



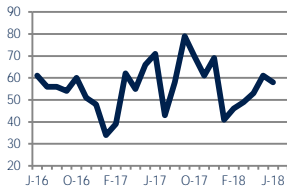
The Long & Foster Market Minute™

Focus On: Egg Harbor Township Housing Market

June 2018

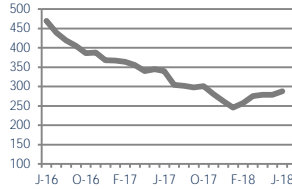
Zip Code(s): 08234

Units Sold
58



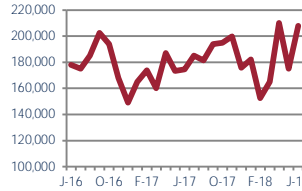
Down -18%
Vs. Year Ago

Active Inventory
288



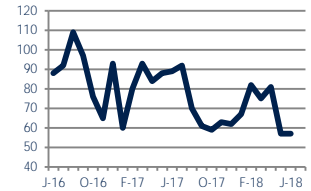
Down -15%
Vs. Year Ago

Median Sale Price
\$208,000



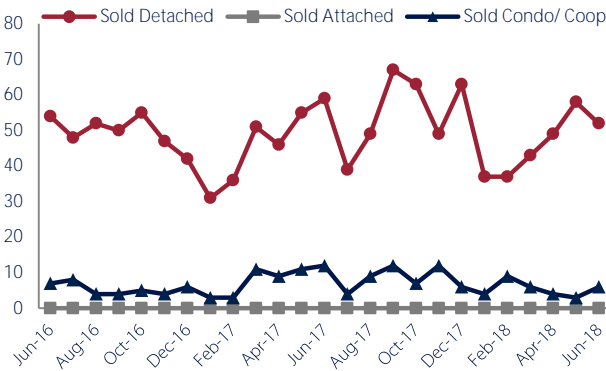
Up 19%
Vs. Year Ago

Days On Market
57



Down -36%
Vs. Year Ago

Units Sold*



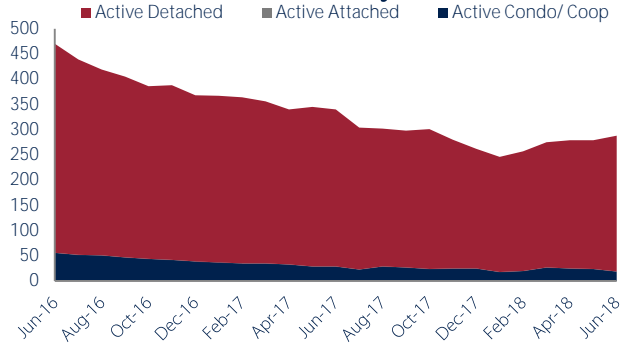
Units Sold

There was a decrease in total units sold in June, with 58 sold this month in Egg Harbor Township versus 61 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 18% versus June 2017.

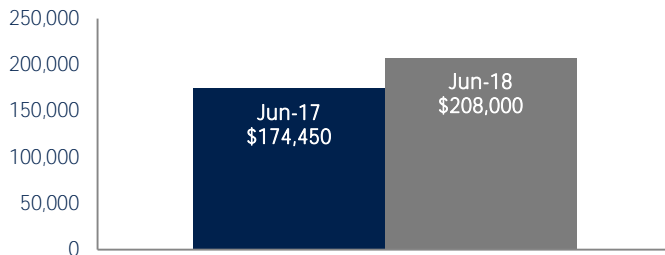
Active Inventory

Versus last year, the total number of homes available this month is lower by 52 units or 15%. The total number of active inventory this June was 288 compared to 340 in June 2017. This month's total of 288 is higher than the previous month's total supply of available inventory of 279, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Egg Harbor Township Homes was \$174,450. This June, the median sale price was \$208,000, an increase of 19% or \$33,550 compared to last year. The current median sold price is 19% higher than in May.

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 SJSMIS 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 SJSMIS or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE

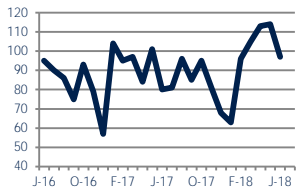


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June 2018

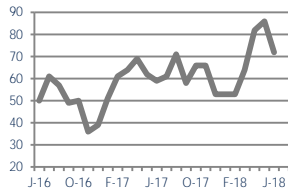
Zip Code(s): 08234

New Listings
97



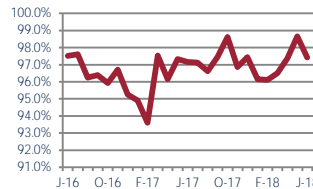
Up 21%
Vs. Year Ago

Current Contracts
72



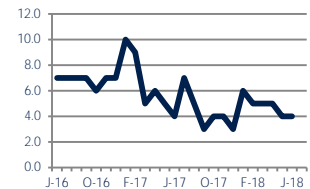
Up 22%
Vs. Year Ago

Sold Vs. List Price
97.4%



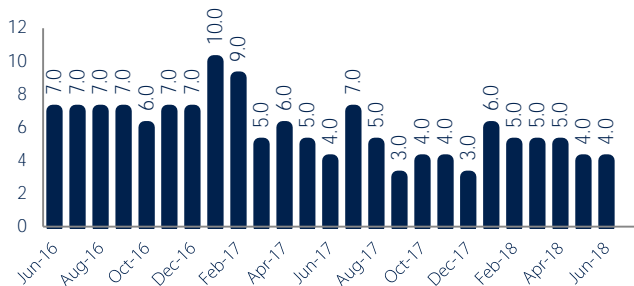
No Change
Vs. Year Ago

Months of Supply
4.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

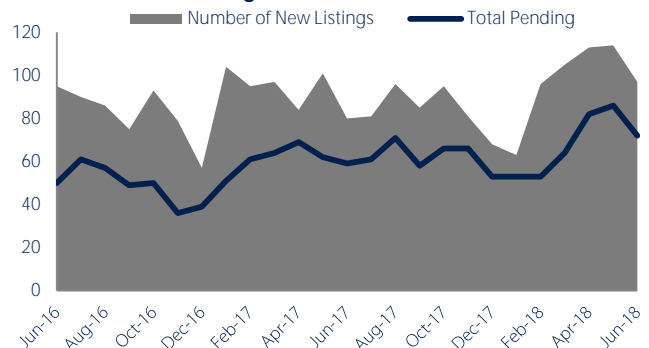
In June, there was 5.0 months of supply available in Egg Harbor Township, compared to 4.8 in June 2017. That is an increase of 4% versus a year ago.

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.

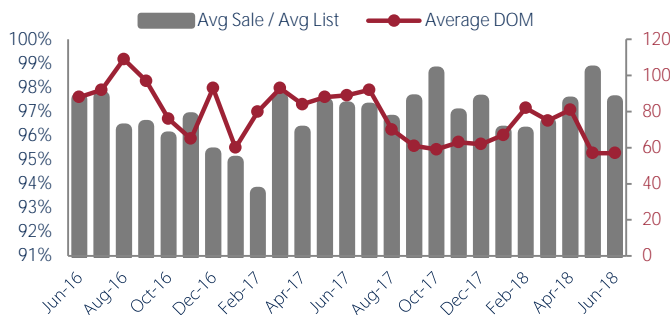
New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Egg Harbor Township compared to 80 in June 2017, an increase of 21%. There were 72 current contracts pending sale this June compared to 59 a year ago. The number of current contracts is 22% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Egg Harbor Township was 97.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 89, a decrease of 36%.



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