



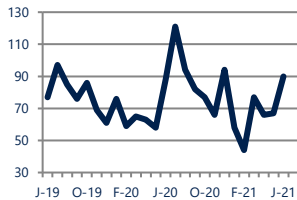
Focus On: Sicklerville and Winslow Housing Market

June 2021

Zip Code(s): 08081 and 08095

Units Sold

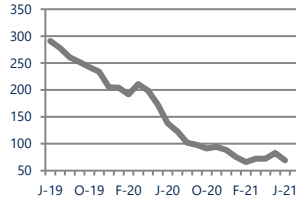
90



Up 2%
Vs. Year Ago

Active Inventory

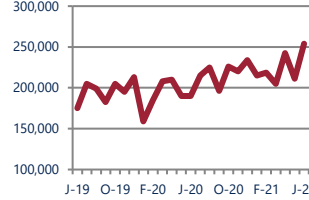
69



Down -50%
Vs. Year Ago

Median Sale Price

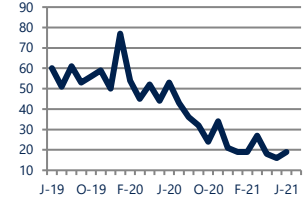
\$254,000



Up 34%
Vs. Year Ago

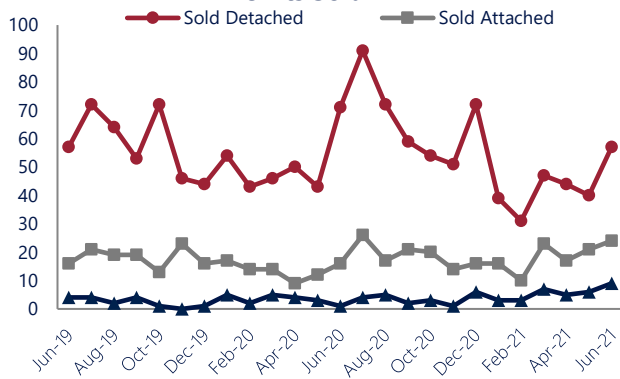
Days On Market

19



Down -64%
Vs. Year Ago

Units Sold*



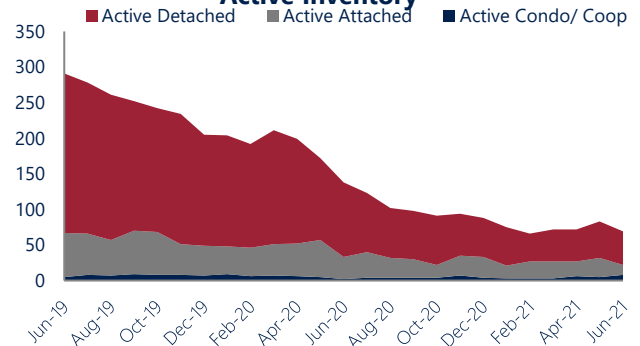
Units Sold

There was an increase in total units sold in June, with 90 sold this month in Sicklerville and Winslow versus 67 last month, an increase of 34%. This month's total units sold was higher than at this time last year, an increase of 2% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 50%. The total number of active inventory this June was 69 compared to 138 in June 2020. This month's total of 69 is lower than the previous month's total supply of available inventory of 83, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Sicklerville and Winslow Homes was \$190,000. This June, the median sale price was \$254,000, an increase of \$64,000 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.

Sicklerville and Winslow are defined as properties listed in zip code/s 08081 and 08095.

*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.





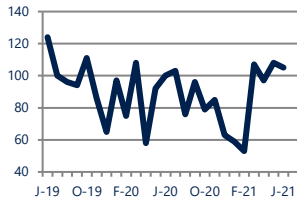
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June 2021

Zip Code(s): 08081 and 08095

New Listings

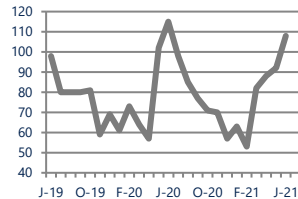
105



Up 5%
Vs. Year Ago

Current Contracts

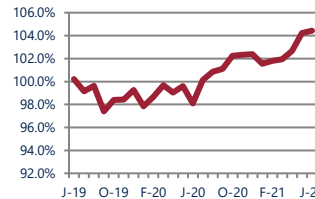
108



Down -6%
Vs. Year Ago

Sold Vs. List Price

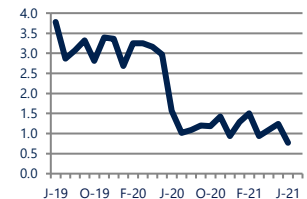
104.4%



Up
Vs. Year Ago

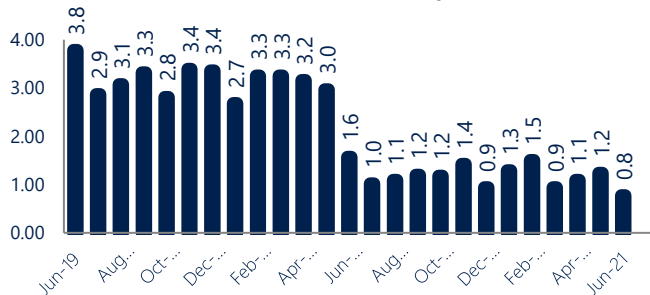
Months of Supply

0.8



Down -51%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

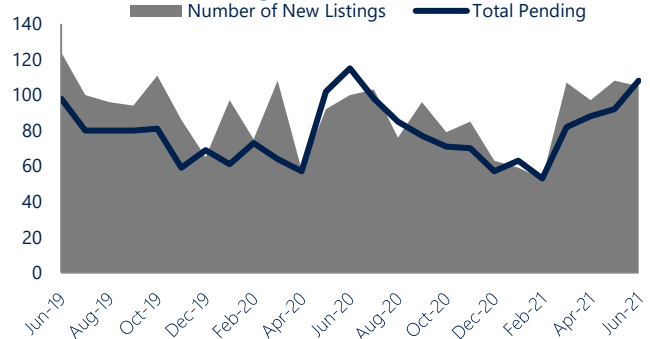
This month there were 105 homes newly listed for sale in Sicklerville and Winslow compared to 100 in June 2020, an increase of 5%. There were 108 current contracts pending sale this June compared to 115 a year ago. The number of current contracts is 6% lower than last June.

Months of Supply

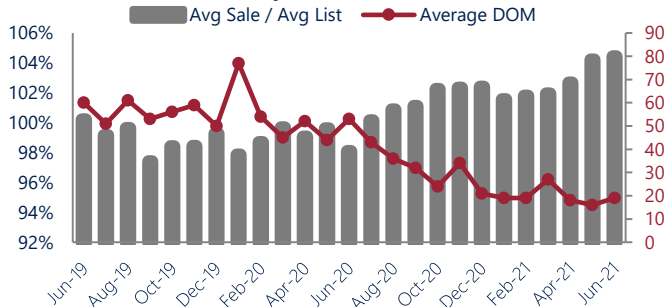
In June, there was 0.8 months of supply available in Sicklerville and Winslow, compared to 1.6 in June 2020. That is a decrease of 51% versus a year ago.

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 Sicklerville and Winslow was 104.4% 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 19, lower than the average last year, which was 53, a decrease of 64%.

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