

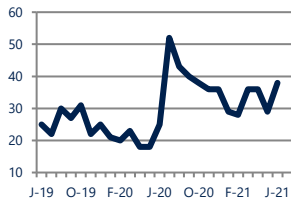


## Focus On: Ventnor City Housing Market

June 2021

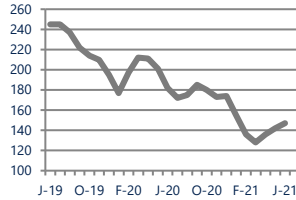
Zip Code(s): 08406

### Units Sold 38



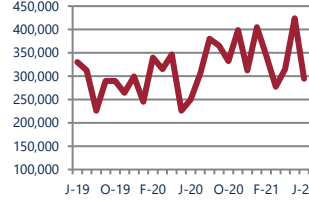
Up  
Vs. Year Ago

### Active Inventory 147



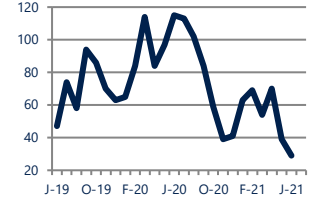
Down -19%  
Vs. Year Ago

### Median Sale Price \$294,450



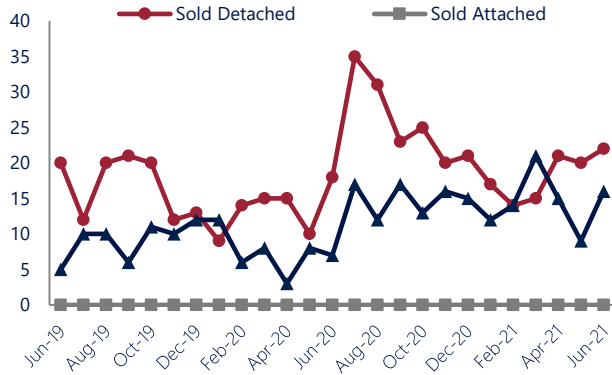
Up  
Vs. Year Ago

### Days On Market 29



Down  
Vs. Year Ago

### Units Sold\*



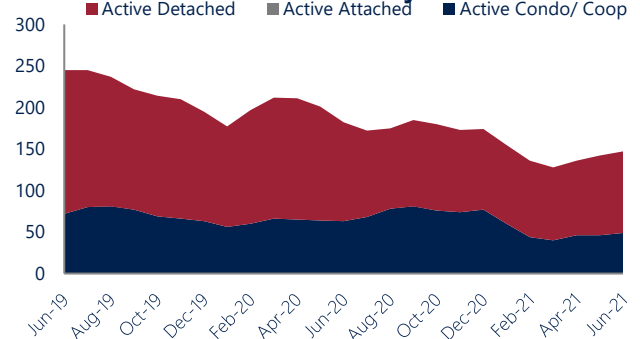
### Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 38 sold this month in Ventnor City. This month's total units sold was higher than at this time last year, an increase from June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 19%. The total number of active inventory this June was 147 compared to 182 in June 2020. This month's total of 147 is higher than the previous month's total supply of available inventory of 142, an increase of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for Ventnor City Homes was \$250,000. This June, the median sale price was \$294,450, an increase of \$44,450 compared to last year. The current median sold price is 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.

Ventnor City are defined as properties listed in zip code/s 08406.

\*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 SJSMLS 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 SJSMLS or Long & Foster Real Estate, Inc.





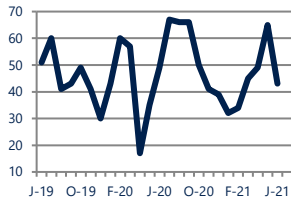
## Focus On: Ventnor City Housing Market

June 2021

Zip Code(s): 08406

### New Listings

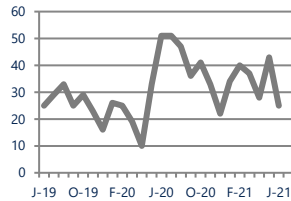
43



Down -12%  
Vs. Year Ago

### Current Contracts

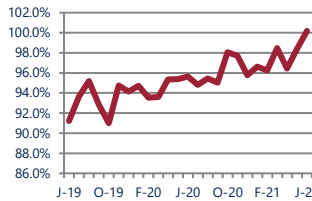
25



Down -51%  
Vs. Year Ago

### Sold Vs. List Price

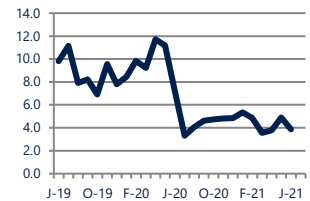
100.2%



Up 4.7%  
Vs. Year Ago

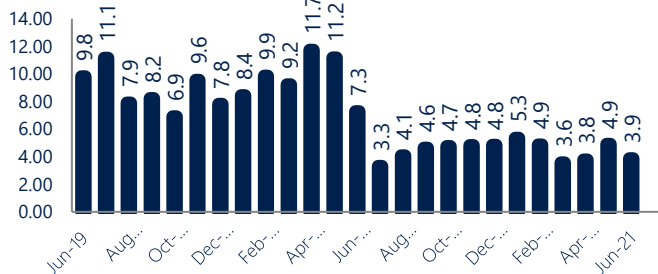
### Months of Supply

3.9



Down -47%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

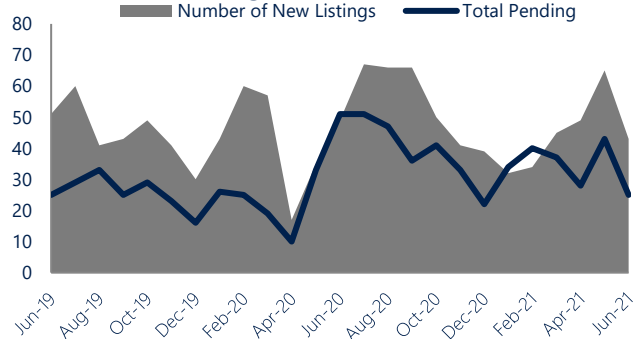
This month there were 43 homes newly listed for sale in Ventnor City compared to 49 in June 2020, a decrease of 12%. There were 25 current contracts pending sale this June compared to 51 a year ago. The number of current contracts is 51% lower than last June.

### Months of Supply

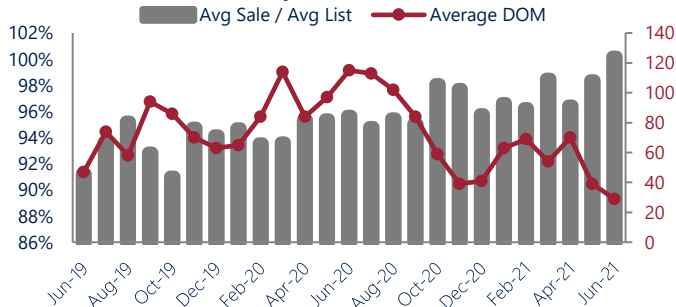
In June, there was 3.9 months of supply available in Ventnor City, compared to 7.3 in June 2020. That is a decrease of 47% versus a year ago.

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 Ventnor City was 100.2% of the average list price, which is 4.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 115. This decrease was impacted by the limited number of sales.

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