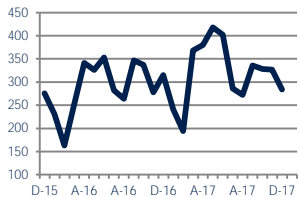




Units Sold

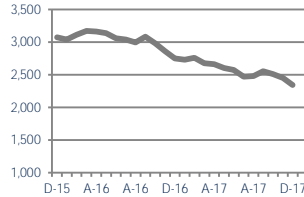
284



Down -10%
Vs. Year Ago

Active Inventory

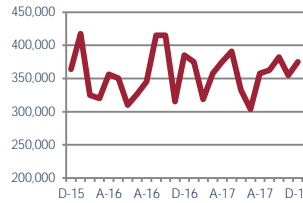
2,345



Down -15%
Vs. Year Ago

Median Sale Price

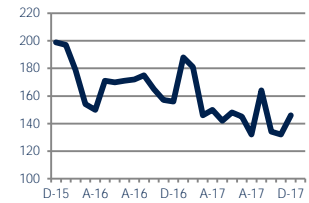
\$375,000



Down -3%
Vs. Year Ago

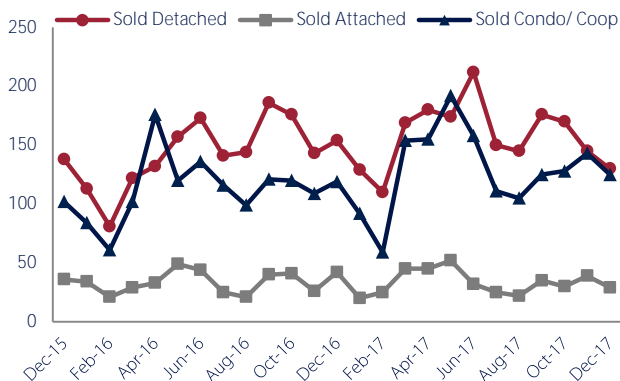
Days On Market

146



Down -6%
Vs. Year Ago

Units Sold*



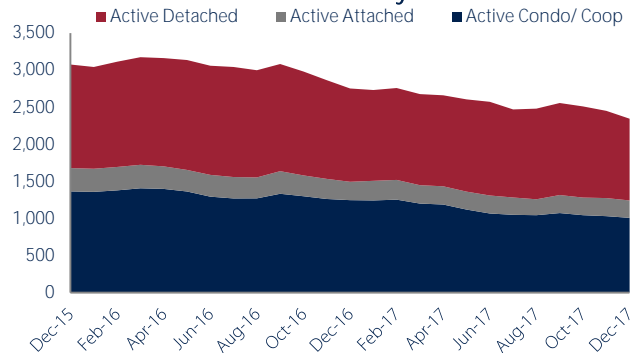
Units Sold

There was a decrease in total units sold in December, with 284 sold this month in Cape May County versus 327 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 10% versus December 2016.

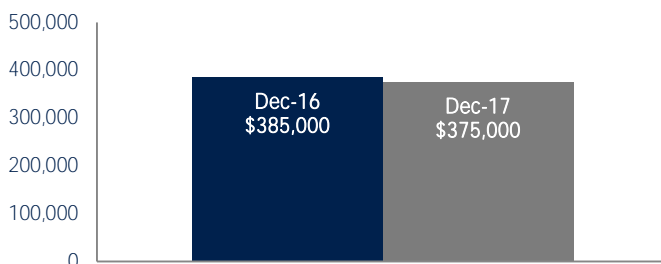
Active Inventory

Versus last year, the total number of homes available this month is lower by 408 units or 15%. The total number of active inventory this December was 2,345 compared to 2,753 in December 2016. This month's total of 2,345 is lower than the previous month's total supply of available inventory of 2,451, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Cape May County Homes was \$385,000. This December, the median sale price was \$375,000, a decrease of 3% or \$10,000 compared to last year. The current median sold price is 6% higher 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.



