



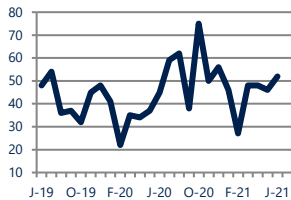
Focus On: Mt. Holly, Smithville, and Hainesport Housing Market

June 2021

Zip Code(s): 08060 and 08036

Units Sold

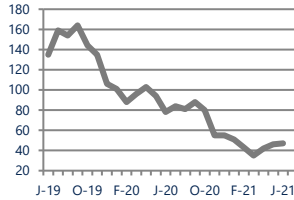
52



Up 16%
Vs. Year Ago

Active Inventory

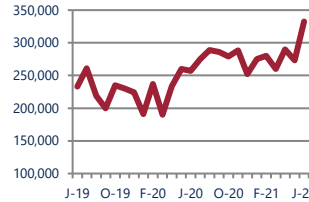
47



Down -40%
Vs. Year Ago

Median Sale Price

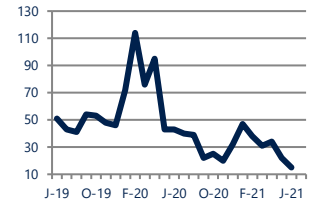
\$332,500



Up 29%
Vs. Year Ago

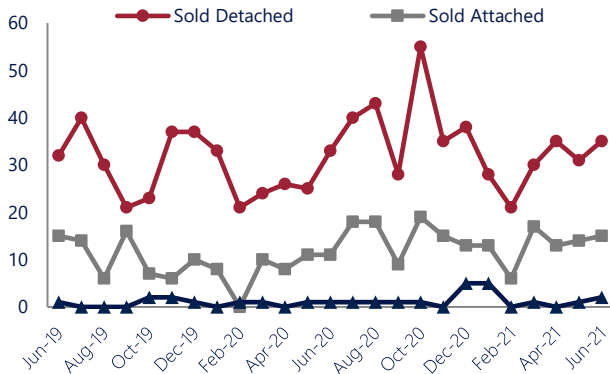
Days On Market

15



Down -65%
Vs. Year Ago

Units Sold*



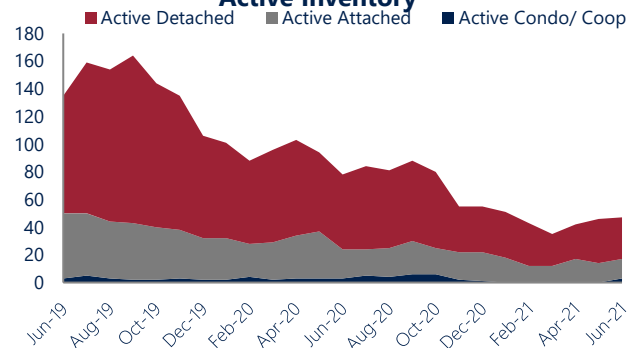
Units Sold

There was an increase in total units sold in June, with 52 sold this month in Mt. Holly, Smithville, and Hainesport versus 46 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 16% versus June 2020.

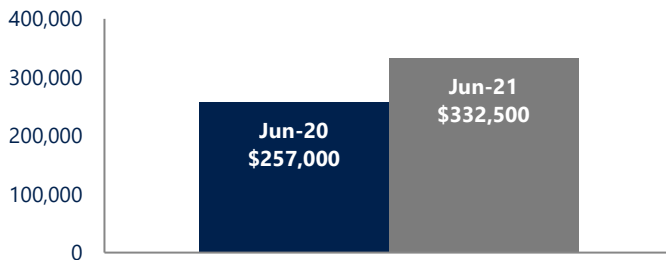
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 40%. The total number of active inventory this June was 47 compared to 78 in June 2020. This month's total of 47 is higher than the previous month's total supply of available inventory of 46, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Mt. Holly, Smithville, and Hainesport Homes was \$257,000. This June, the median sale price was \$332,500, an increase of \$75,500 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.

