



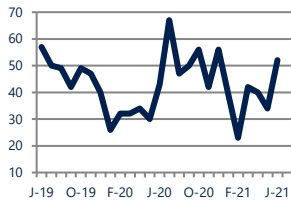
Focus On: Manuta, Mickleton, and Gibbstown Housing Market

June 2021

Zip Code(s): 08051, 08056, 08027, 08061 and 08020

Units Sold

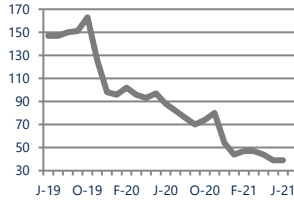
52



Up 21%
Vs. Year Ago

Active Inventory

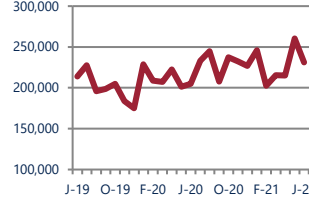
39



Down -56%
Vs. Year Ago

Median Sale Price

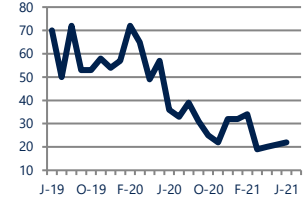
\$231,050



Up 13%
Vs. Year Ago

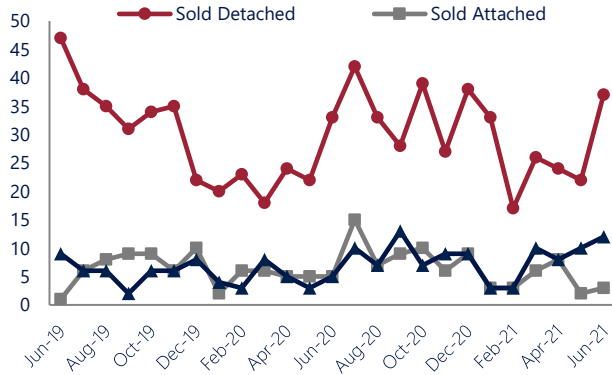
Days On Market

22



Down -39%
Vs. Year Ago

Units Sold*



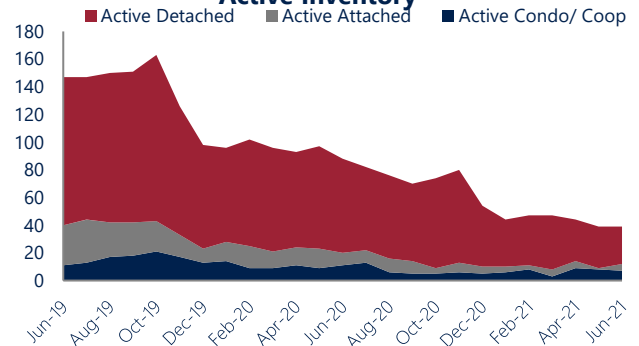
Units Sold

There was an increase in total units sold in June, with 52 sold this month in Manuta, Mickleton, and Gibbstown. 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 49 units or 56%. The total number of active inventory this June was 39 compared to 88 in June 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Manuta, Mickleton, and Gibbstown Homes was \$205,000. This June, the median sale price was \$231,050, an increase of 13% or \$26,050 compared to last year. The current median sold price is 11% lower 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.

Manuta, Mickleton, and Gibbstown are defined as properties listed in zip code/s 08051, 08056, 08027, 08061 and 08020.

*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.





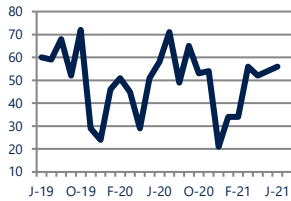
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June 2021

Zip Code(s): 08051, 08056, 08027, 08061 and 08020

New Listings

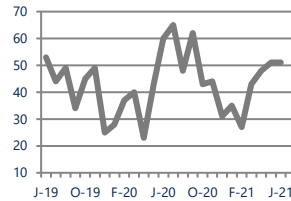
56



Down -3%
Vs. Year Ago

Current Contracts

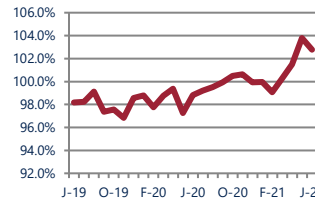
51



Down -15%
Vs. Year Ago

Sold Vs. List Price

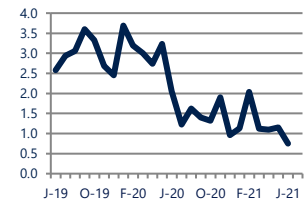
102.8%



Up 4%
Vs. Year Ago

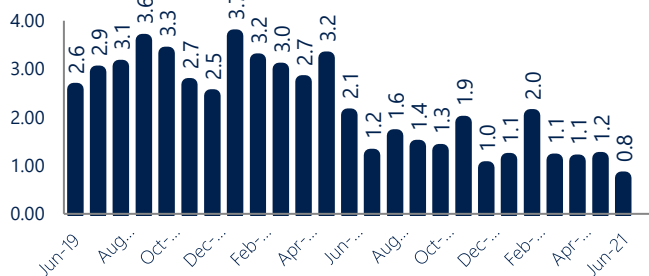
Months of Supply

0.8



Down -63%
Vs. Year Ago

Months of Supply



Months of Supply

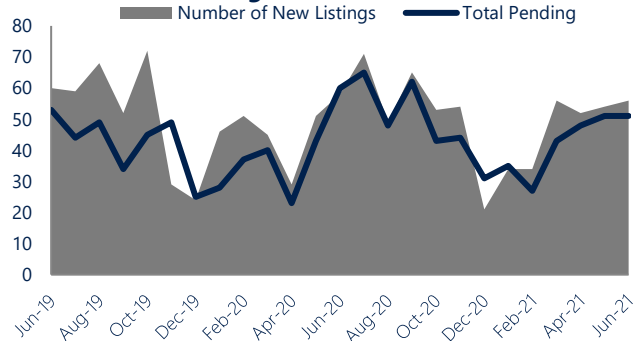
In June, there was 0.8 months of supply available in Manuta, Mickleton, and Gibbstown, compared to 2.0 in June 2020. That is a decrease of 63% versus a year ago.

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.

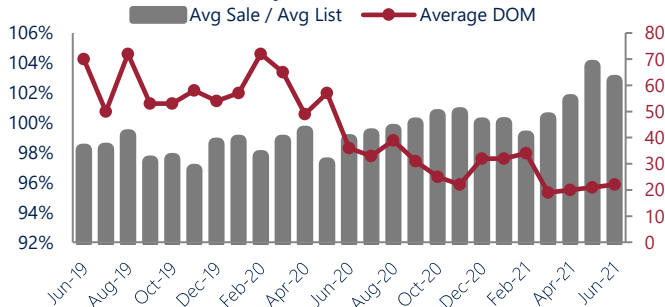
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Manuta, Mickleton, and Gibbstown compared to 58 in June 2020, a decrease of 3%. There were 51 current contracts pending sale this June compared to 60 a year ago. The number of current contracts remained stable as compared to last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Manuta, Mickleton, and Gibbstown was 102.8% of the average list price, which is 4.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 36, a decrease of 39%.



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