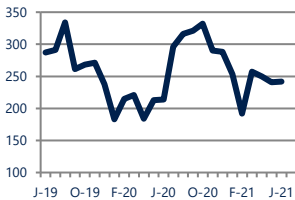




Zip Code(s): 08759, 08757 and 08755

Units Sold

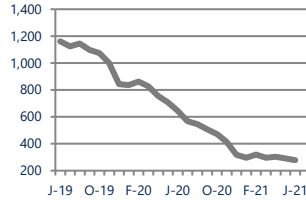
242



Up 13%
Vs. Year Ago

Active Inventory

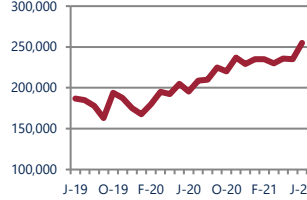
278



Down -57%
Vs. Year Ago

Median Sale Price

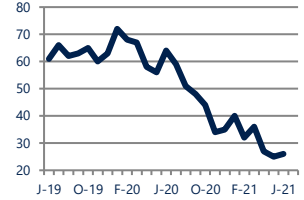
\$255,000



Up 30%
Vs. Year Ago

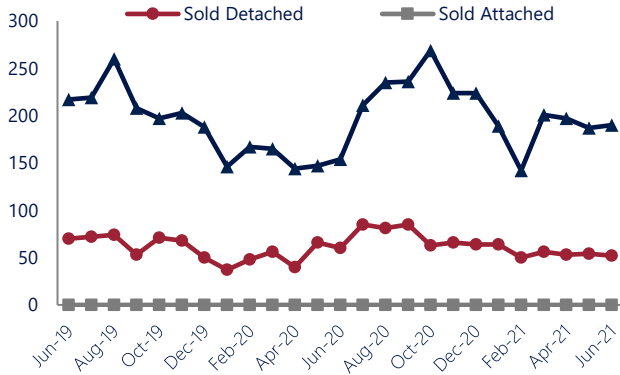
Days On Market

26



Down -59%
Vs. Year Ago

Units Sold*



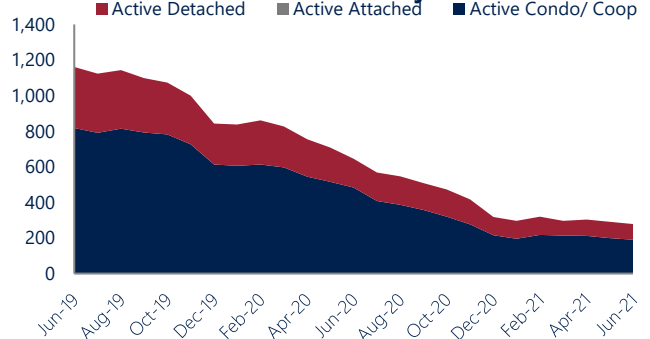
Units Sold

The number of units sold remained stable in June, with 242 sold this month in Manchester, Holiday City and Leisure Village. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 367 units or 57%. The total number of active inventory this June was 278 compared to 645 in June 2020. This month's total of 278 is lower than the previous month's total supply of available inventory of 291, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Manchester, Holiday City and Leisure Village Homes was \$195,500. This June, the median sale price was \$255,000, an increase of \$59,500 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.

Manchester, Holiday City and Leisure Village are defined as properties listed in zip code/s 08759, 08757 and 08755.

*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.

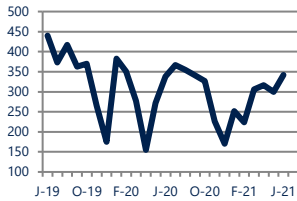




Zip Code(s): 08759, 08757 and 08755

New Listings

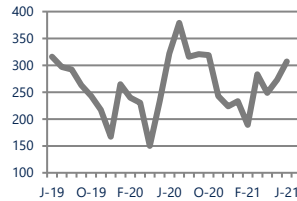
342



Up 1%
Vs. Year Ago

Current Contracts

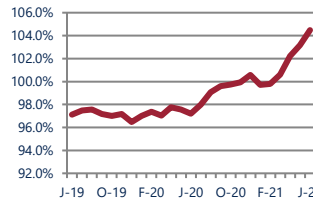
307



Down -5%
Vs. Year Ago

Sold Vs. List Price

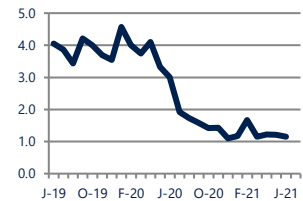
104.5%



Up
Vs. Year Ago

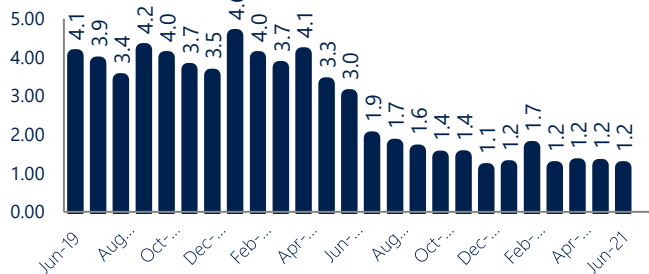
Months of Supply

1.2



Down -62%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

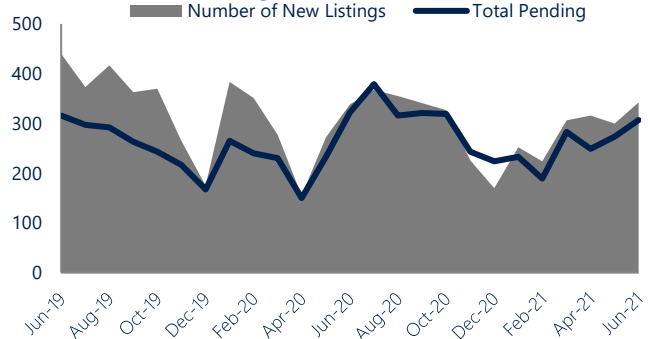
This month there were 342 homes newly listed for sale in Manchester, Holiday City and Leisure Village compared to 338 in June 2020, an increase of 1%. There were 307 current contracts pending sale this June compared to 322 a year ago. The number of current contracts is 5% lower than last June.

Months of Supply

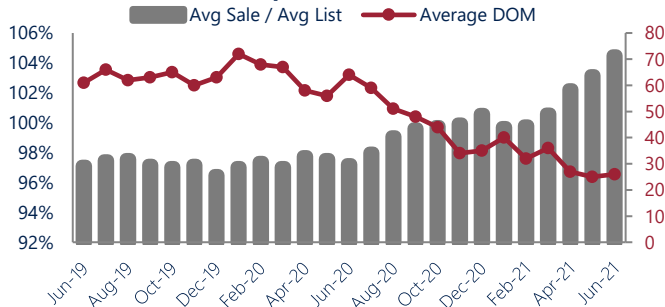
In June, there was 1.1 months of supply available in Manchester, Holiday City and Leisure Village, compared to 3.0 in June 2020. That is a decrease of 62% versus a year ago.

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 Manchester, Holiday City and Leisure Village was 104.5% 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 26, lower than the average last year, which was 64, a decrease of 59%.



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