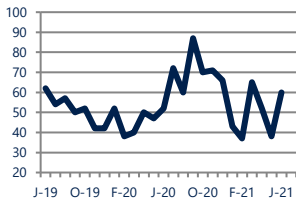




Zip Code(s): 08251, 08210, 08242, 08245, 08219 and 08252

Units Sold

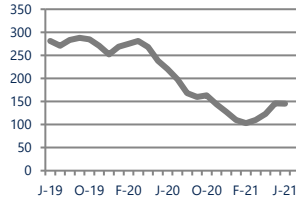
60



Up 15%
Vs. Year Ago

Active Inventory

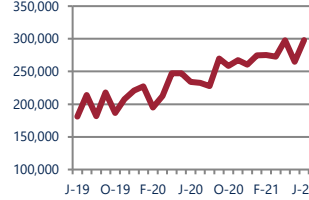
145



Down -34%
Vs. Year Ago

Median Sale Price

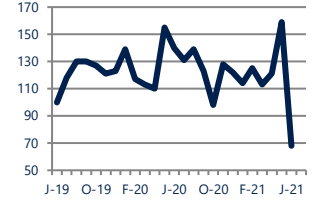
\$298,000



Up 27%
Vs. Year Ago

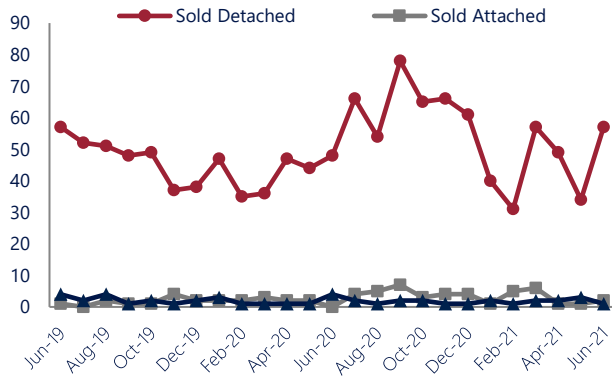
Days On Market

68



Down -51%
Vs. Year Ago

Units Sold*



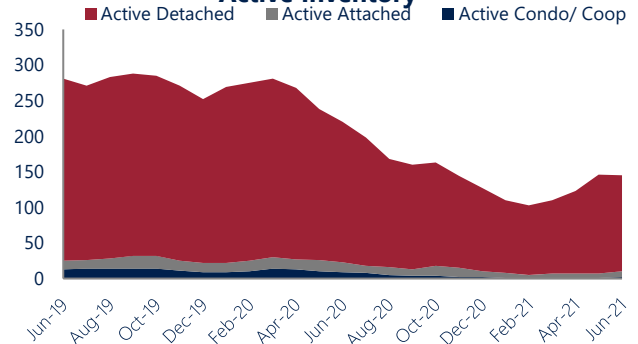
Units Sold

There was an increase in total units sold in June, with 60 sold this month in Villas, Cape May Court House, and Rio Grande. This month's total units sold was higher than at this time last year.

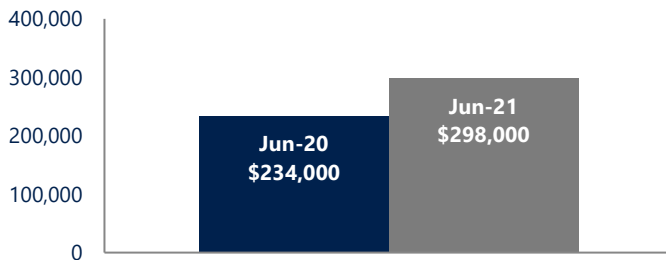
Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 34%. The total number of active inventory this June was 145 compared to 220 in June 2020. This month's total of 145 is lower than the previous month's total supply of available inventory of 146, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Villas, Cape May Court House, and Rio Grande Homes was \$234,000. This June, the median sale price was \$298,000, 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.

