



# The Long & Foster Market Minute™

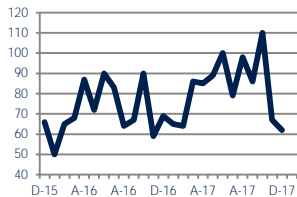
**Focus On:** Absecon, Pleasantville, and Port Republic Housing Market

December 2017

Zip Code(s): 08205, 08201, 08232, 08240 and 08241

## Units Sold

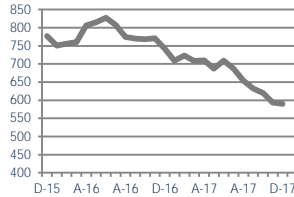
62



Down -10%  
Vs. Year Ago

## Active Inventory

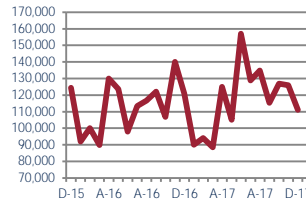
590



Down -20%  
Vs. Year Ago

## Median Sale Price

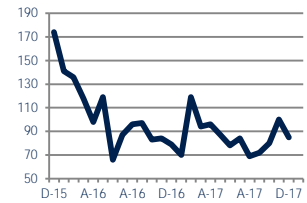
\$111,000



Down -8%  
Vs. Year Ago

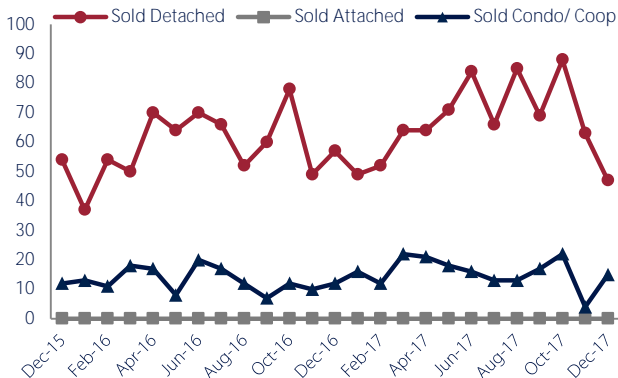
## Days On Market

85



Up 8%  
Vs. Year Ago

### Units Sold\*



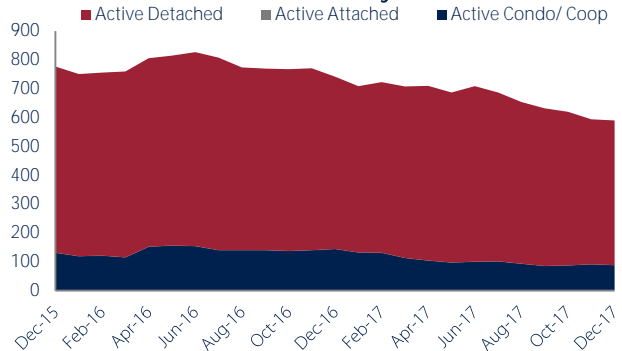
## Units Sold

There was a decrease in total units sold in December, with 62 sold this month in Absecon, Pleasantville, and Port Republic versus 67 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 10% versus December 2016.

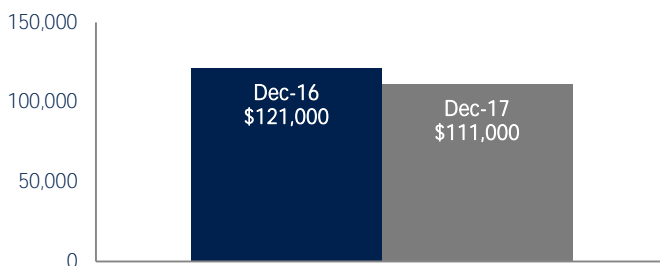
## Active Inventory

Versus last year, the total number of homes available this month is lower by 152 units or 20%. The total number of active inventory this December was 590 compared to 742 in December 2016. This month's total of 590 is lower than the previous month's total supply of available inventory of 594, a decrease of 1%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Absecon, Pleasantville, and Port Republic Homes was \$121,000. This December, the median sale price was \$111,000, a decrease of 8% or \$10,000 compared to last year. The current median sold price is 12% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Absecon, Pleasantville, and Port Republic are defined as properties listed in zip code/s 08205, 08201, 08232, 08240 and 08241.

