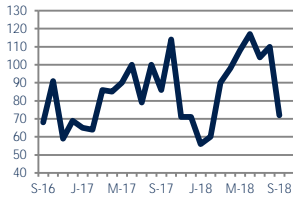


Zip Code(s): 08205,08201, 08232, 08240 and 08241

Units Sold

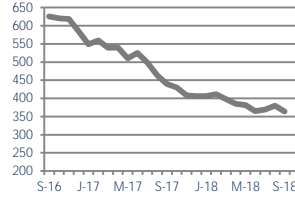
72



Down -16%
Vs. Year Ago

Active Inventory

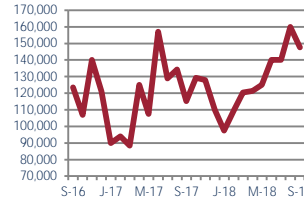
364



Down -17%
Vs. Year Ago

Median Sale Price

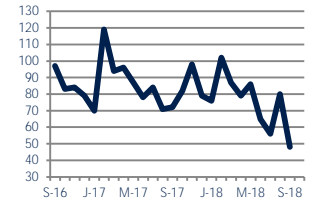
\$147,550



Up 28%
Vs. Year Ago

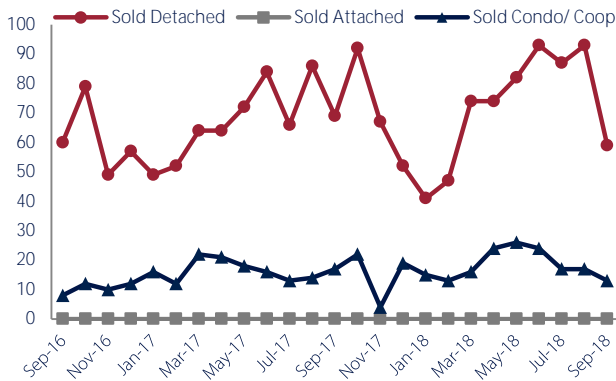
Days On Market

48



Down -33%
Vs. Year Ago

Units Sold*



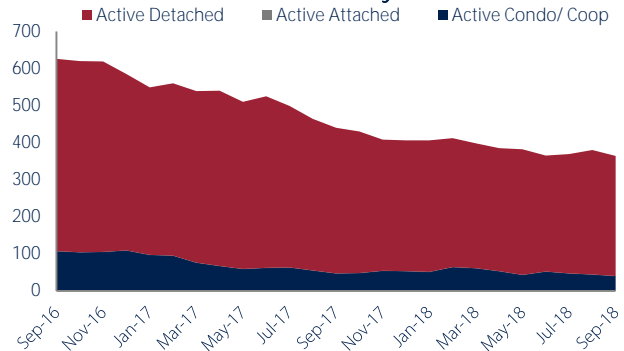
Units Sold

There was a decrease in total units sold in September, with 72 sold this month in Absecon, Pleasantville, and Port Republic versus 110 last month, a decrease of 35%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2017.

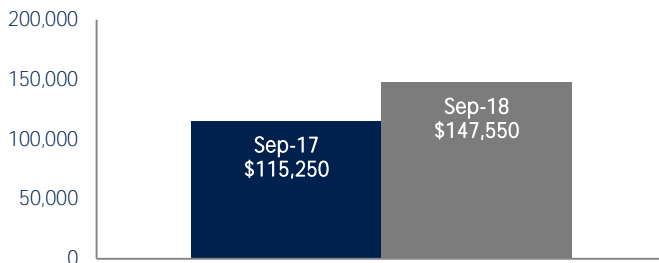
Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 17%. The total number of active inventory this September was 364 compared to 440 in September 2017. This month's total of 364 is lower than the previous month's total supply of available inventory of 380, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Absecon, Pleasantville, and Port Republic Homes was \$115,250. This September, the median sale price was \$147,550, an increase of \$32,300 compared to last year. The current median sold price is lower than in August.

