



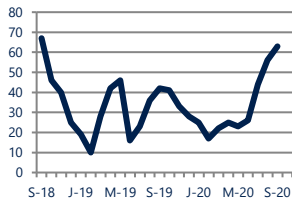
Focus On: Avalon and Stone Harbor Housing Market

September 2020

Zip Code(s): 08202 and 08247

Units Sold

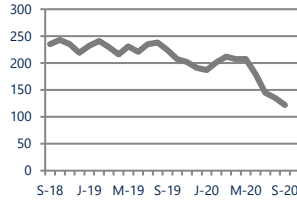
63



Up
Vs. Year Ago

Active Inventory

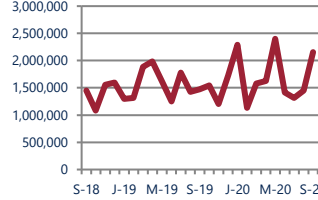
122



Down -46%
Vs. Year Ago

Median Sale Price

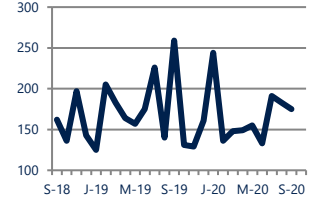
\$2,152,500



Up
Vs. Year Ago

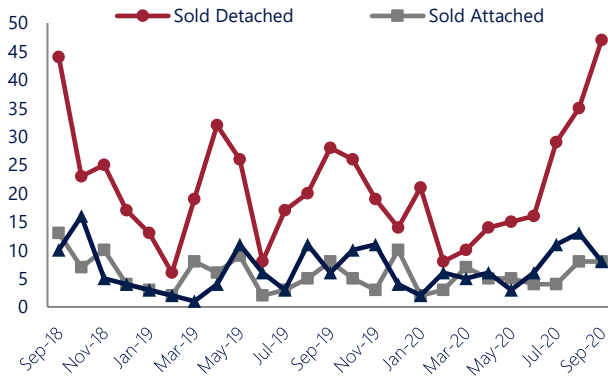
Days On Market

175



Down -32%
Vs. Year Ago

Units Sold*



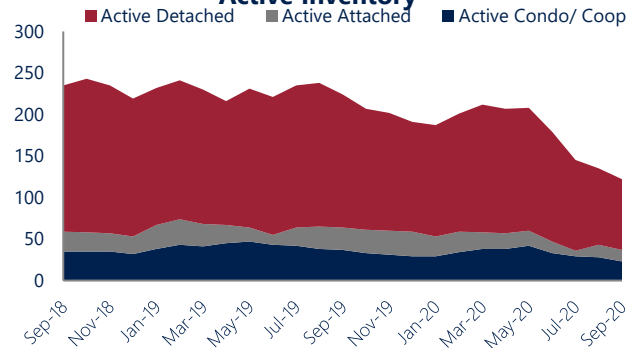
Units Sold

There was an increase in total units sold in September, with 63 sold this month in Avalon and Stone Harbor. This month's total units sold was higher than at this time last year.

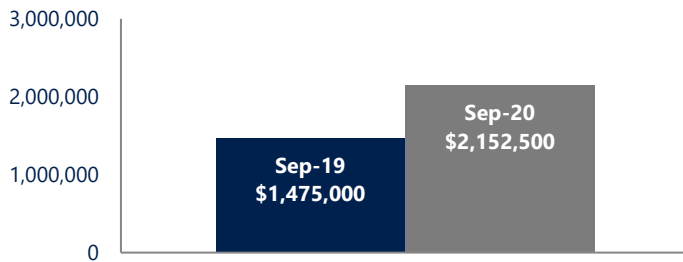
Active Inventory

Versus last year, the total number of homes available this month is lower by 102 units or 46%. The total number of active inventory this September was 122 compared to 224 in September 2019. This month's total of 122 is lower than the previous month's total supply of available inventory of 135, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Avalon and Stone Harbor Homes was \$1,475,000. This September, the median sale price was \$2,152,500, an increase of \$677,500 compared to last year. The current median sold price is higher 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.

