



# The Long & Foster Market Minute™

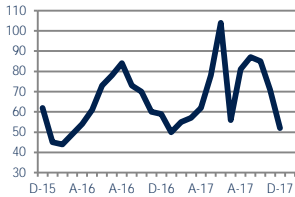
**Focus On:** Mays Landing, Hammonton, and Western Atlantic County Housing Market

December 2017

Zip Code(s): 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350

## Units Sold

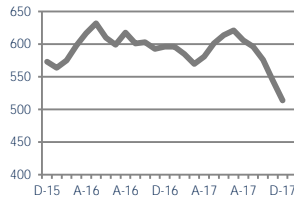
52



Down -12%  
Vs. Year Ago

## Active Inventory

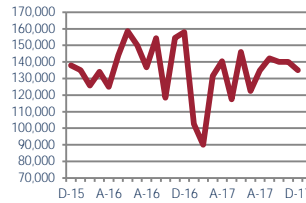
514



Down -14%  
Vs. Year Ago

## Median Sale Price

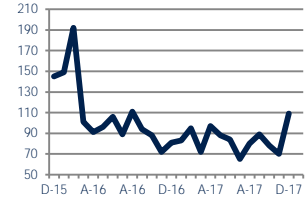
\$135,000



Down -15%  
Vs. Year Ago

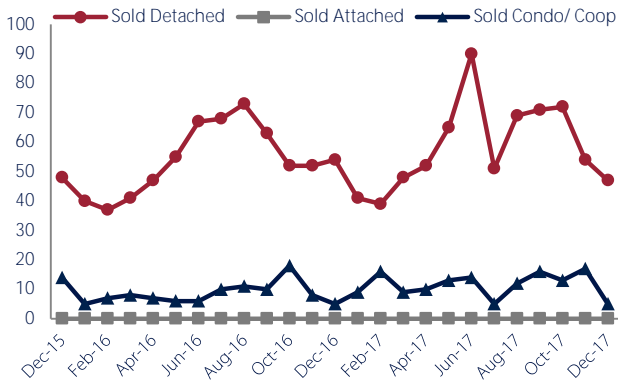
## Days On Market

109



Up 35%  
Vs. Year Ago

## Units Sold\*



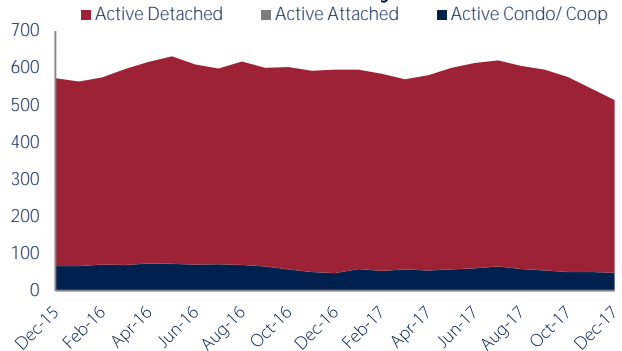
## Units Sold

There was a decrease in total units sold in December, with 52 sold this month in Mays Landing, Hammonton, and Western Atlantic County versus 71 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 12% versus December 2016.

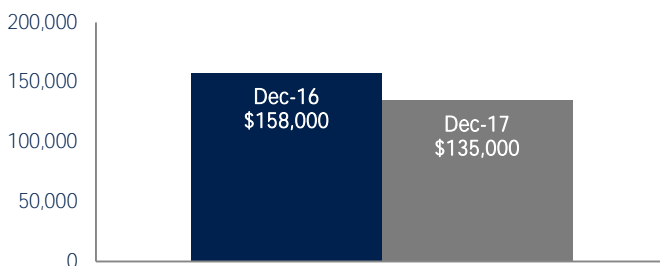
## Active Inventory

Versus last year, the total number of homes available this month is lower by 82 units or 14%. The total number of active inventory this December was 514 compared to 596 in December 2016. This month's total of 514 is lower than the previous month's total supply of available inventory of 545, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Mays Landing, Hammonton, and Western Atlantic County Homes was \$158,000. This December, the median sale price was \$135,000, a decrease of 15% or \$23,000 compared to last year. The current median sold price is 4% 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.



