

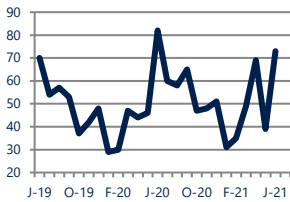


Focus On: Gloucester County Housing Market

June 2021

Units Sold

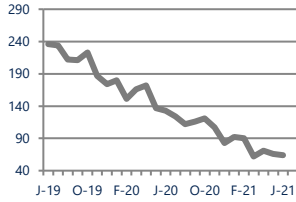
73



Down -11%
 Vs. Year Ago

Active Inventory

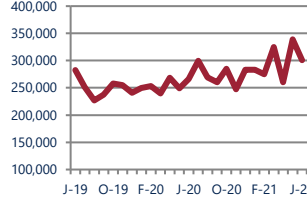
64



Down -52%
 Vs. Year Ago

Median Sale Price

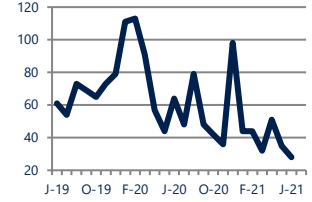
\$301,000



Up 13%
 Vs. Year Ago

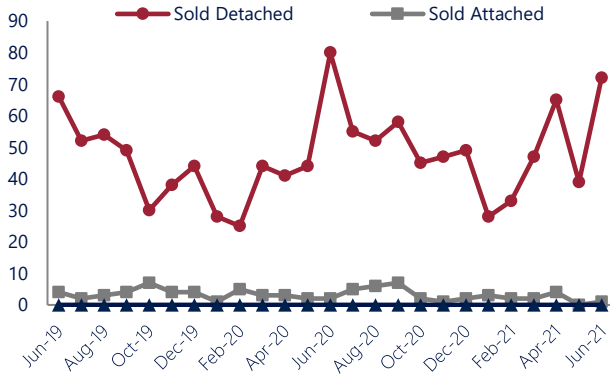
Days On Market

28



Down -56%
 Vs. Year Ago

Units Sold*



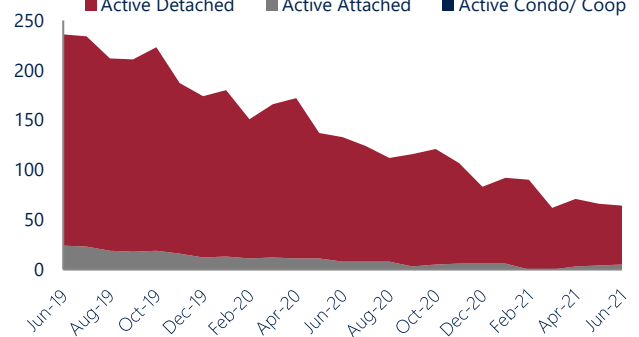
Units Sold

There was an increase in total units sold in June, with 73 sold this month in Gloucester County. This month's total units sold was lower 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 52%. The total number of active inventory this June was 64 compared to 133 in June 2020. This month's total of 64 is lower than the previous month's total supply of available inventory of 66, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Gloucester County Homes was \$266,250. This June, the median sale price was \$301,000, an increase of 13% or \$34,750 compared to last year. The current median sold price is 11% 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.



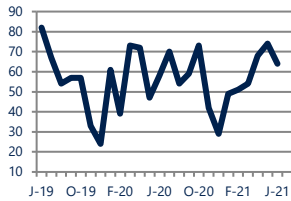
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and 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 REIN or Long & Foster Real Estate, Inc.





New Listings

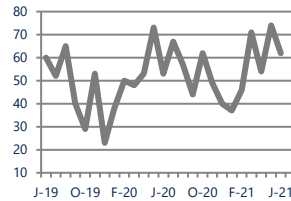
64



Up 10%
Vs. Year Ago

Current Contracts

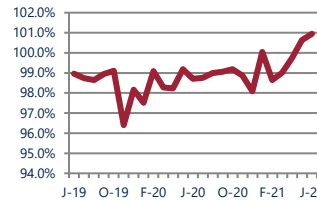
62



Up 17%
Vs. Year Ago

Sold Vs. List Price

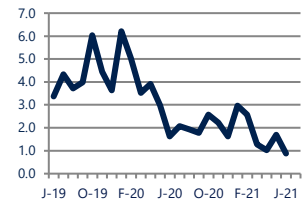
101.0%



Up 2.3%
Vs. Year Ago

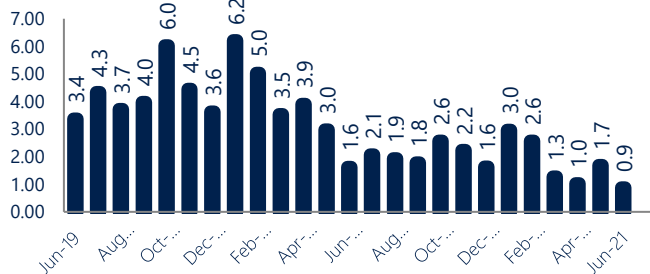
Months of Supply

0.9



Down -46%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

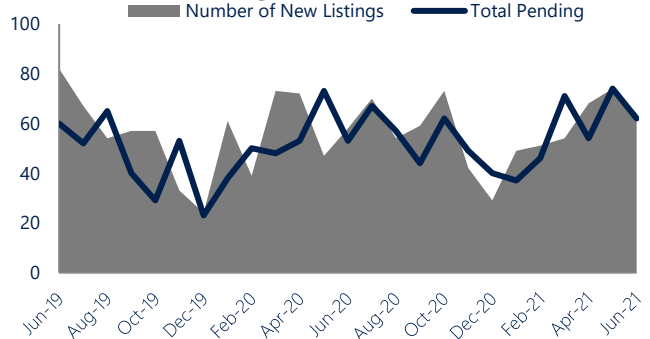
This month there were 64 homes newly listed for sale in Gloucester County compared to 58 in June 2020, an increase of 10%. There were 62 current contracts pending sale this June compared to 53 a year ago. The number of current contracts is 17% higher than last June.

Months of Supply

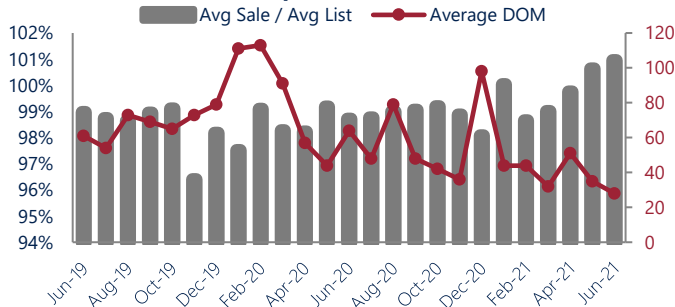
In June, there was 0.9 months of supply available in Gloucester County, compared to 1.6 in June 2020. That is a decrease of 46% versus a year ago.

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 Gloucester County was 101.0% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 64, a decrease of 56%.



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