Villas, Cape May Court House, and Rio Grande are defined as properties listed in zip code/s 08251, 08210, 08242, 08245, 08219 and 08252.

*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 CMCAOR 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 CMCAOR or Long & Foster Real Estate, Inc.

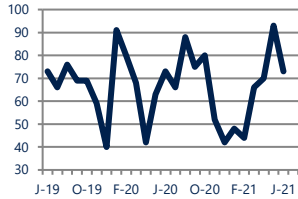




Zip Code(s): 08251, 08210, 08242, 08245, 08219 and 08252

New Listings

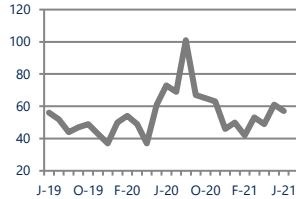
73



No Change
Vs. Year Ago

Current Contracts

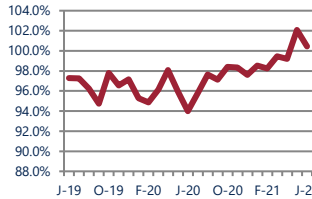
57



Down -22%
Vs. Year Ago

Sold Vs. List Price

100.4%



Up
Vs. Year Ago

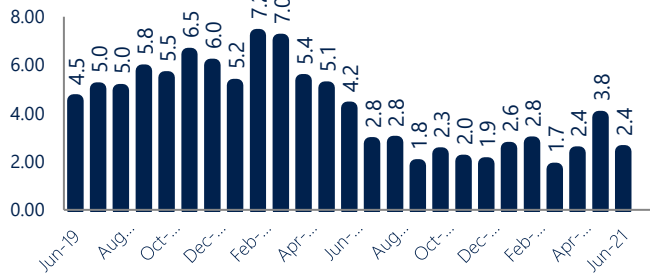
Months of Supply

2.4



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

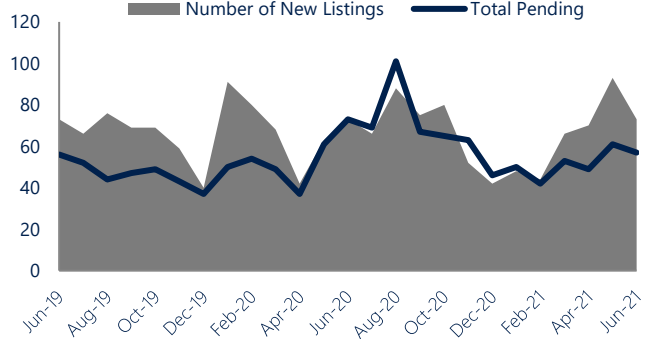
In June, there was 2.4 months of supply available in Villas, Cape May Court House, and Rio Grande, compared to 4.2 in June 2020. That is a decrease of 43% versus a year ago.

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.

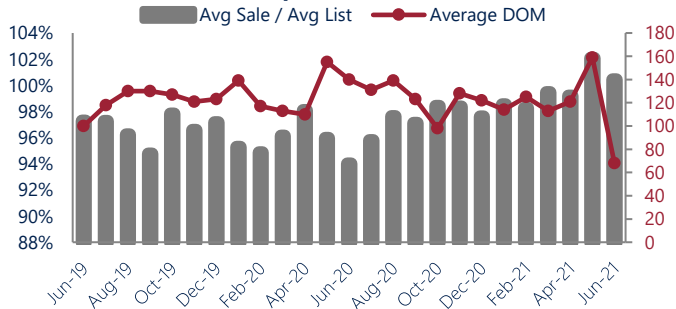
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Villas, Cape May Court House, and Rio Grande, which is similar to the amount in June 2020. There were 57 current contracts pending sale this June compared to 73 a year ago. The number of current contracts is 22% 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 Villas, Cape May Court House, and Rio Grande was 100.4% 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 68, lower than the average last year, which was 140, a decrease of 51%.

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