



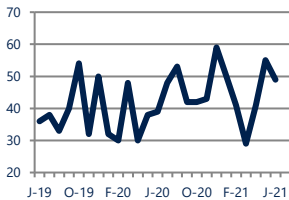
Focus On: Gloucester City and Mount Ephraim Housing Market

June 2021

Zip Code(s): 08104, 08030 and 08059

Units Sold

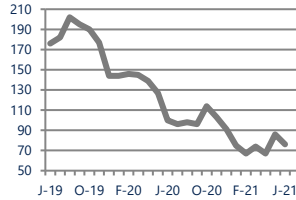
49



Up 26%
Vs. Year Ago

Active Inventory

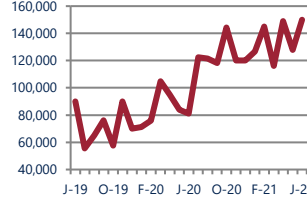
76



Down -24%
Vs. Year Ago

Median Sale Price

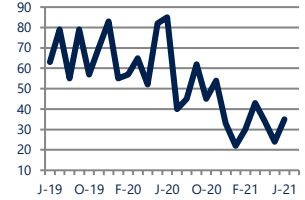
\$150,000



Up
Vs. Year Ago

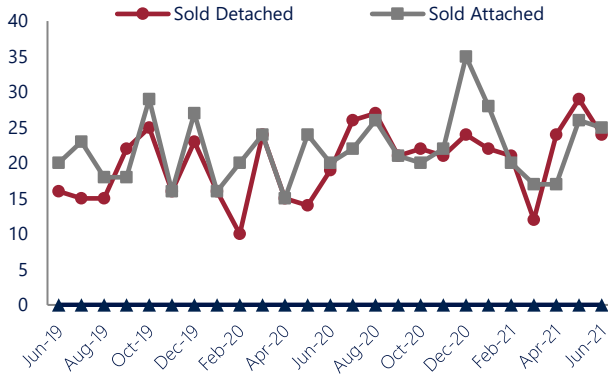
Days On Market

35



Down -59%
Vs. Year Ago

Units Sold*



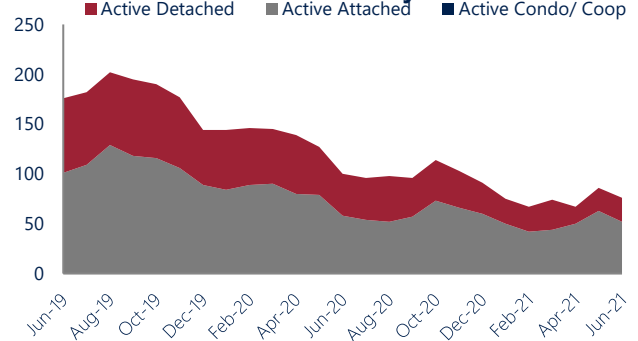
Units Sold

There was a decrease in total units sold in June, with 49 sold this month in Gloucester City and Mount Ephraim versus 55 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 26% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 24%. The total number of active inventory this June was 76 compared to 100 in June 2020. This month's total of 76 is lower than the previous month's total supply of available inventory of 86, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Gloucester City and Mount Ephraim Homes was \$81,000. This June, the median sale price was \$150,000, an increase of \$69,000 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.

Gloucester City and Mount Ephraim are defined as properties listed in zip code/s 08104, 08030 and 08059.

*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.





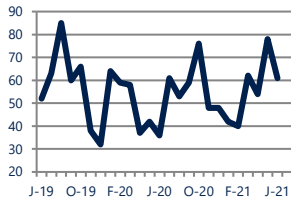
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June 2021

Zip Code(s): 08104, 08030 and 08059

New Listings

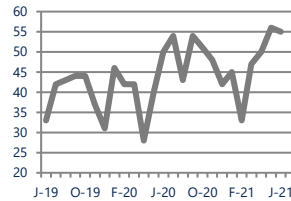
61



Up 69%
Vs. Year Ago

Current Contracts

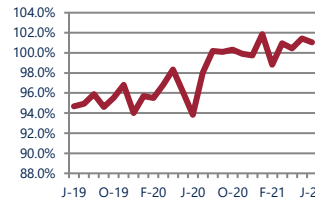
55



Up 10%
Vs. Year Ago

Sold Vs. List Price

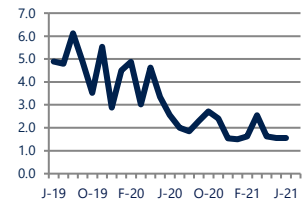
101.0%



Up
Vs. Year Ago

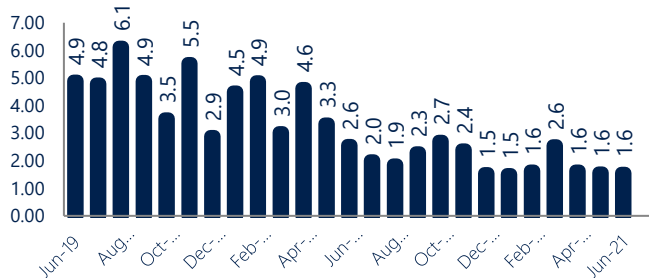
Months of Supply

1.6



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

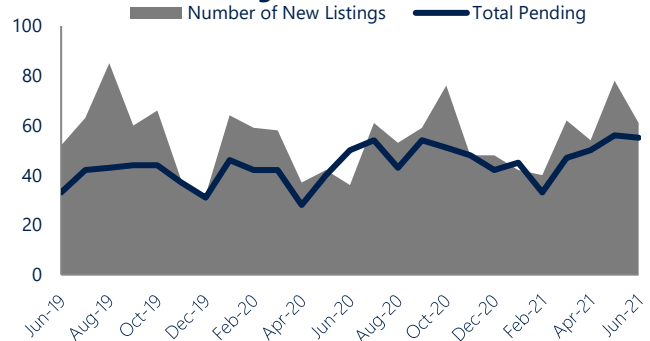
In June, there was 1.6 months of supply available in Gloucester City and Mount Ephraim, compared to 2.6 in June 2020. That is a decrease of 40% versus a year ago.

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.

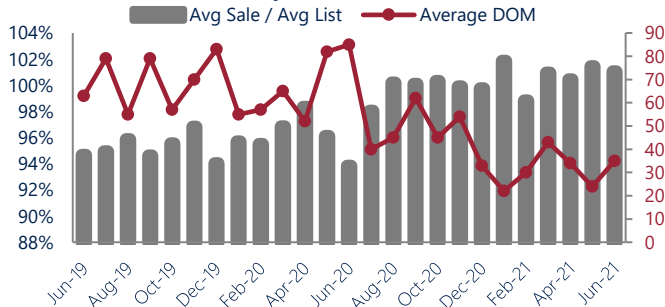
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Gloucester City and Mount Ephraim compared to 36 in June 2020, an increase of 69%. There were 55 current contracts pending sale this June compared to 50 a year ago. The number of current contracts is 10% 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 Gloucester City and Mount Ephraim was 101.0% 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 35, lower than the average last year, which was 85, a decrease of 59%.



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