

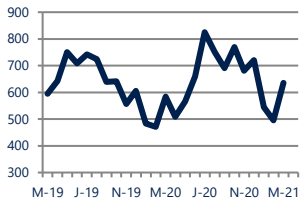


Focus On: Camden County Housing Market

March 2021

Units Sold

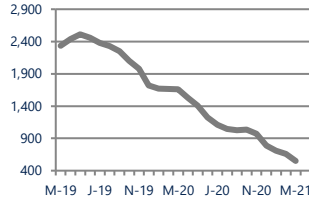
635



Up 9%
Vs. Year Ago

Active Inventory

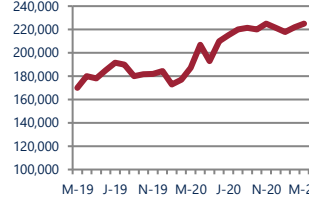
551



Down -67%
Vs. Year Ago

Median Sale Price

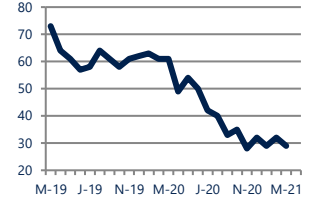
\$225,000



Up 20%
Vs. Year Ago

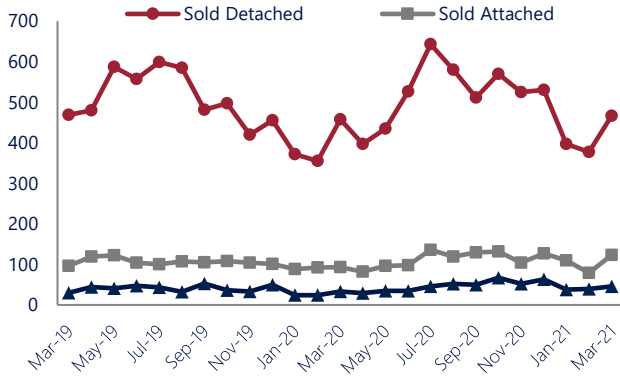
Days On Market

29



Down -52%
Vs. Year Ago

Units Sold*



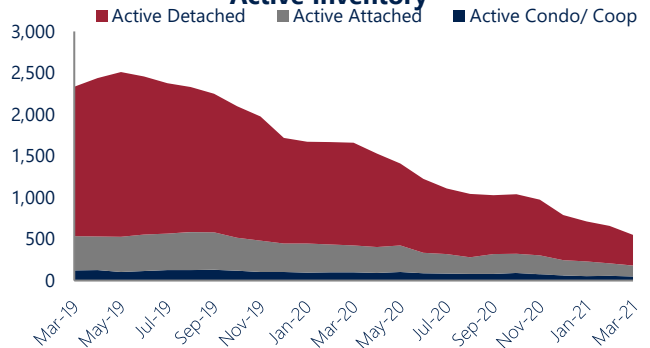
Units Sold

There was an increase in total units sold in March, with 635 sold this month in Camden County versus 495 last month, an increase of 28%. This month's total units sold was higher than at this time last year, an increase of 9% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1,109 units or 67%. The total number of active inventory this March was 551 compared to 1,660 in March 2020. This month's total of 551 is lower than the previous month's total supply of available inventory of 659, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Camden County Homes was \$187,000. This March, the median sale price was \$225,000, an increase of 20% or \$38,000 compared to last year. The current median sold price is 1% higher than in February.

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



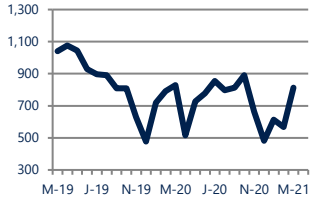
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

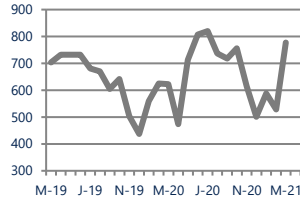
813



Down -2%
Vs. Year Ago

Current Contracts

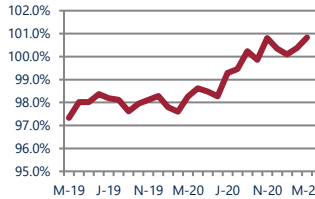
777



Up 25%
Vs. Year Ago

Sold Vs. List Price

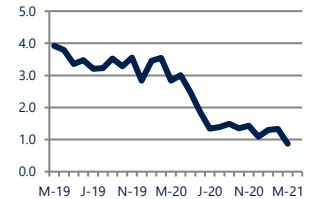
100.8%



Up 2.6%
Vs. Year Ago

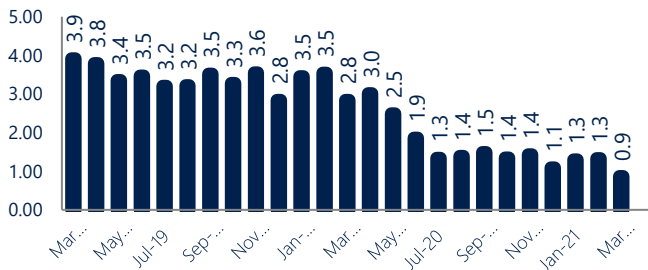
Months of Supply

0.9



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

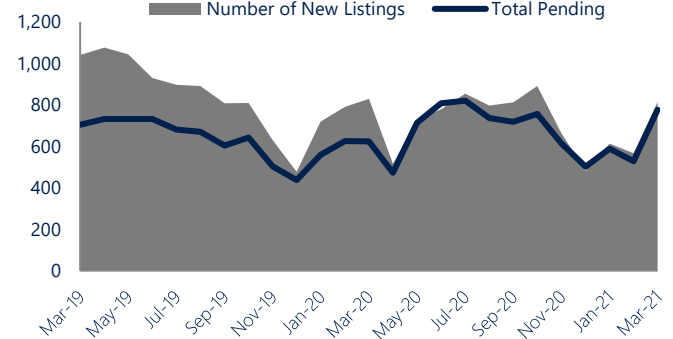
In March, there was 0.9 months of supply available in Camden County, compared to 2.8 in March 2020. That is a decrease of 69% versus a year ago.

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.

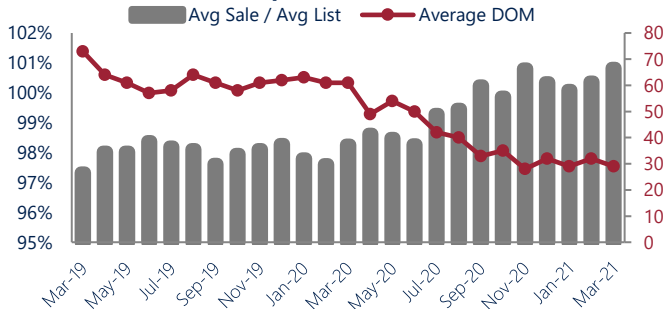
New Listings & Current Contracts

This month there were 813 homes newly listed for sale in Camden County compared to 829 in March 2020, a decrease of 2%. There were 777 current contracts pending sale this March compared to 623 a year ago. The number of current contracts is 25% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Camden County was 100.8% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 61, a decrease of 52%.



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