



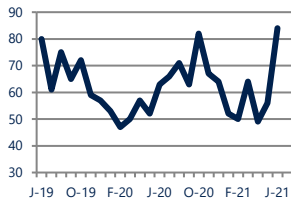
Focus On: Williamstown and Victory Lakes Housing Market

June 2021

Zip Code(s): 08094

Units Sold

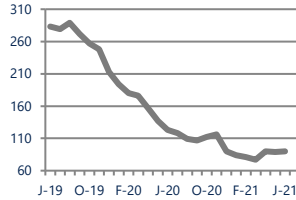
84



Up 33%
Vs. Year Ago

Active Inventory

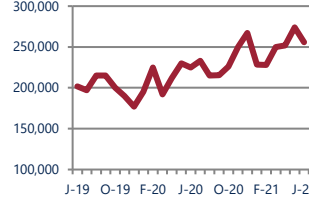
90



Down -27%
Vs. Year Ago

Median Sale Price

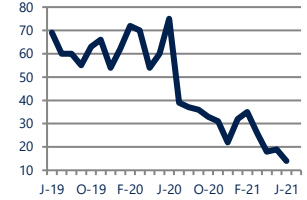
\$255,750



Up 14%
Vs. Year Ago

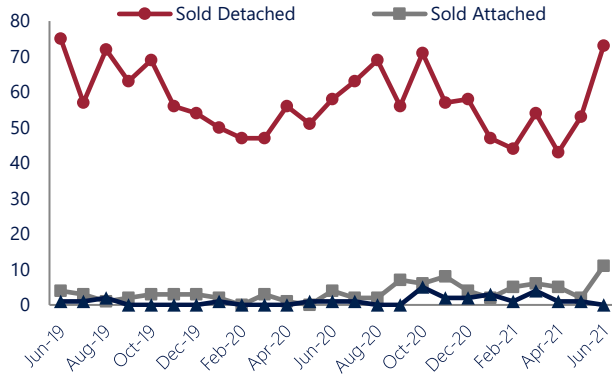
Days On Market

14



Down -81%
Vs. Year Ago

Units Sold*



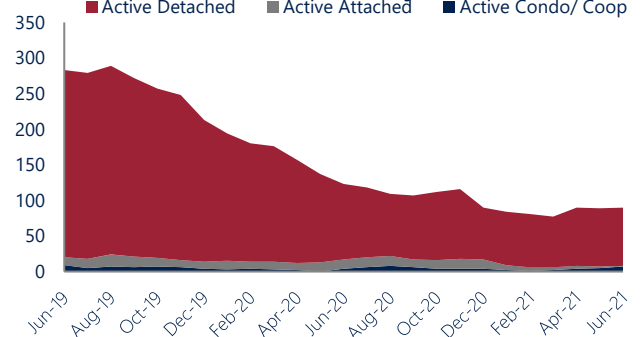
Units Sold

There was an increase in total units sold in June, with 84 sold this month in Williamstown and Victory Lakes. This month's total units sold was higher than at this time last year.

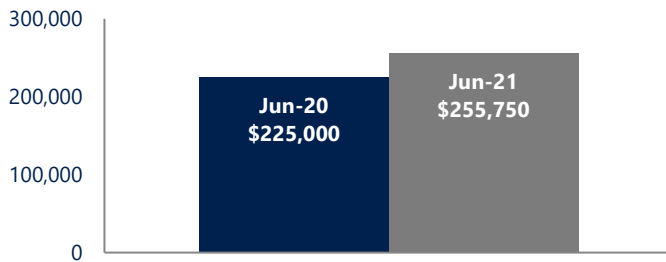
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 27%. The total number of active inventory this June was 90 compared to 123 in June 2020. This month's total of 90 is higher than the previous month's total supply of available inventory of 89, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Williamstown and Victory Lakes Homes was \$225,000. This June, the median sale price was \$255,750, an increase of 14% or \$30,750 compared to last year. The current median sold price is 7% 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.