Mt. Holly, Smithville, and Hainesport are defined as properties listed in zip code/s 08060 and 08036.

*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.

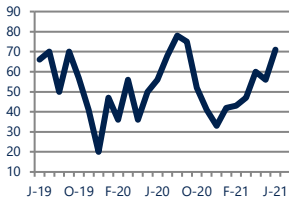




Zip Code(s): 08060 and 08036

New Listings

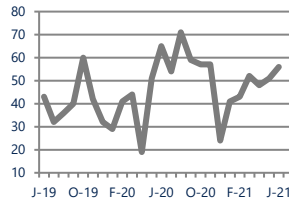
71



Up 27%
Vs. Year Ago

Current Contracts

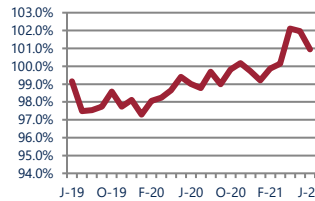
56



Down -14%
Vs. Year Ago

Sold Vs. List Price

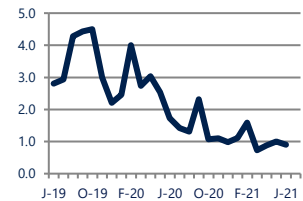
101.0%



Up 2%
Vs. Year Ago

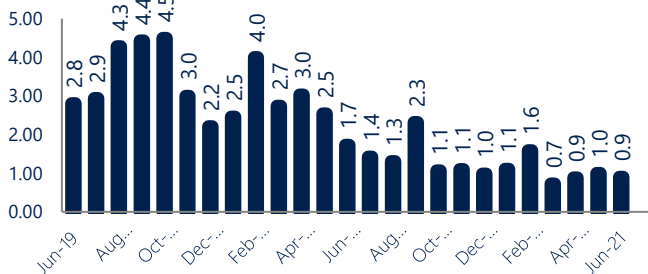
Months of Supply

0.9



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

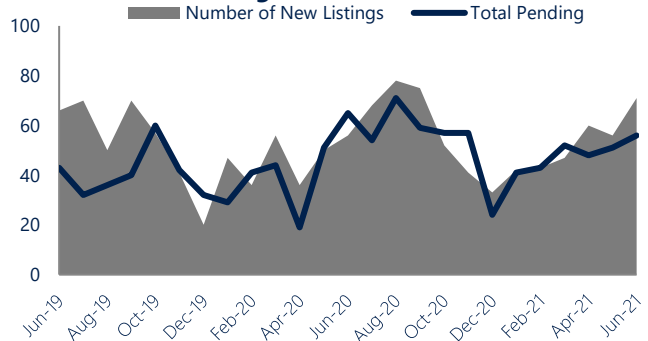
In June, there was 0.9 months of supply available in Mt. Holly, Smithville, and Hainesport, compared to 1.7 in June 2020. That is a decrease of 48% versus a year ago.

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.

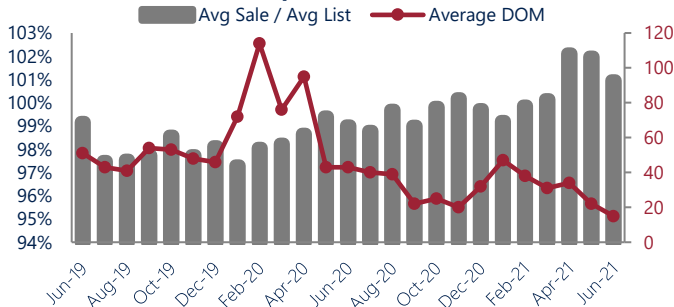
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Mt. Holly, Smithville, and Hainesport compared to 56 in June 2020, an increase of 27%. There were 56 current contracts pending sale this June compared to 65 a year ago. The number of current contracts is 14% 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 Mt. Holly, Smithville, and Hainesport was 101.0% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 43, a decrease of 65%.



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