Avalon and Stone Harbor are defined as properties listed in zip code/s 08202 and 08247.

*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 CMCAOR 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 CMCAOR or Long & Foster Real Estate, Inc.





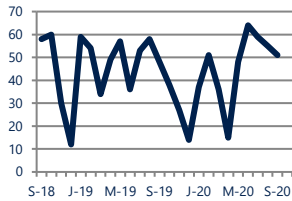
Focus On: Avalon and Stone Harbor Housing Market

September 2020

Zip Code(s): 08202 and 08247

New Listings

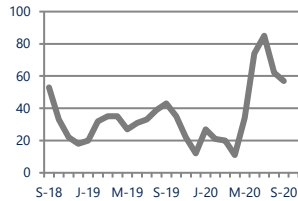
51



Up 6%
Vs. Year Ago

Current Contracts

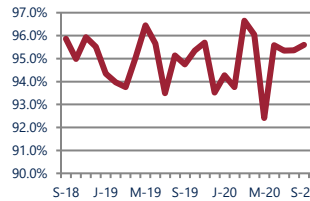
57



Up 33%
Vs. Year Ago

Sold Vs. List Price

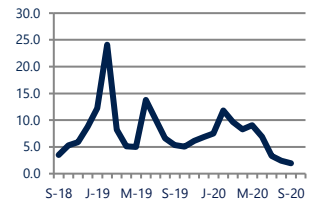
95.6%



Up 0.9%
Vs. Year Ago

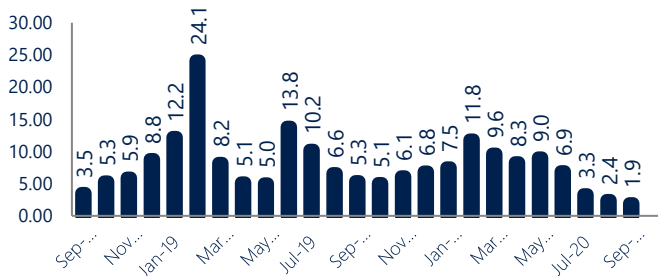
Months of Supply

1.9



Down -64%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

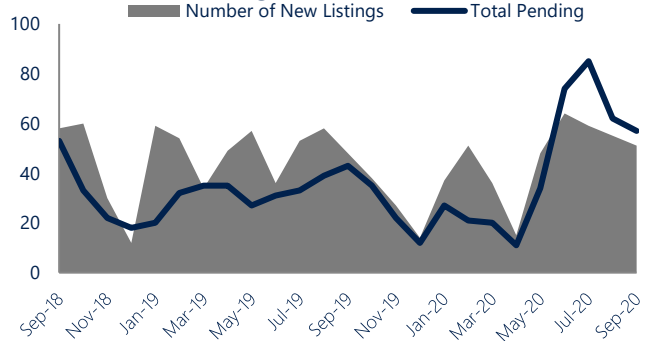
This month there were 51 homes newly listed for sale in Avalon and Stone Harbor compared to 48 in September 2019, an increase of 6%. There were 57 current contracts pending sale this September compared to 43 a year ago. The number of current contracts is 33% higher than last September.

Months of Supply

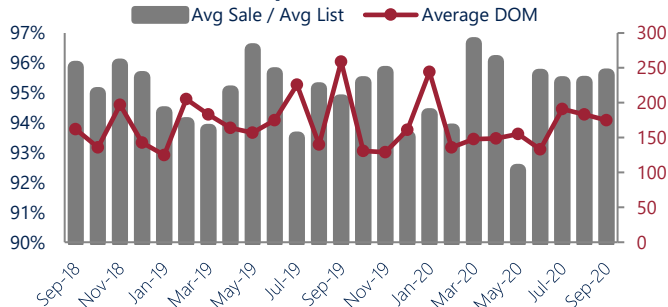
In September, there was 1.9 months of supply available in Avalon and Stone Harbor, compared to 5.3 in September 2019. That is a decrease of 64% versus a year ago.

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 September, the average sale price in Avalon and Stone Harbor was 95.6% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 175, lower than the average last year, which was 259, a decrease of 32%.

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