



The Long & Foster Market Minute™

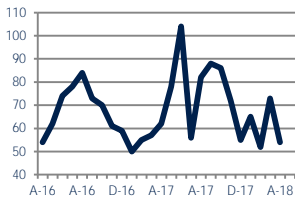
Focus On: Mays Landing, Hammonton, and Western Atlantic County Housing Market

April 2018

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

Units Sold

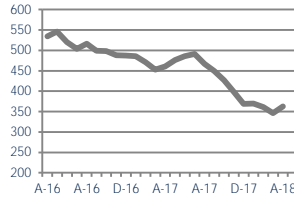
54



Down -13%
Vs. Year Ago

Active Inventory

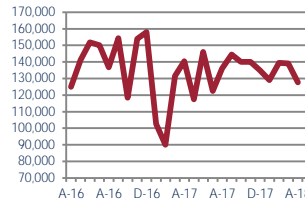
363



Down -21%
Vs. Year Ago

Median Sale Price

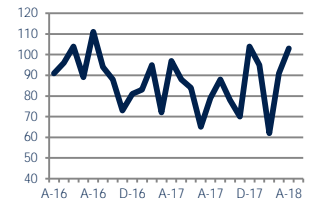
\$127,750



Down -9%
Vs. Year Ago

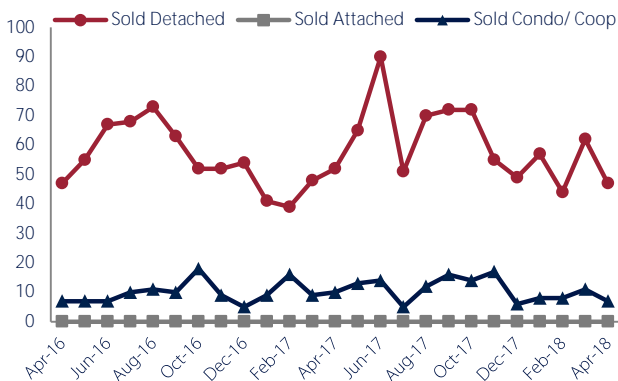
Days On Market

103



Up 6%
Vs. Year Ago

Units Sold*



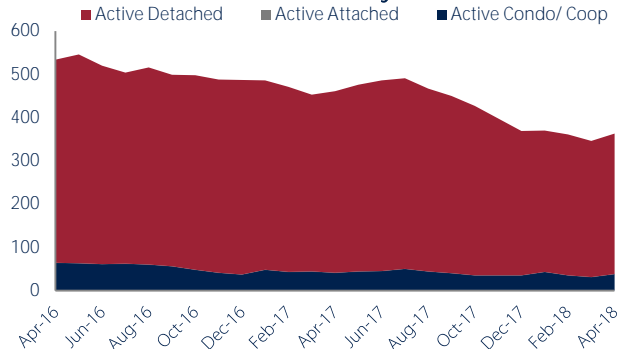
Units Sold

There was a decrease in total units sold in April, with 54 sold this month in Mays Landing, Hammonton, and Western Atlantic County versus 73 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2017.

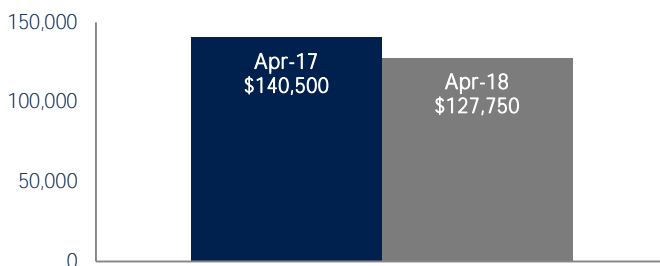
Active Inventory

Versus last year, the total number of homes available this month is lower by 98 units or 21%. The total number of active inventory this April was 363 compared to 461 in April 2017. This month's total of 363 is higher than the previous month's total supply of available inventory of 346, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Mays Landing, Hammonton, and Western Atlantic County Homes was \$140,500. This April, the median sale price was \$127,750, a decrease of 9% or \$12,750 compared to last year. The current median sold price is 8% lower 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.



