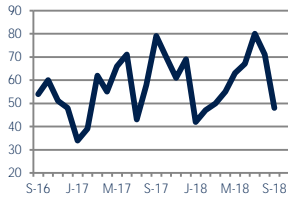




Zip Code(s): 08234

Units Sold

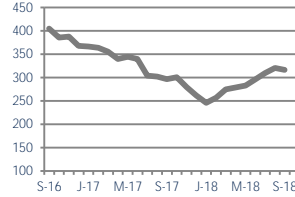
48



Down
Vs. Year Ago

Active Inventory

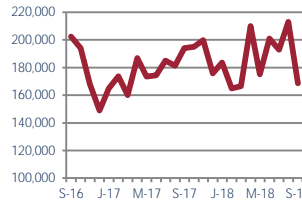
317



Up 7%
Vs. Year Ago

Median Sale Price

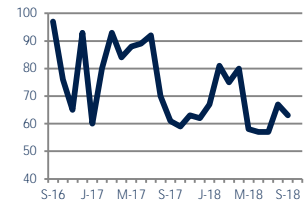
\$168,500



Down -13%
Vs. Year Ago

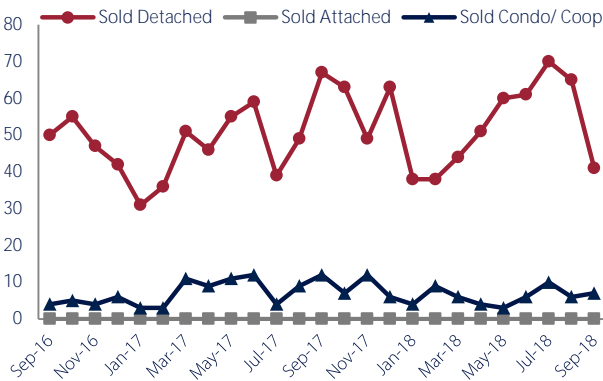
Days On Market

63



Up 3%
Vs. Year Ago

Units Sold*



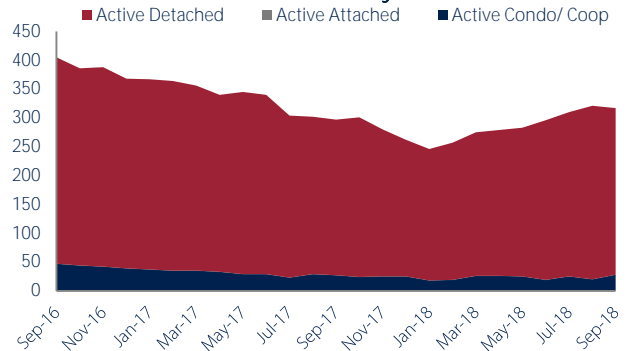
Units Sold

There was a decrease in total units sold in September, with 48 sold this month in Egg Harbor Township. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 7%. The total number of active inventory this September was 317 compared to 297 in September 2017. This month's total of 317 is lower than the previous month's total supply of available inventory of 321, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Egg Harbor Township Homes was \$194,000. This September, the median sale price was \$168,500, a decrease of 13% or \$25,500 compared to last year. The current median sold price is 21% lower 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.



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*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.

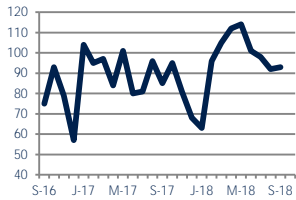
Information included in this report is based on data supplied by SJSMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of SJSMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 08234

New Listings

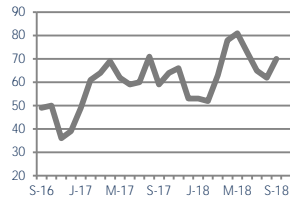
93



Up 9%
Vs. Year Ago

Current Contracts

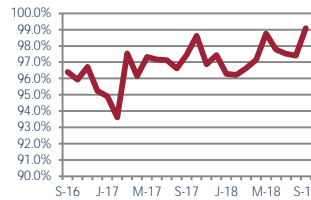
70



Up 19%
Vs. Year Ago

Sold Vs. List Price

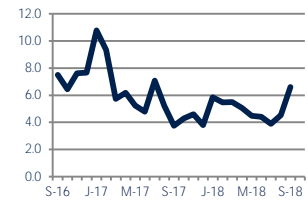
99.1%



Up 1.7%
Vs. Year Ago

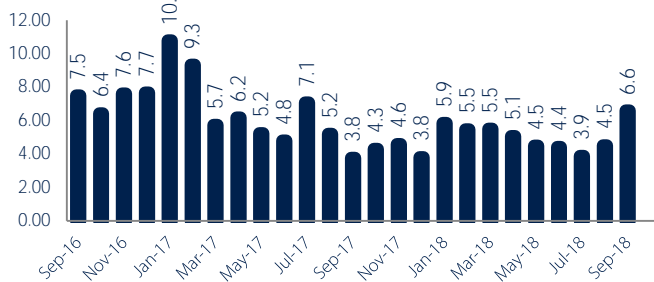
Months of Supply

6.6



Up 76%
Vs. Year Ago

Months Of Supply



Months of Supply

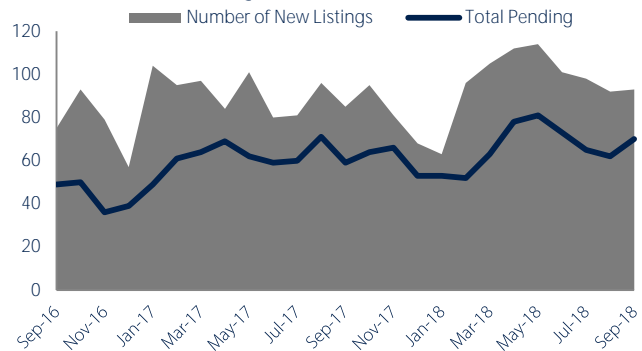
In September, there was 6.6 months of supply available in Egg Harbor Township, compared to 3.8 in September 2017. That is an increase of 76% versus a year ago.

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.

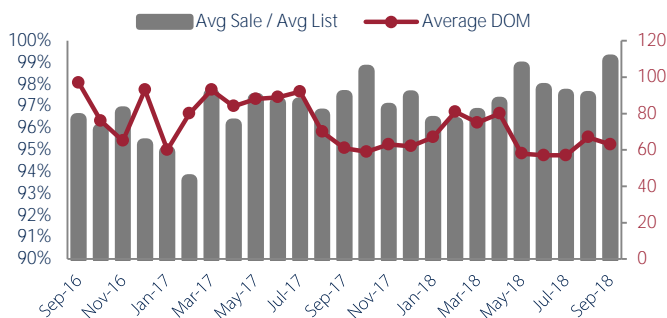
New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Egg Harbor Township compared to 85 in September 2017, an increase of 9%. There were 70 current contracts pending sale this September compared to 59 a year ago. The number of current contracts is 19% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Egg Harbor Township was 99.1% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 63, higher than the average last year, which was 61, an increase of 3%.



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