



# The Long & Foster Market Minute™

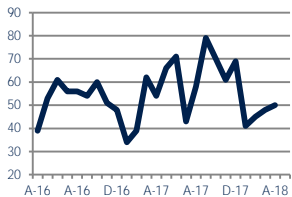
Focus On: Egg Harbor Township Housing Market

April 2018

Zip Code(s): 08234

## Units Sold

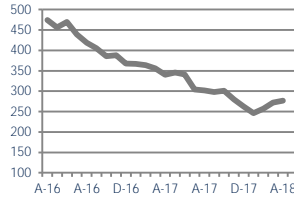
50



Down -7%  
Vs. Year Ago

## Active Inventory

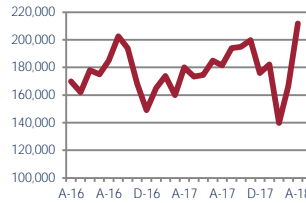
277



Down -19%  
Vs. Year Ago

## Median Sale Price

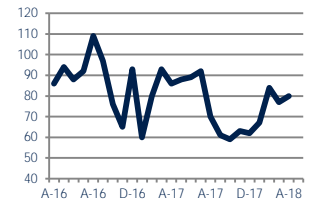
\$211,820



Up 18%  
Vs. Year Ago

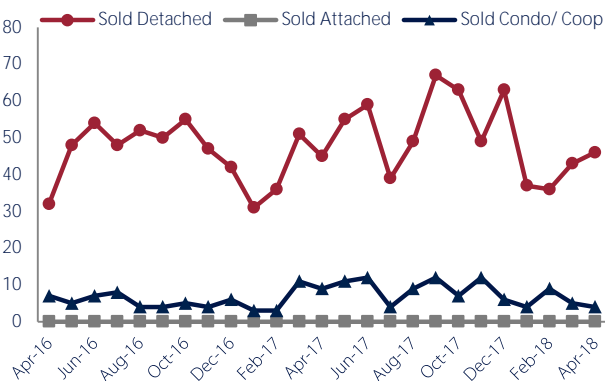
## Days On Market

80



Down -7%  
Vs. Year Ago

## Units Sold\*



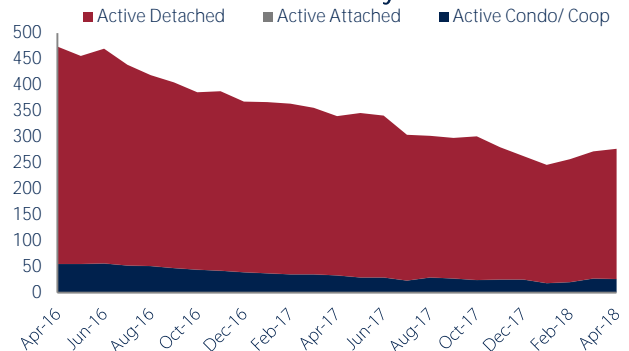
## Units Sold

There was an increase in total units sold in April, with 50 sold this month in Egg Harbor Township versus 48 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2017.

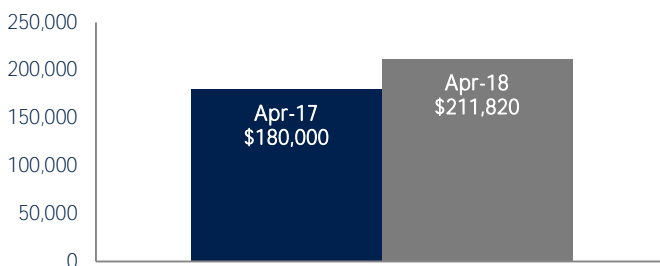
## Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 19%. The total number of active inventory this April was 277 compared to 340 in April 2017. This month's total of 277 is higher than the previous month's total supply of available inventory of 272, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Egg Harbor Township Homes was \$180,000. This April, the median sale price was \$211,820, an increase of \$31,820 compared to last year. The current median sold price is higher than in March.

