

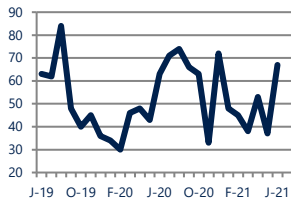


Focus On: Swedesboro and Mullica Hill Housing Market

June 2021

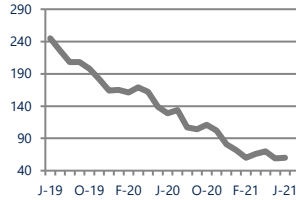
Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

Units Sold
67



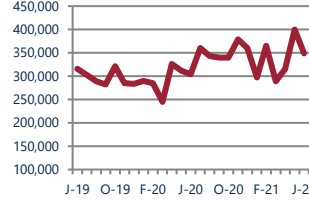
Up 6%
Vs. Year Ago

Active Inventory
60



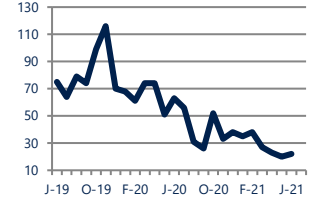
Down -53%
Vs. Year Ago

Median Sale Price
\$348,500



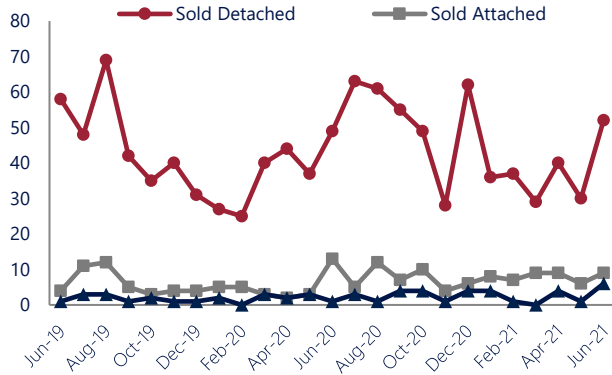
Up 15%
Vs. Year Ago

Days On Market
22



Down -65%
Vs. Year Ago

Units Sold*



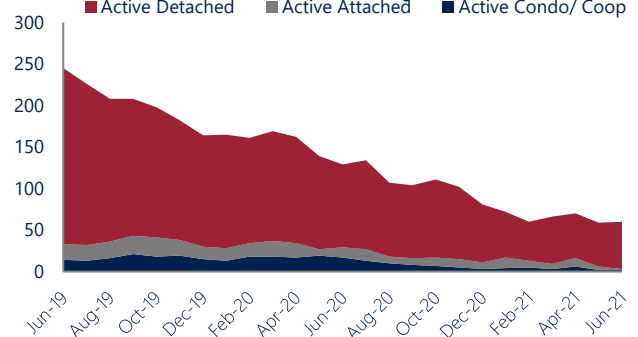
Units Sold

There was an increase in total units sold in June, with 67 sold this month in Swedesboro and Mullica Hill. This month's total units sold was higher than at this time last year.

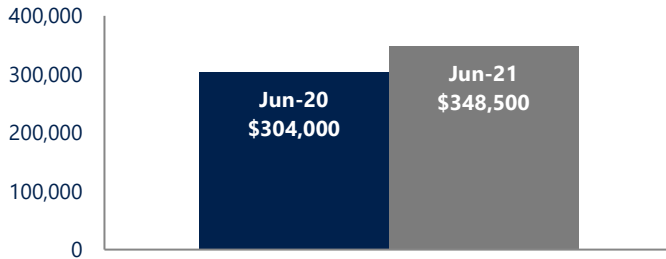
Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 53%. The total number of active inventory this June was 60 compared to 129 in June 2020. This month's total of 60 is higher than the previous month's total supply of available inventory of 59, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Swedesboro and Mullica Hill Homes was \$304,000. This June, the median sale price was \$348,500, an increase of 15% or \$44,500 compared to last year. The current median sold price is 13% 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.