Mays Landing, Hammonton, and Western Atlantic County are defined as properties listed in zip code/s 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350.

\*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.

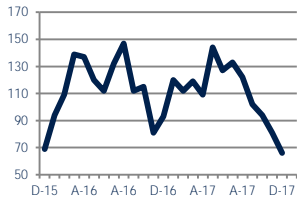




Zip Code(s): 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350

### New Listings

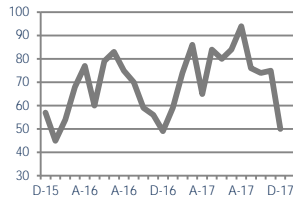
66



**Down -29%**  
Vs. Year Ago

### Current Contracts

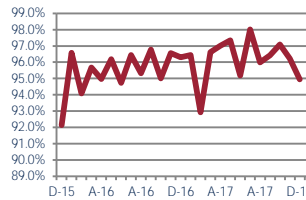
50



**Up 2%**  
Vs. Year Ago

### Sold Vs. List Price

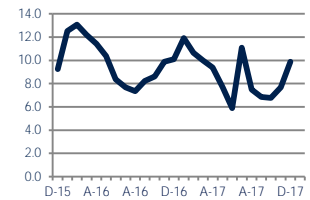
95.0%



**Down -1.4%**  
Vs. Year Ago

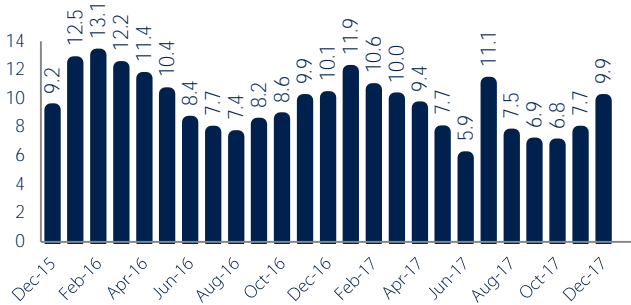
### Months of Supply

9.9



**Down -2%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

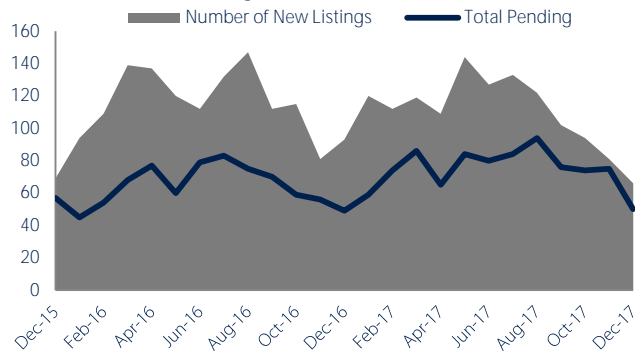
In December, there was 9.9 months of supply available in Mays Landing, Hammonton, and Western Atlantic County, compared to 10.1 in December 2016. That is a decrease of 2% versus a year ago.

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.

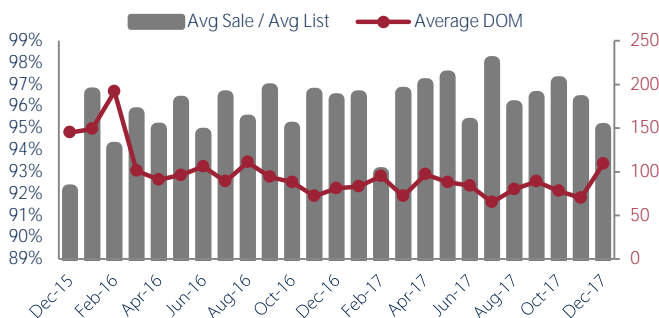
### New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Mays Landing, Hammonton, and Western Atlantic County compared to 93 in December 2016, a decrease of 29%. There were 50 current contracts pending sale this December compared to 49 a year ago. The number of current contracts is 2% 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 Mays Landing, Hammonton, and Western Atlantic County was 95.0% of the average list price, which is 1.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 109, higher than the average last year, which was 81, an increase of 35%.



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