



The Long & Foster Market Minute™

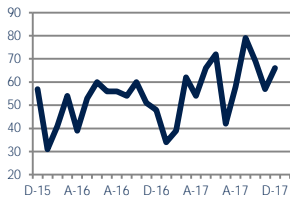
Focus On: Egg Harbor Township Housing Market

December 2017

Zip Code(s): 08234

Units Sold

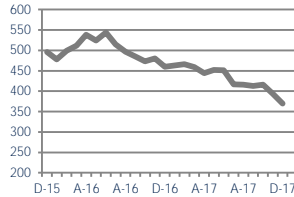
66



Up
Vs. Year Ago

Active Inventory

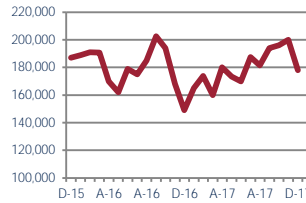
370



Down -20%
Vs. Year Ago

Median Sale Price

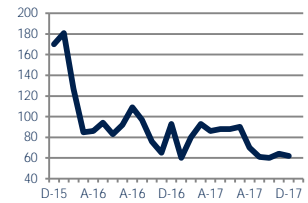
\$177,926



Up 19%
Vs. Year Ago

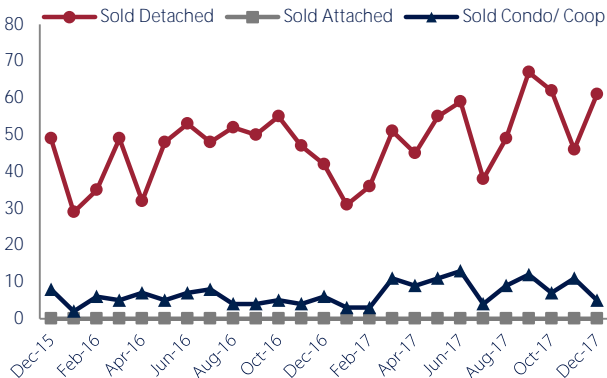
Days On Market

62



Down -33%
Vs. Year Ago

Units Sold*



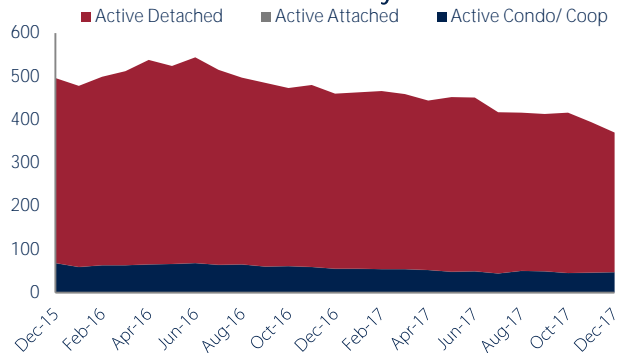
Units Sold

There was an increase in total units sold in December, with 66 sold this month in Egg Harbor Township. This month's total units sold was higher than at this time last year.

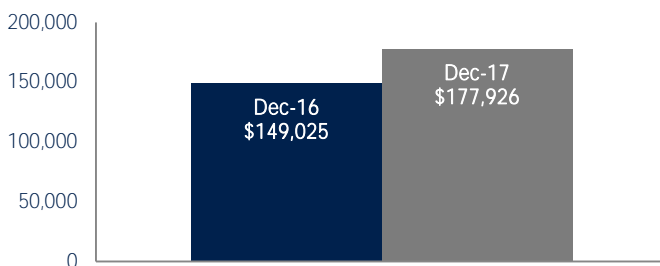
Active Inventory

Versus last year, the total number of homes available this month is lower by 90 units or 20%. The total number of active inventory this December was 370 compared to 460 in December 2016. This month's total of 370 is lower than the previous month's total supply of available inventory of 394, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Egg Harbor Township Homes was \$149,025. This December, the median sale price was \$177,926, an increase of 19% or \$28,901 compared to last year. The current median sold price is 11% lower 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.