Swedesboro and Mullica Hill are defined as properties listed in zip code/s 08085, 08062, 08014, 08074, 08039 and 08025.

*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.





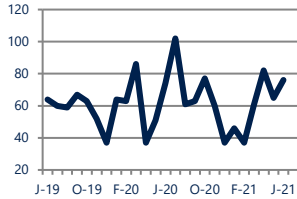
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June 2021

Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

New Listings

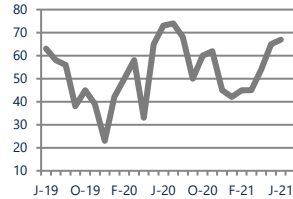
76



Up 3%
Vs. Year Ago

Current Contracts

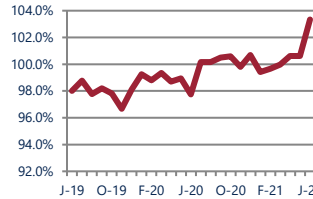
67



Down -8%
Vs. Year Ago

Sold Vs. List Price

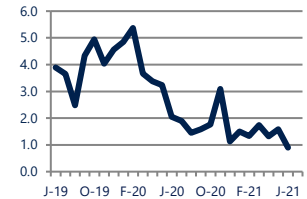
103.3%



Up
Vs. Year Ago

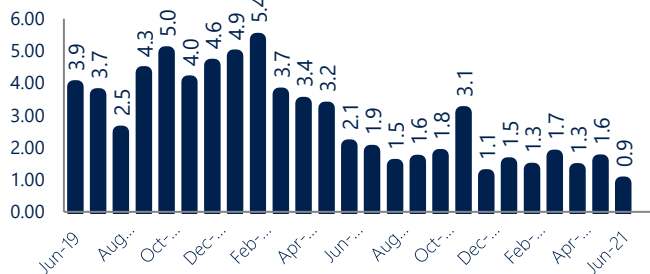
Months of Supply

0.9



Down -56%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

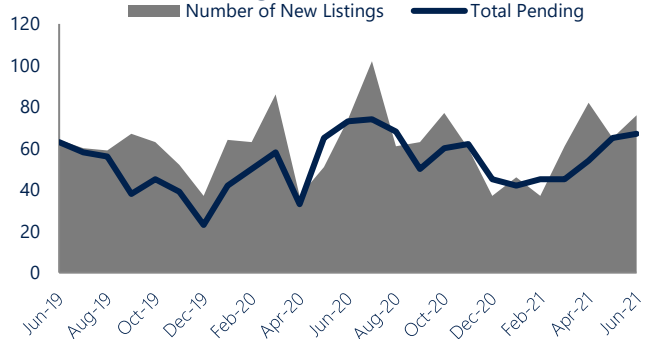
This month there were 76 homes newly listed for sale in Swedesboro and Mullica Hill compared to 74 in June 2020, an increase of 3%. There were 67 current contracts pending sale this June compared to 73 a year ago. The number of current contracts is 8% lower than last June.

Months of Supply

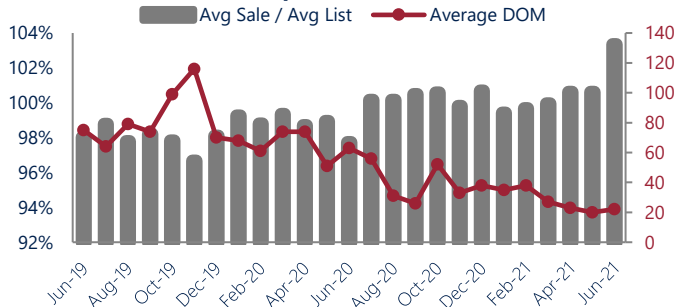
In June, there was 0.9 months of supply available in Swedesboro and Mullica Hill, compared to 2.0 in June 2020. That is a decrease of 56% versus a year ago.

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 Swedesboro and Mullica Hill was 103.3% 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 22, lower than the average last year, which was 63, a decrease of 65%.

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