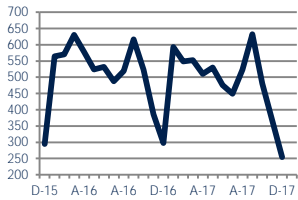
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by SJSMLS/CMCAOR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





New Listings

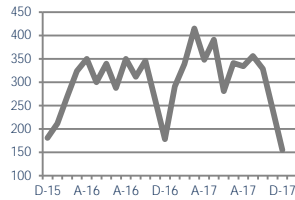
254



Down -15%
Vs. Year Ago

Current Contracts

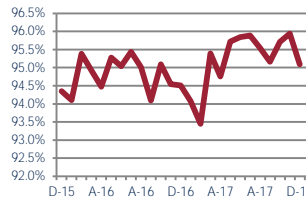
155



Down -13%
Vs. Year Ago

Sold Vs. List Price

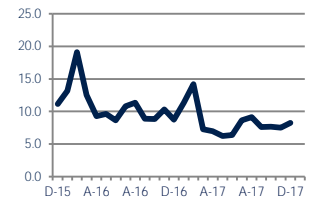
95.1%



Up 0.6%
Vs. Year Ago

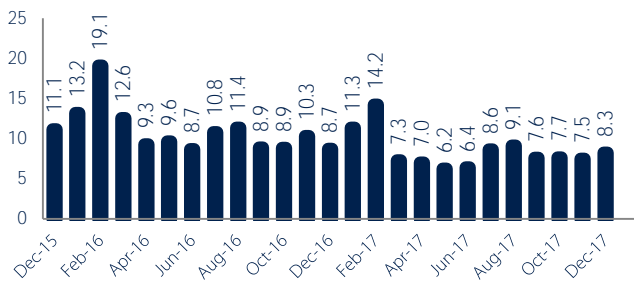
Months of Supply

8.3



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

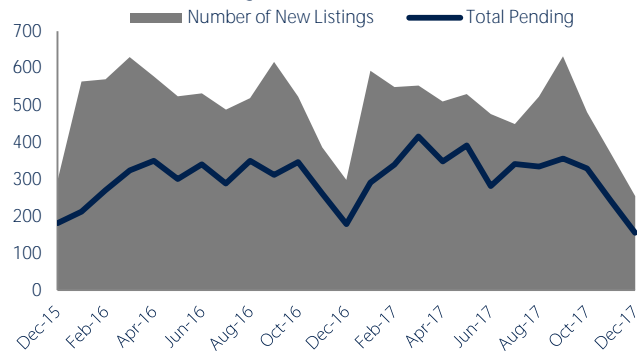
In December, there was 8.3 months of supply available in Cape May County, compared to 8.7 in December 2016. That is a decrease of 6% versus a year ago.

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.

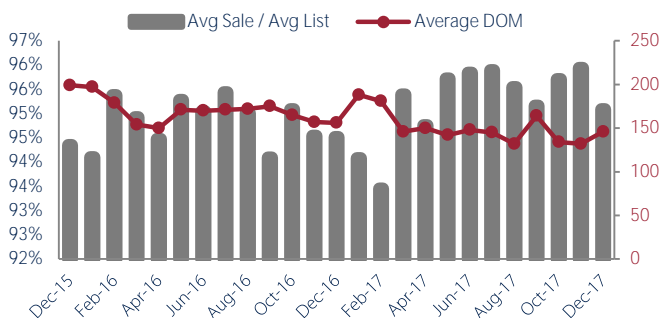
New Listings & Current Contracts

This month there were 254 homes newly listed for sale in Cape May County compared to 298 in December 2016, a decrease of 15%. There were 155 current contracts pending sale this December compared to 178 a year ago. The number of current contracts is 13% 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 Cape May County was 95.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 146, lower than the average last year, which was 156, a decrease of 6%.



*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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