Williamstown and Victory Lakes are defined as properties listed in zip code/s 08094.

*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.

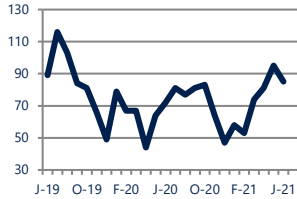




Zip Code(s): 08094

New Listings

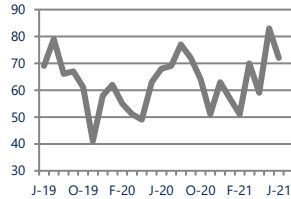
85



Up 18%
Vs. Year Ago

Current Contracts

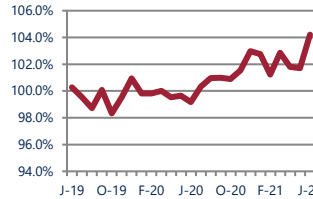
72



Up 6%
Vs. Year Ago

Sold Vs. List Price

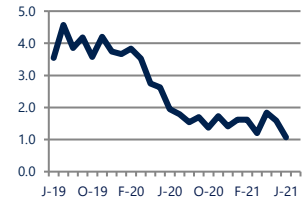
104.2%



Up
Vs. Year Ago

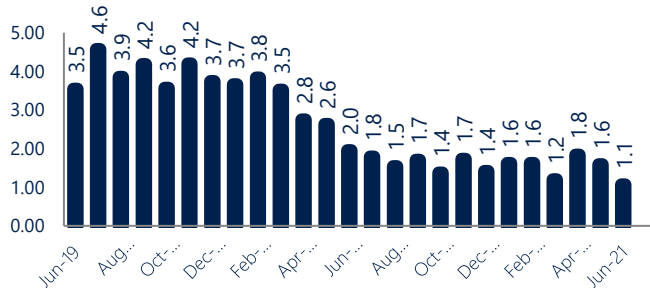
Months of Supply

1.1



Down -45%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

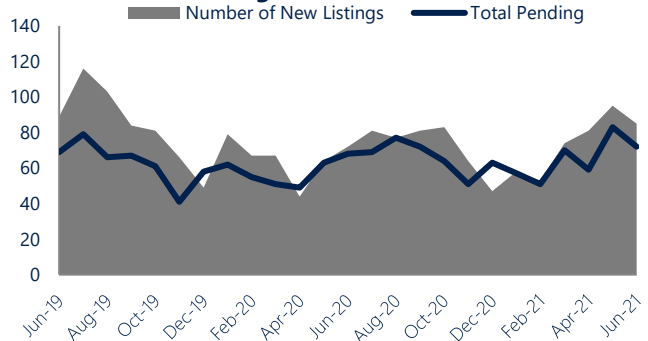
This month there were 85 homes newly listed for sale in Williamstown and Victory Lakes compared to 72 in June 2020, an increase of 18%. There were 72 current contracts pending sale this June compared to 68 a year ago. The number of current contracts is 6% higher than last June.

Months of Supply

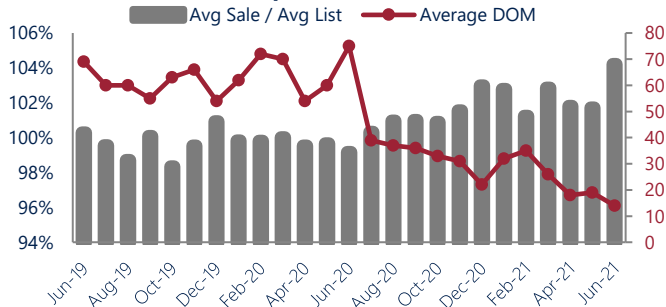
In June, there was 1.1 months of supply available in Williamstown and Victory Lakes, compared to 2.0 in June 2020. That is a decrease of 45% versus a year ago.

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 Williamstown and Victory Lakes was 104.2% 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 14, lower than the average last year, which was 75, a decrease of 81%.



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