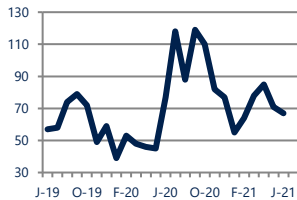




Zip Code(s): 08406, 08402 and 08403

**Units Sold**

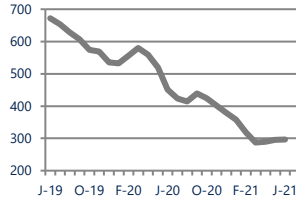
67



**Down -13%**  
Vs. Year Ago

**Active Inventory**

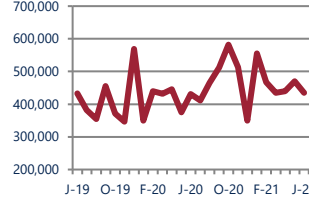
296



**Down -34%**  
Vs. Year Ago

**Median Sale Price**

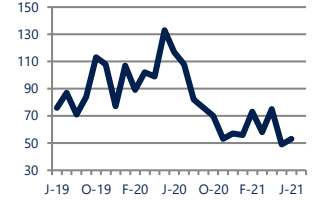
\$435,000



**Up 1%**  
Vs. Year Ago

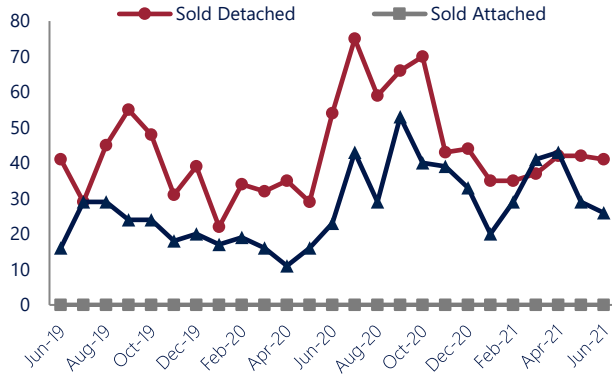
**Days On Market**

53



**Down -55%**  
Vs. Year Ago

**Units Sold\***



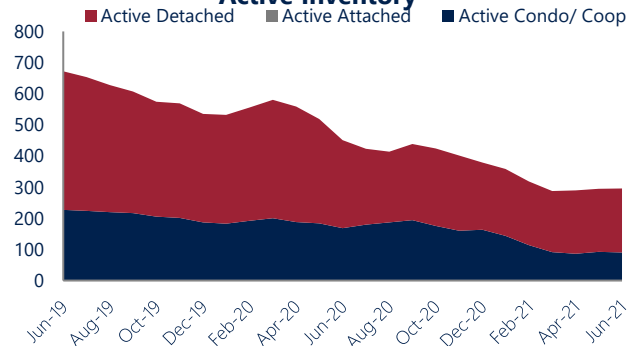
**Units Sold**

There was a decrease in total units sold in June, with 67 sold this month in Margate City, Ventnor City, and Longport versus 71 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 13% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 155 units or 34%. The total number of active inventory this June was 296 compared to 451 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 Margate City, Ventnor City, and Longport Homes was \$431,250. This June, the median sale price was \$435,000, an increase of 1% or \$3,750 compared to last year. The current median sold price is 7% 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.

Margate City, Ventnor City, and Longport are defined as properties listed in zip code/s 08406, 08402 and 08403.

\*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.

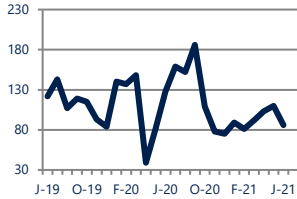




Zip Code(s): 08406, 08402 and 08403

**New Listings**

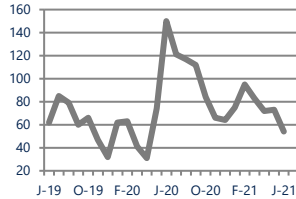
86



**Down -33%**  
Vs. Year Ago

**Current Contracts**

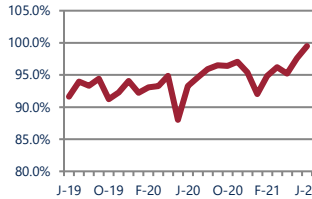
54



**Down -64%**  
Vs. Year Ago

**Sold Vs. List Price**

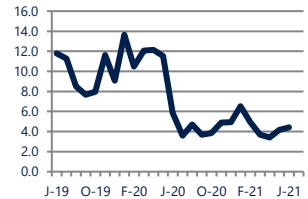
99.5%



**Up**  
Vs. Year Ago

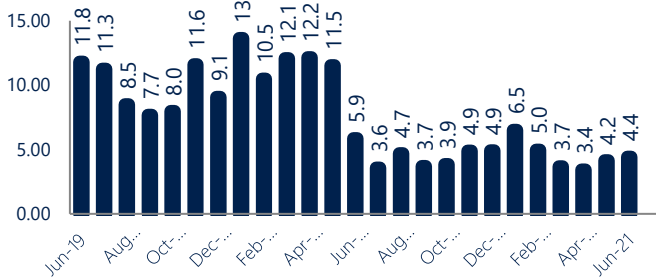
**Months of Supply**

4.4



**Down -25%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

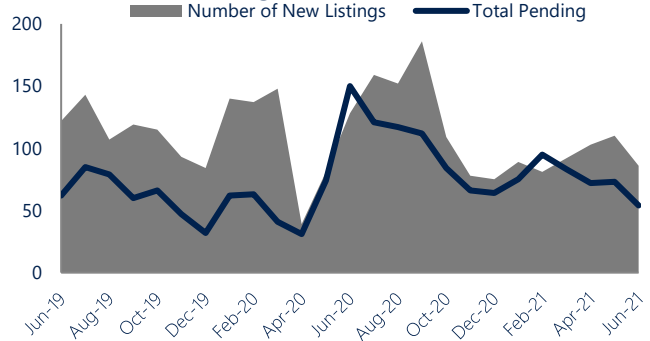
In June, there was 4.4 months of supply available in Margate City, Ventnor City, and Longport, compared to 5.9 in June 2020. That is a decrease of 25% versus a year ago.

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.

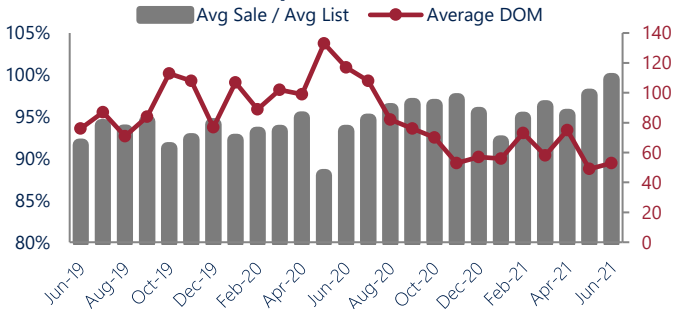
**New Listings & Current Contracts**

This month there were 86 homes newly listed for sale in Margate City, Ventnor City, and Longport compared to 128 in June 2020, a decrease of 33%. There were 54 current contracts pending sale this June compared to 150 a year ago. The number of current contracts is 64% 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 Margate City, Ventnor City, and Longport was 99.5% 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 53, lower than the average last year, which was 117, a decrease of 55%.



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