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.

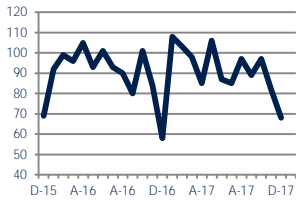
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 08234

New Listings

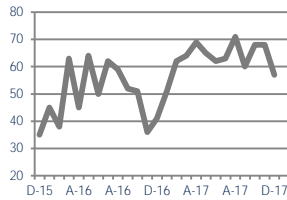
68



Up 17%
Vs. Year Ago

Current Contracts

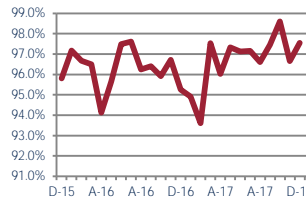
57



Up 39%
Vs. Year Ago

Sold Vs. List Price

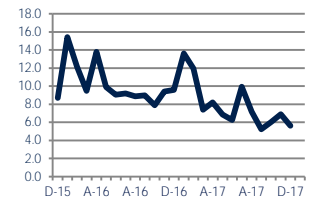
97.6%



Up 2.4%
Vs. Year Ago

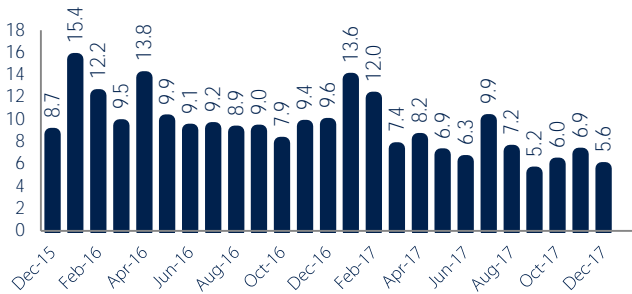
Months of Supply

5.6



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

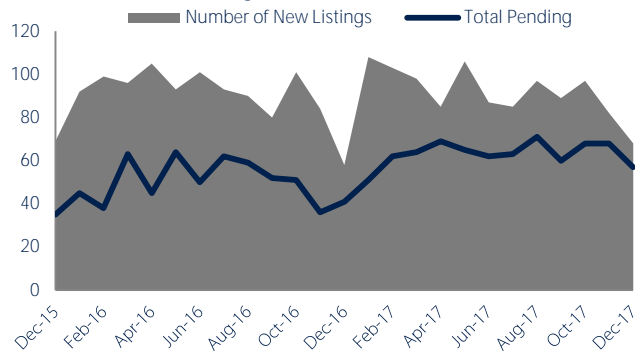
In December, there was 5.6 months of supply available in Egg Harbor Township, compared to 9.6 in December 2016. That is a decrease of 42% versus a year ago.

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.

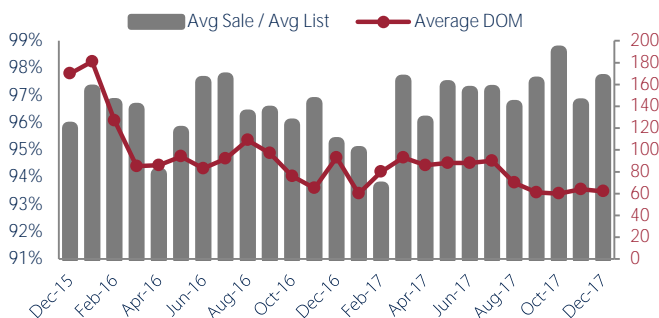
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Egg Harbor Township compared to 58 in December 2016, an increase of 17%. There were 57 current contracts pending sale this December compared to 41 a year ago. The number of current contracts is 39% higher 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 Egg Harbor Township was 97.6% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 62, lower than the average last year, which was 93, a decrease of 33%.



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