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



Egg Harbor Township are defined as properties listed in zip code/s 08234.

\*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.





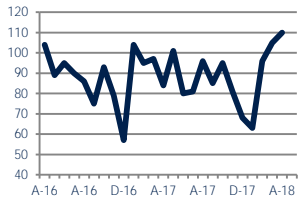
## Focus On: Egg Harbor Township Housing Market

April 2018

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### New Listings

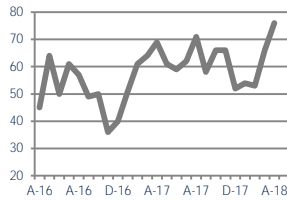
110



Up 31%  
Vs. Year Ago

### Current Contracts

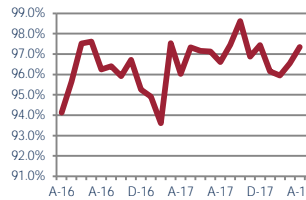
76



Up 10%  
Vs. Year Ago

### Sold Vs. List Price

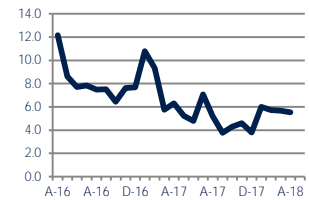
97.4%



Up 1.4%  
Vs. Year Ago

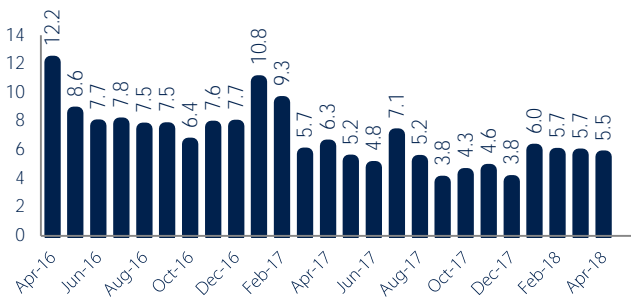
### Months of Supply

5.5



Down -12%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

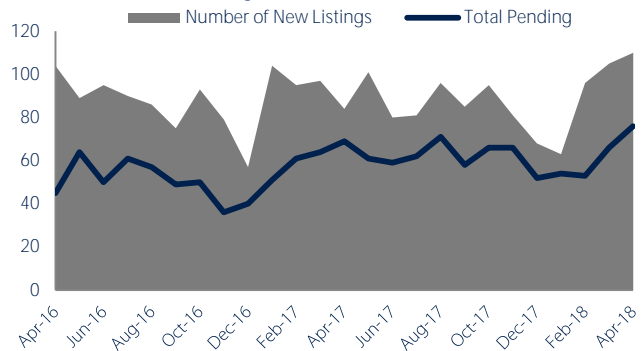
In April, there was 5.5 months of supply available in Egg Harbor Township, compared to 6.3 in April 2017. That is a decrease of 12% versus a year ago.

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.

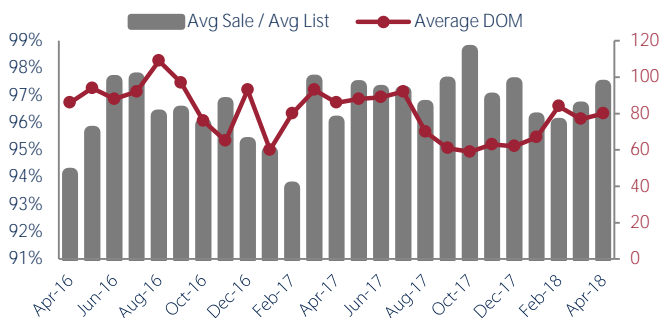
### New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Egg Harbor Township compared to 84 in April 2017, an increase of 31%. There were 76 current contracts pending sale this April compared to 69 a year ago. The number of current contracts is 10% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Egg Harbor Township was 97.4% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 80, lower than the average last year, which was 86, a decrease of 7%.



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