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.

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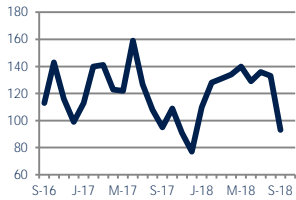
Focus On: Absecon, Pleasantville, and Port Republic Housing Market

September 2018

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

New Listings

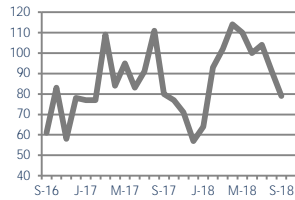
93



Down -2%
Vs. Year Ago

Current Contracts

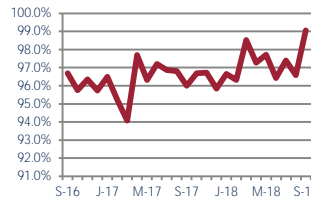
79



Down -1%
Vs. Year Ago

Sold Vs. List Price

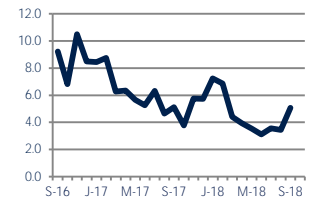
99.1%



Up 3.2%
Vs. Year Ago

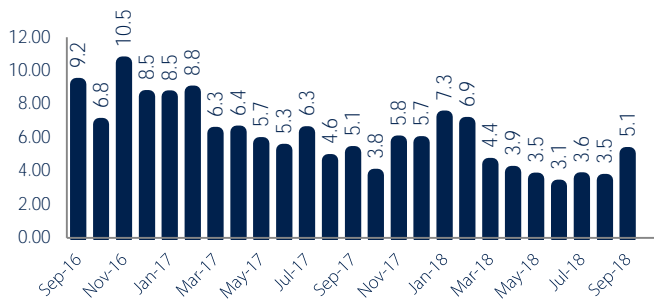
Months of Supply

5.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

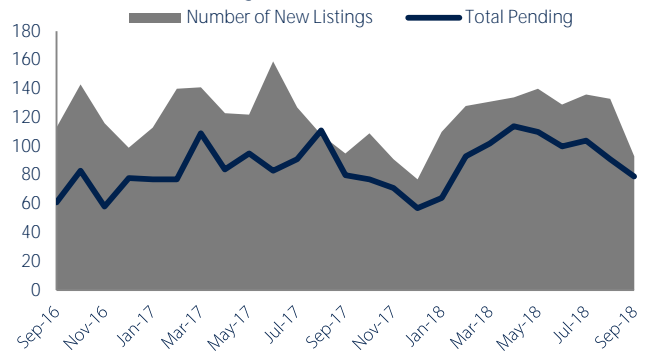
In September, there was 5.1 months of supply available in Absecon, Pleasantville, and Port Republic. The amount of supply is similar compared to a year ago.

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.

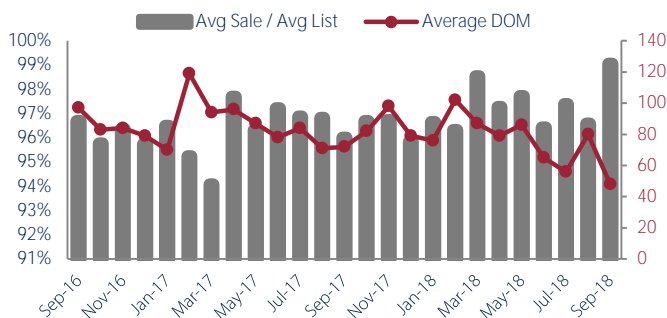
New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Absecon, Pleasantville, and Port Republic compared to 95 in September 2017, a decrease of 2%. There were 79 current contracts pending sale this September compared to 80 a year ago. The number of current contracts is 1% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Absecon, Pleasantville, and Port Republic was 99.1% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 72, a decrease of 33%.



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