\*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.

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

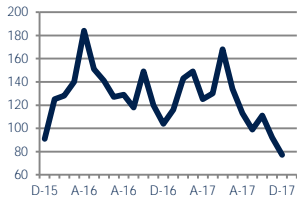




Zip Code(s): 08205,08201, 08232, 08240 and 08241

### New Listings

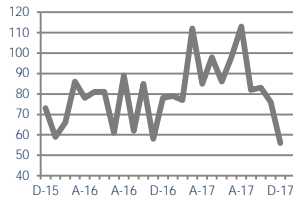
77



Down -26%  
Vs. Year Ago

### Current Contracts

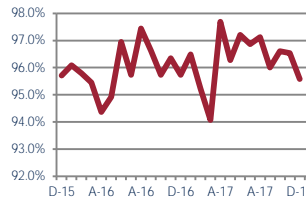
56



Down -28%  
Vs. Year Ago

### Sold Vs. List Price

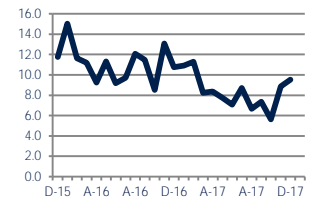
95.6%



No Change  
Vs. Year Ago

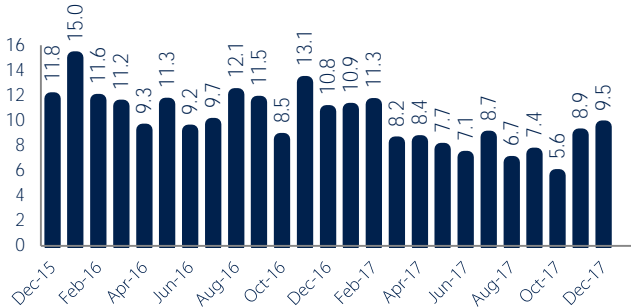
### Months of Supply

9.5



Down -11%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

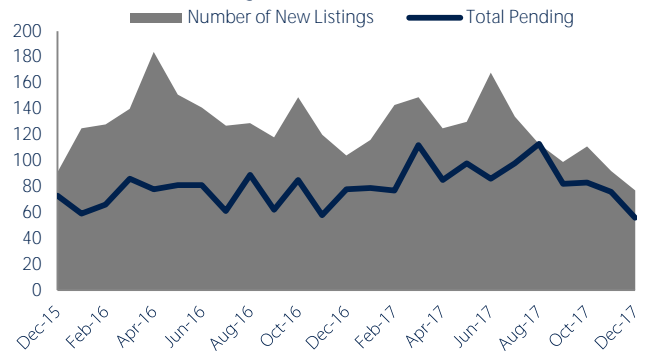
In December, there was 9.5 months of supply available in Absecon, Pleasantville, and Port Republic, compared to 10.8 in December 2016. That is a decrease of 12% versus a year ago.

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.

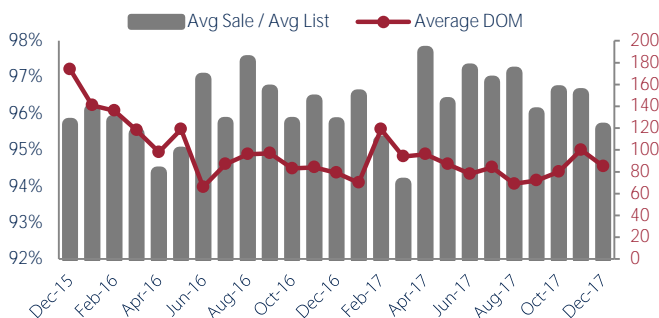
### New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Absecon, Pleasantville, and Port Republic compared to 104 in December 2016, a decrease of 26%. There were 56 current contracts pending sale this December compared to 78 a year ago. The number of current contracts is 28% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Absecon, Pleasantville, and Port Republic was 95.6% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 85, higher than the average last year, which was 79, an increase of 8%.



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