



The Long & Foster Market Minute™

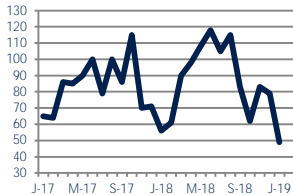
Focus On: Absecon, Pleasantville, and Port Republic Housing Market

January 2019

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

Units Sold

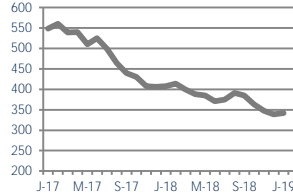
49



Down -13%
Vs. Year Ago

Active Inventory

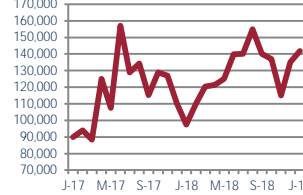
342



Down -16%
Vs. Year Ago

Median Sale Price

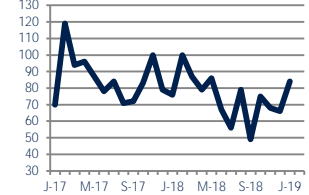
\$141,900



Up
Vs. Year Ago

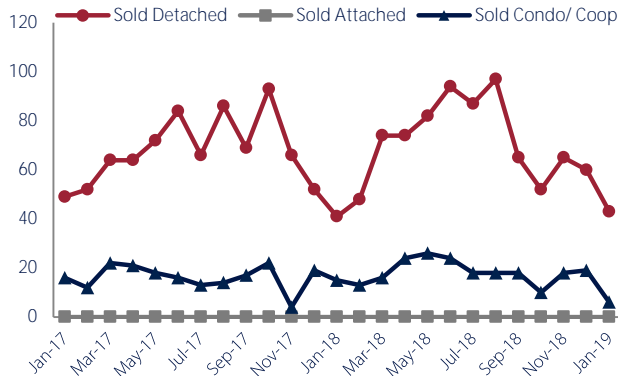
Days On Market

84



Up 11%
Vs. Year Ago

Units Sold*



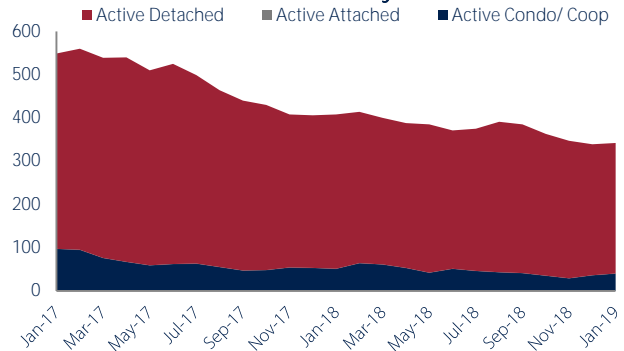
Units Sold

There was a decrease in total units sold in January, with 49 sold this month in Absecon, Pleasantville, and Port Republic. This month's total units sold was lower than at this time last year.

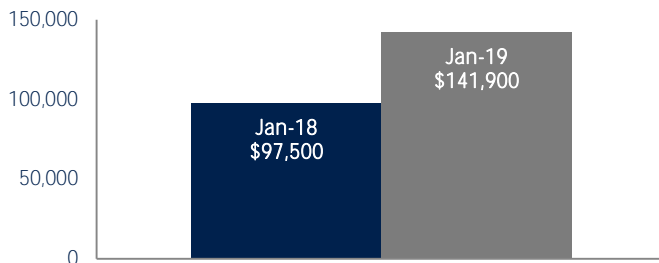
Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 16%. The total number of active inventory this January was 342 compared to 408 in January 2018. This month's total of 342 is higher than the previous month's total supply of available inventory of 339, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Absecon, Pleasantville, and Port Republic Homes was \$97,500. This January, the median sale price was \$141,900, an increase of \$44,400 compared to last year. The current median sold price is higher than in December.

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



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INTERNATIONAL REAL ESTATE

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.





