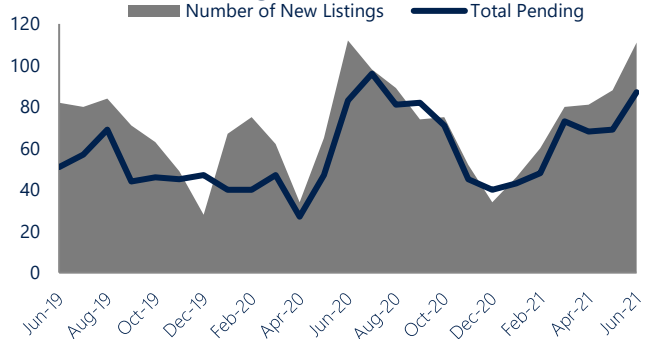
In June, there was 1.5 months of supply available in Englishtown, compared to 3.8 in June 2020. That is a decrease of 60% versus a year ago.

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.

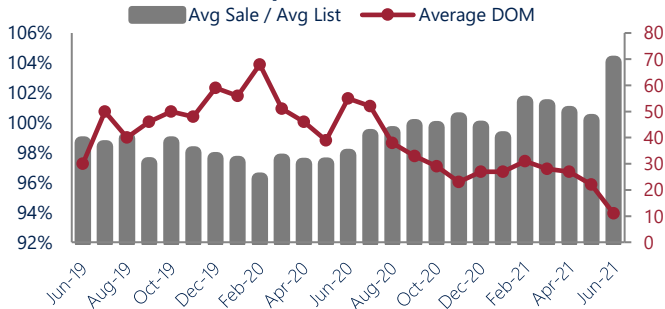
New Listings & Current Contracts

This month there were 111 homes newly listed for sale in Englishtown compared to 112 in June 2020, a decrease of 1%. There were 87 current contracts pending sale this June compared to 83 a year ago. The number of current contracts is 5% 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 Englishtown was 104.1% 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 11, lower than the average last year, which was 55, a decrease of 80%.



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