



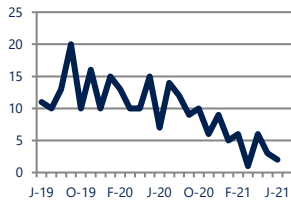
Focus On: Vineland Housing Market

June 2021

Zip Code(s): 08360 and 08361

Units Sold

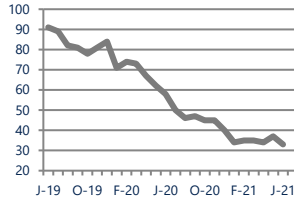
2



Down
Vs. Year Ago

Active Inventory

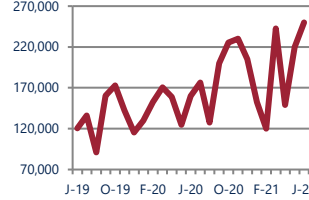
33



Down -43%
Vs. Year Ago

Median Sale Price

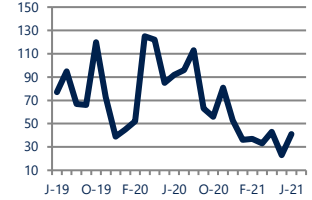
\$250,000



Up
Vs. Year Ago

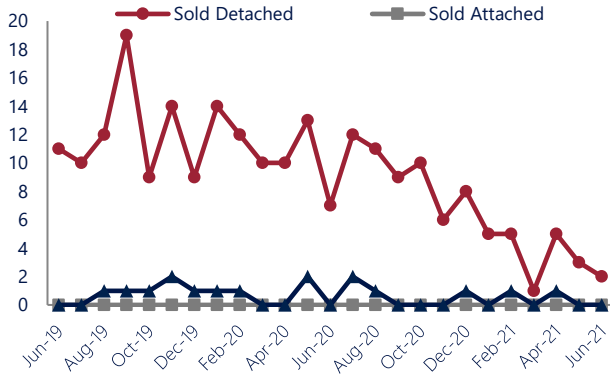
Days On Market

41



Down
Vs. Year Ago

Units Sold*



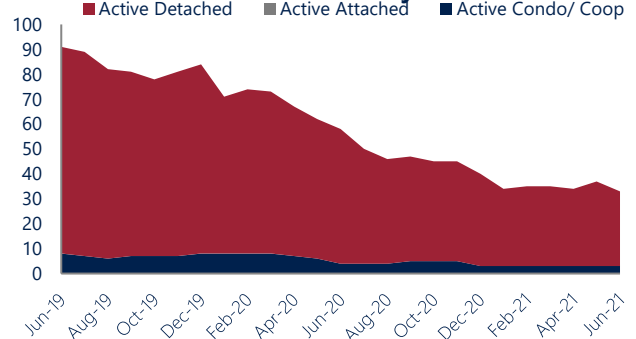
Units Sold

With relatively few transactions, there was a decrease in total units sold in June, with 2 sold this month in Vineland. This month's total units sold was lower than at this time last year, a decrease from June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 43%. The total number of active inventory this June was 33 compared to 58 in June 2020. This month's total of 33 is lower than the previous month's total supply of available inventory of 37, a decrease of 11%.

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 Vineland Homes was \$159,900. This June, the median sale price was \$250,000, an increase of \$90,100 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.

Vineland are defined as properties listed in zip code/s 08360 and 08361.

*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.





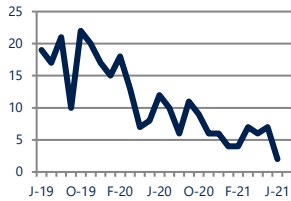
Focus On: Vineland Housing Market

June 2021

Zip Code(s): 08360 and 08361

New Listings

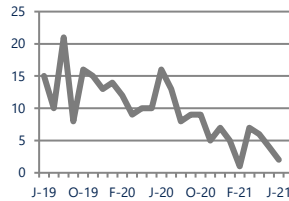
2



Down -83%
Vs. Year Ago

Current Contracts

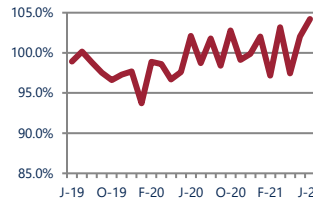
2



Down -88%
Vs. Year Ago

Sold Vs. List Price

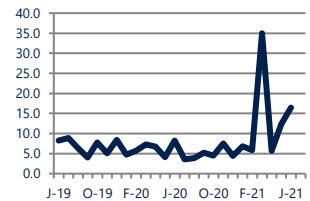
104.2%



Up 2%
Vs. Year Ago

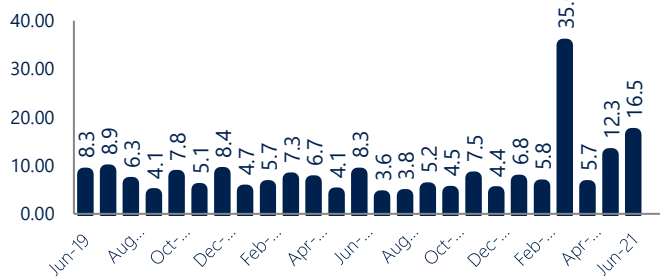
Months of Supply

16.5



Up
Vs. Year Ago

Months of Supply



Months of Supply

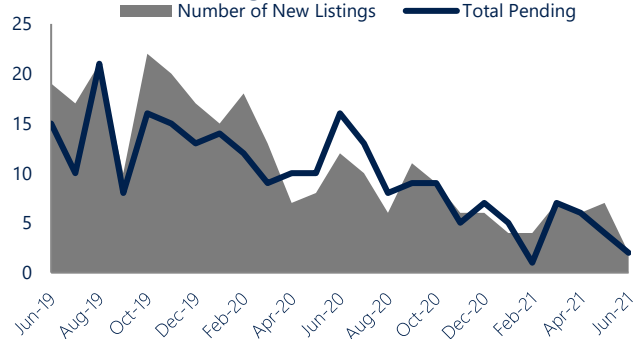
In June, there was 16.5 months of supply available in Vineland, compared to 8.3 in June 2020. That is an increase versus a year ago.

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.

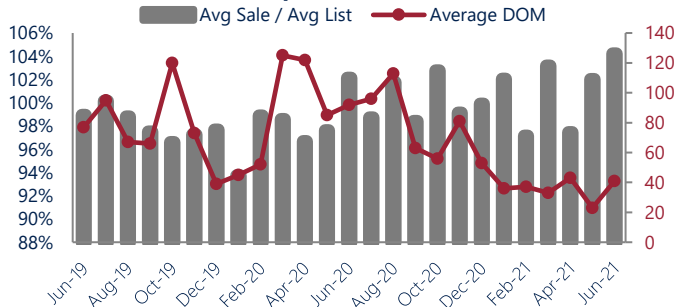
New Listings & Current Contracts

This month there were 2 homes newly listed for sale in Vineland compared to 12 in June 2020, a decrease of 83%. There were 2 current contracts pending sale this June compared to 16 a year ago. The number of current contracts is 88% 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 Vineland was 104.2% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 41, lower than the average last year, which was 92. This decrease was impacted by the limited number of sales.



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