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.

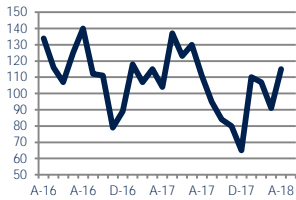




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New Listings

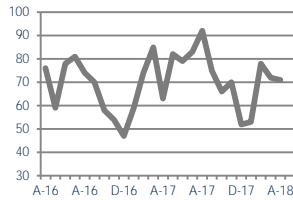
115



Up 11%
Vs. Year Ago

Current Contracts

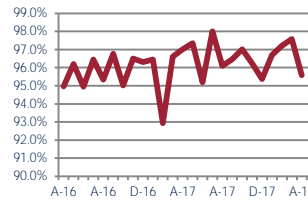
71



Up 13%
Vs. Year Ago

Sold Vs. List Price

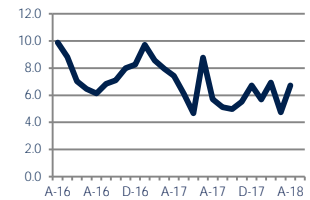
95.6%



Down -1.5%
Vs. Year Ago

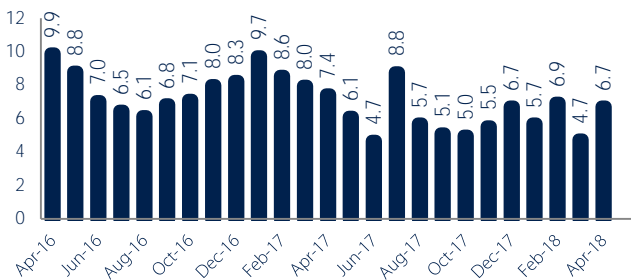
Months of Supply

6.7



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

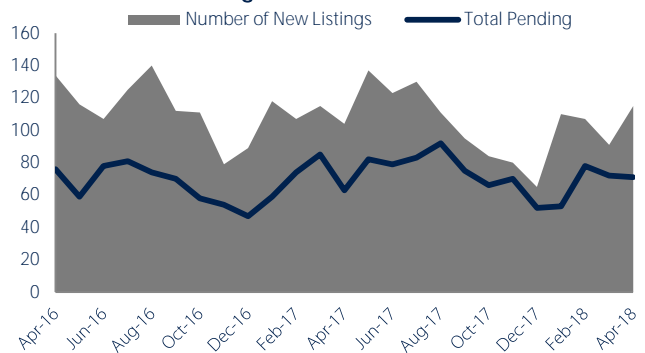
In April, there was 6.7 months of supply available in Mays Landing, Hammonton, and Western Atlantic County, compared to 7.4 in April 2017. That is a decrease of 10% versus a year ago.

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.

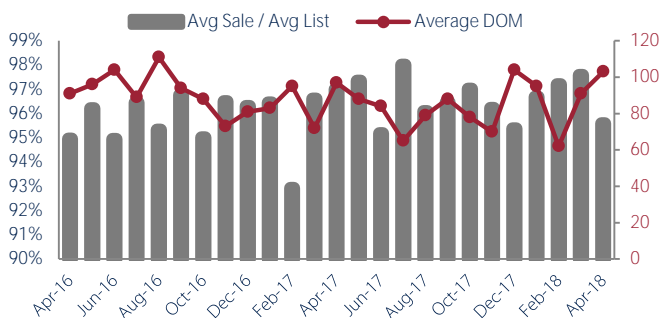
New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Mays Landing, Hammonton, and Western Atlantic County compared to 104 in April 2017, an increase of 11%. There were 71 current contracts pending sale this April compared to 63 a year ago. The number of current contracts is 13% 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 Mays Landing, Hammonton, and Western Atlantic County was 95.6% 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 103, higher than the average last year, which was 97, an increase of 6%.



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