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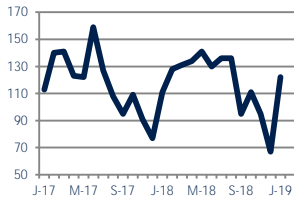
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January 2019

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

New Listings

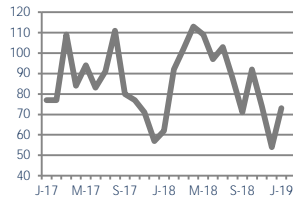
122



Up 10%
Vs. Year Ago

Current Contracts

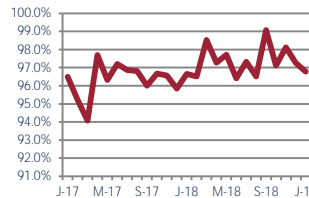
73



Up 18%
Vs. Year Ago

Sold Vs. List Price

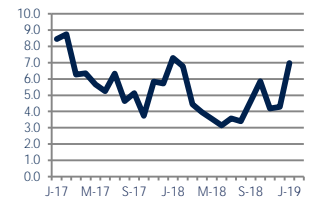
96.8%



No Change
Vs. Year Ago

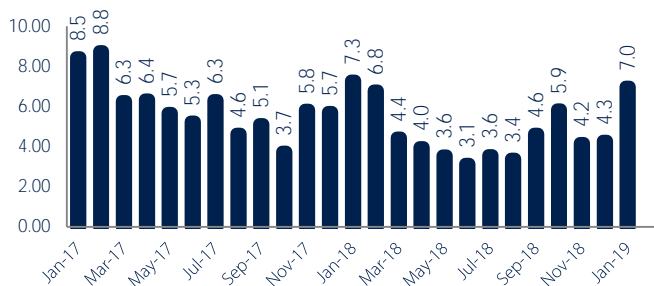
Months of Supply

7.0



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

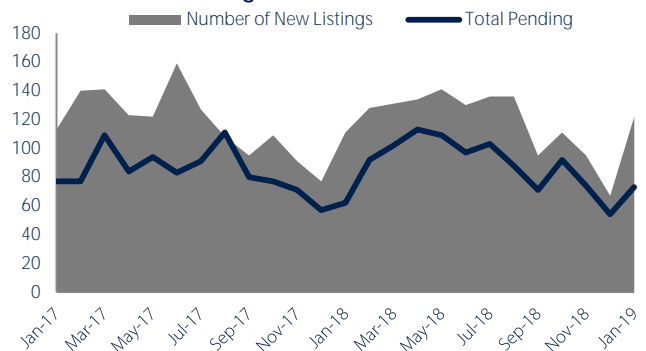
In January, there was 7.0 months of supply available in Absecon, Pleasantville, and Port Republic, compared to 7.3 in January 2018. That is a decrease of 4% versus a year ago.

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.

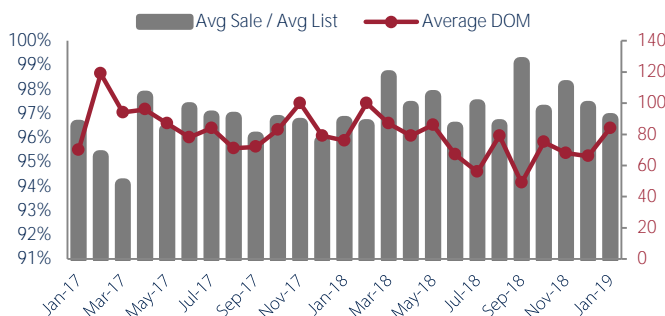
New Listings & Current Contracts

This month there were 122 homes newly listed for sale in Absecon, Pleasantville, and Port Republic compared to 111 in January 2018, an increase of 10%. There were 73 current contracts pending sale this January compared to 62 a year ago. The number of current contracts is 18% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Absecon, Pleasantville, and Port Republic was 96.8% 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 84, higher than the average last year, which was 76, an increase of 11%.

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