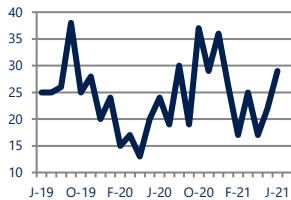




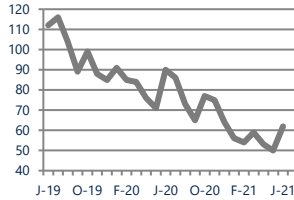
Zip Code(s): 08611, 08629, 08609 and 08608

**Units Sold**  
29



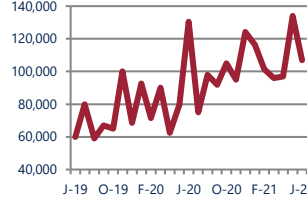
Up 21%  
Vs. Year Ago

**Active Inventory**  
62



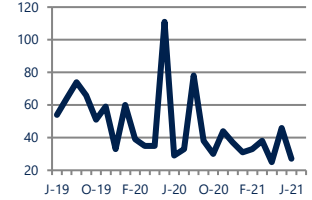
Down -31%  
Vs. Year Ago

**Median Sale Price**  
\$107,000



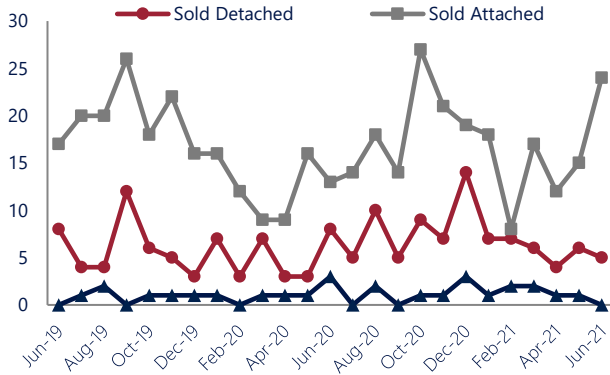
Down -18%  
Vs. Year Ago

**Days On Market**  
27



Down -7%  
Vs. Year Ago

**Units Sold\***



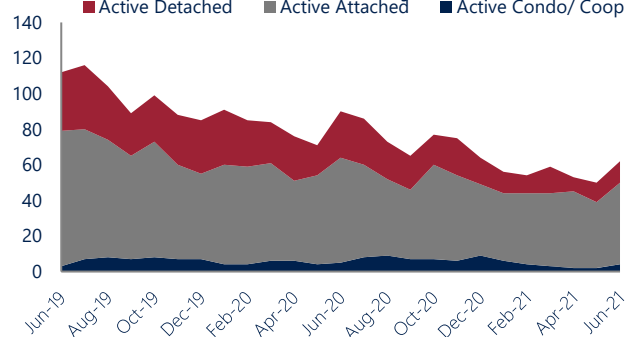
**Units Sold**

There was an increase in total units sold in June, with 29 sold this month in South Trenton, Villa Park, and Wilbur I versus 22 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 21% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 28 units or 31%. The total number of active inventory this June was 62 compared to 90 in June 2020. This month's total of 62 is higher than the previous month's total supply of available inventory of 50, an increase of 24%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for South Trenton, Villa Park, and Wilbur I Homes was \$130,500. This June, the median sale price was \$107,000, a decrease of 18% or \$23,500 compared to last year. The current median sold price is 20% 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.

South Trenton, Villa Park, and Wilbur I are defined as properties listed in zip code/s 08611, 08629, 08609 and 08608.

\*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.

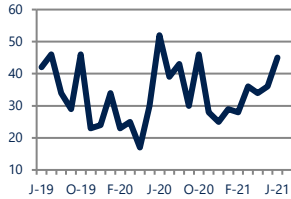




Zip Code(s): 08611, 08629, 08609 and 08608

### New Listings

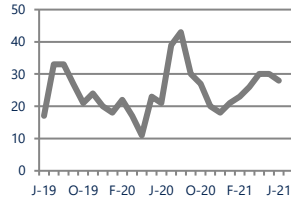
45



Down -13%  
Vs. Year Ago

### Current Contracts

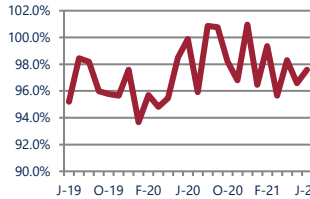
28



Up 33%  
Vs. Year Ago

### Sold Vs. List Price

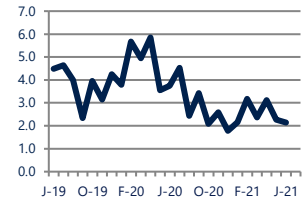
97.6%



Down -2.3%  
Vs. Year Ago

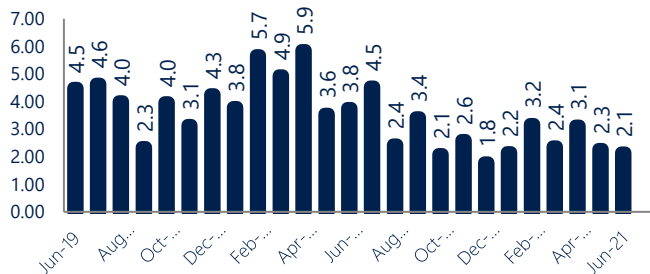
### Months of Supply

2.1



Down -43%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

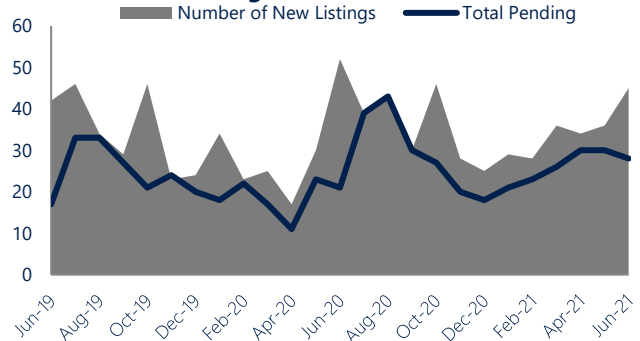
In June, there was 2.1 months of supply available in South Trenton, Villa Park, and Wilbur I, compared to 3.8 in June 2020. That is a decrease of 43% versus a year ago.

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.

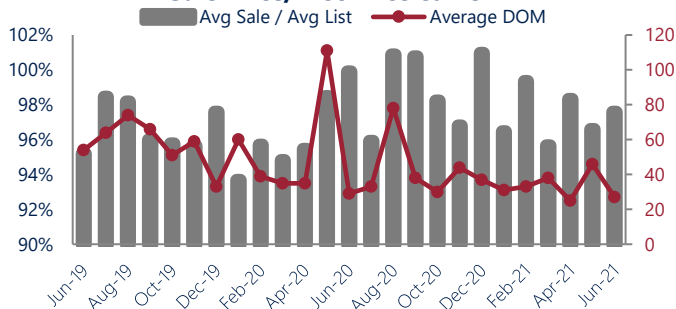
### New Listings & Current Contracts

This month there were 45 homes newly listed for sale in South Trenton, Villa Park, and Wilbur I compared to 52 in June 2020, a decrease of 13%. There were 28 current contracts pending sale this June compared to 21 a year ago. The number of current contracts is 33% higher 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 South Trenton, Villa Park, and Wilbur I was 97.6% of the average list price, which is 2.3% lower 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 29, a decrease of 7%.



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