

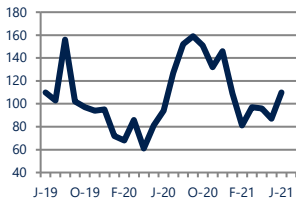


Focus On: Plumsted, Jackson and Lakehurst Housing Market

June 2021

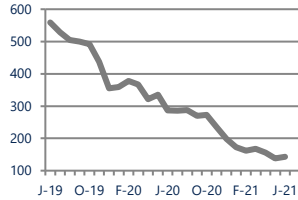
Zip Code(s): 08533, 08733 and 08527

Units Sold
110



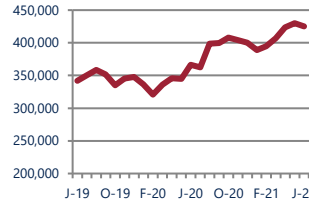
Up 17%
Vs. Year Ago

Active Inventory
143



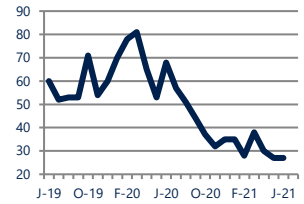
Down -50%
Vs. Year Ago

Median Sale Price
\$425,000



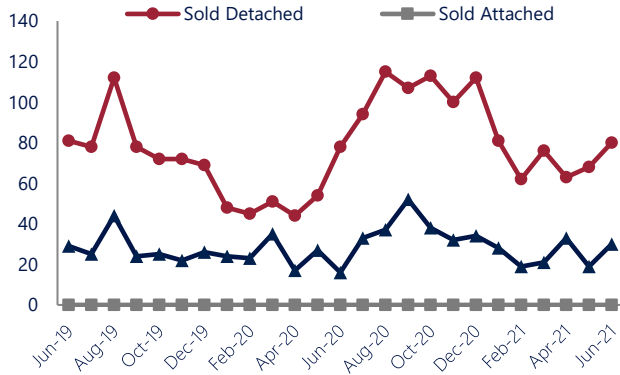
Up 16%
Vs. Year Ago

Days On Market
27



Down -60%
Vs. Year Ago

Units Sold*



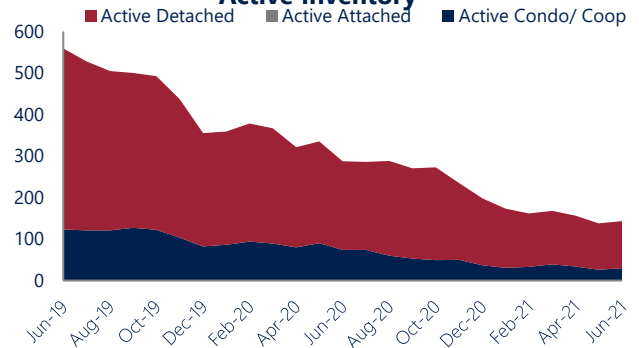
Units Sold

There was an increase in total units sold in June, with 110 sold this month in Plumsted, Jackson and Lakehurst versus 87 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 17% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 144 units or 50%. The total number of active inventory this June was 143 compared to 287 in June 2020. This month's total of 143 is higher than the previous month's total supply of available inventory of 138, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Plumsted, Jackson and Lakehurst Homes was \$366,500. This June, the median sale price was \$425,000, an increase of 16% or \$58,500 compared to last year. The current median sold price is 1% 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.

Plumsted, Jackson and Lakehurst are defined as properties listed in zip code/s 08533, 08733 and 08527.

*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.





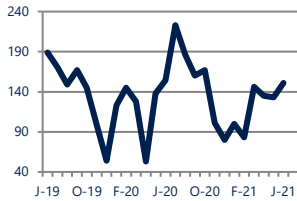
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June 2021

Zip Code(s): 08533, 08733 and 08527

New Listings

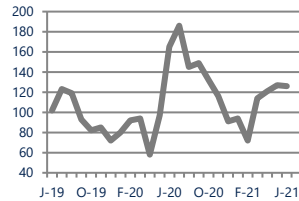
151



Down -2%
Vs. Year Ago

Current Contracts

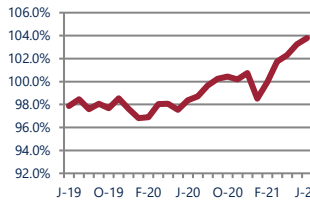
126



Down -24%
Vs. Year Ago

Sold Vs. List Price

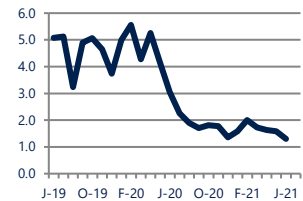
103.8%



Up
Vs. Year Ago

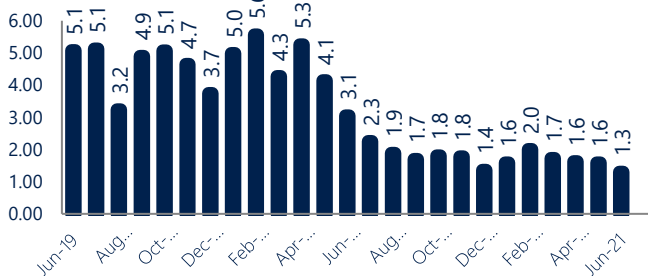
Months of Supply

1.3



Down -57%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

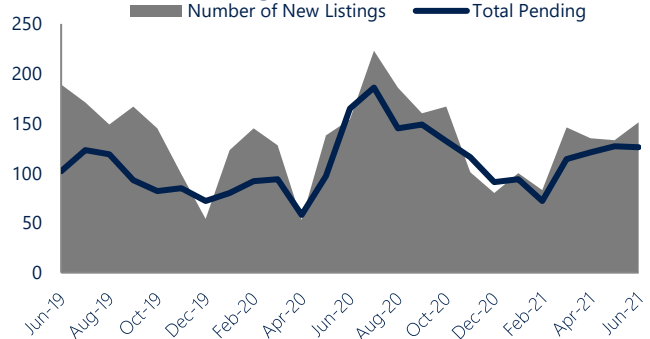
This month there were 151 homes newly listed for sale in Plumsted, Jackson and Lakehurst compared to 154 in June 2020, a decrease of 2%. There were 126 current contracts pending sale this June compared to 165 a year ago. The number of current contracts is 24% lower than last June.

Months of Supply

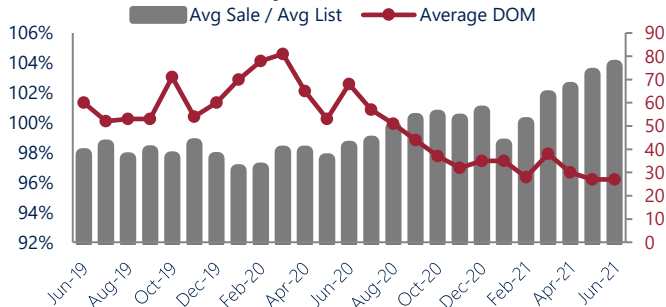
In June, there was 1.3 months of supply available in Plumsted, Jackson and Lakehurst, compared to 3.1 in June 2020. That is a decrease of 57% versus a year ago.

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 Plumsted, Jackson and Lakehurst was 103.8% 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 27, lower than the average last year, which was 68, a decrease of 60%.

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