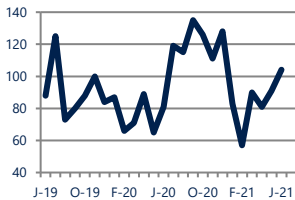




Zip Code(s): 08087, 08092 and 08050

**Units Sold**

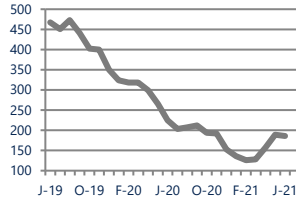
**104**



**Up 28%**  
Vs. Year Ago

**Active Inventory**

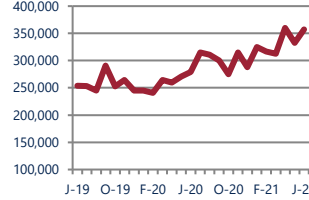
**186**



**Down -17%**  
Vs. Year Ago

**Median Sale Price**

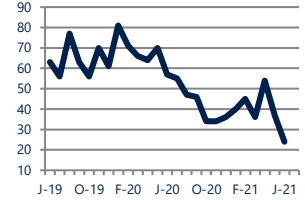
**\$357,450**



**Up 28%**  
Vs. Year Ago

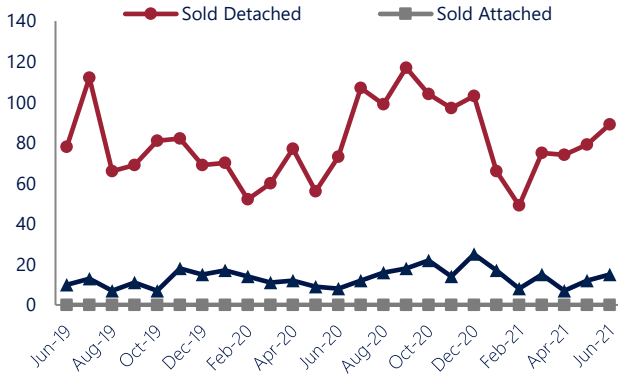
**Days On Market**

**24**



**Down -58%**  
Vs. Year Ago

**Units Sold\***



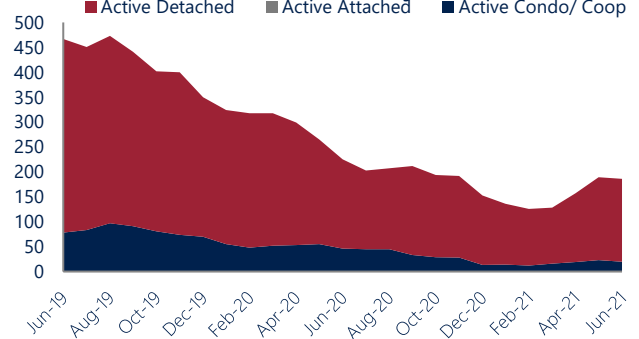
**Units Sold**

There was an increase in total units sold in June, with 104 sold this month in Stafford, Little Egg Harbor and Manahawkin versus 91 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 28% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 39 units or 17%. The total number of active inventory this June was 186 compared to 225 in June 2020. This month's total of 186 is lower than the previous month's total supply of available inventory of 189, a decrease of 2%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Stafford, Little Egg Harbor and Manahawkin Homes was \$279,000. This June, the median sale price was \$357,450, an increase of \$78,450 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.

Stafford, Little Egg Harbor and Manahawkin are defined as properties listed in zip code/s 08087, 08092 and 08050.

\*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.  
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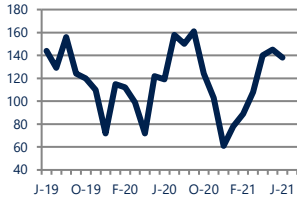




Zip Code(s): 08087, 08092 and 08050

**New Listings**

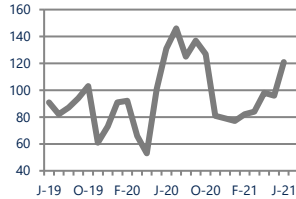
138



**Up 16%**  
Vs. Year Ago

**Current Contracts**

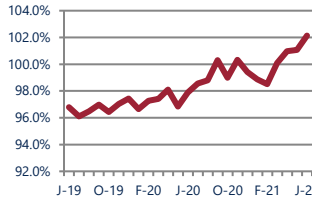
121



**Down -8%**  
Vs. Year Ago

**Sold Vs. List Price**

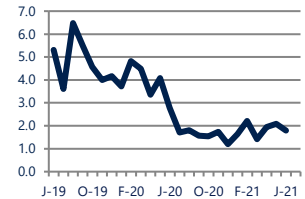
102.1%



**Up 4.4%**  
Vs. Year Ago

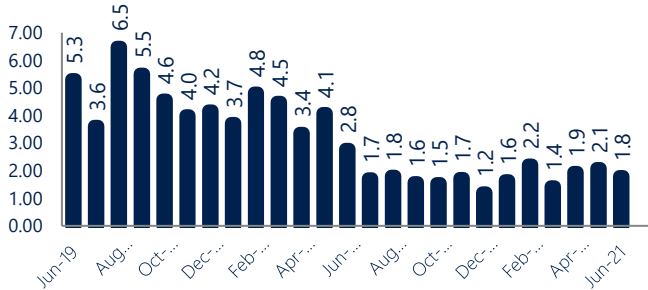
**Months of Supply**

1.8



**Down -36%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

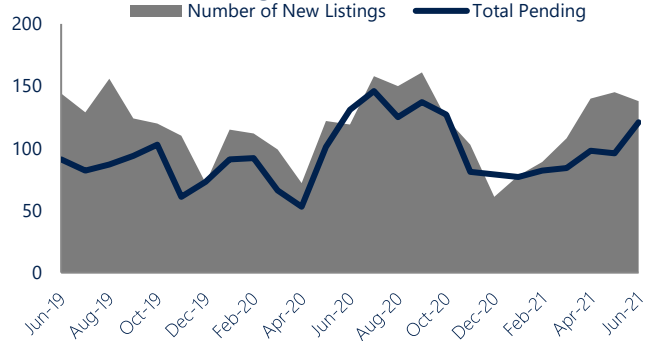
In June, there was 1.8 months of supply available in Stafford, Little Egg Harbor and Manahawkin, compared to 2.8 in June 2020. That is a decrease of 36% versus a year ago.

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.

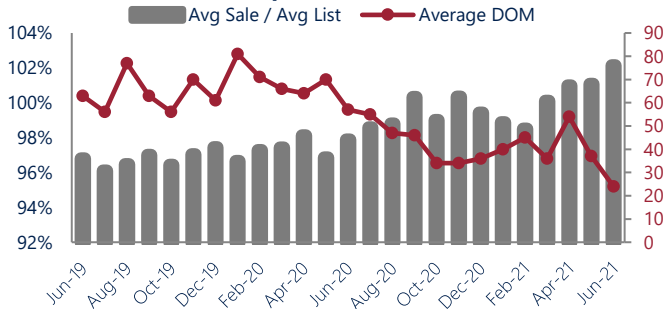
**New Listings & Current Contracts**

This month there were 138 homes newly listed for sale in Stafford, Little Egg Harbor and Manahawkin compared to 119 in June 2020, an increase of 16%. There were 121 current contracts pending sale this June compared to 131 a year ago. The number of current contracts is 8% 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 Stafford, Little Egg Harbor and Manahawkin was 102.1% of the average list price, which is 4.3% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 24, lower than the average last year, which was 57, a decrease of 58%.



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