



The Long & Foster Market Minute™

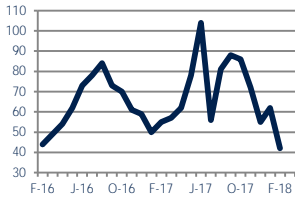
Focus On: Mays Landing, Hammonton, and Western Atlantic County Housing Market

February 2018

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

Units Sold

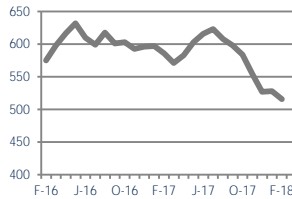
42



Down -24%
Vs. Year Ago

Active Inventory

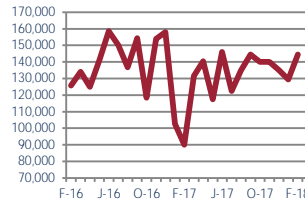
516



Down -12%
Vs. Year Ago

Median Sale Price

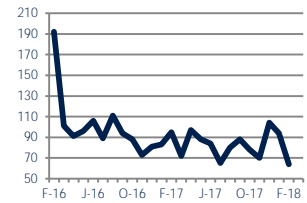
\$144,450



Up
Vs. Year Ago

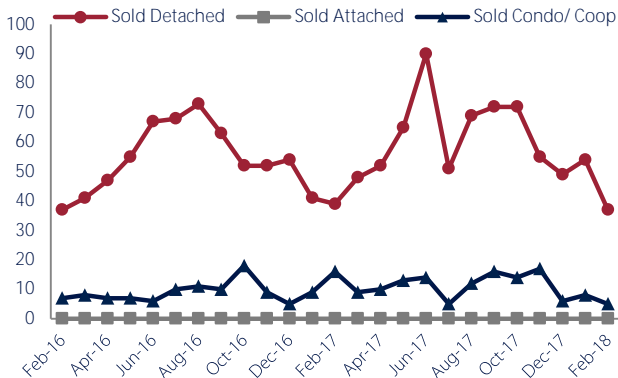
Days On Market

64



Down -33%
Vs. Year Ago

Units Sold*



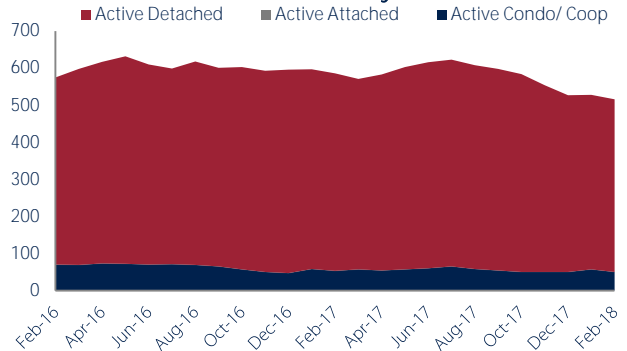
Units Sold

There was a decrease in total units sold in February, with 42 sold this month in Mays Landing, Hammonton, and Western Atlantic County versus 62 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 24% versus February 2017.

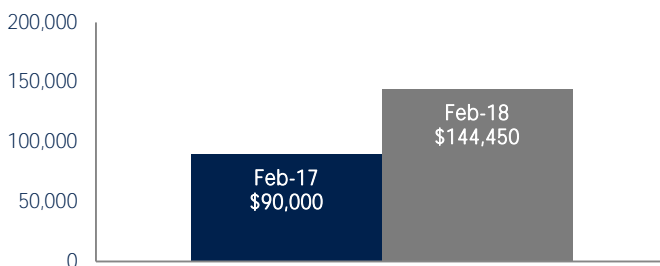
Active Inventory

Versus last year, the total number of homes available this month is lower by 70 units or 12%. The total number of active inventory this February was 516 compared to 586 in February 2017. This month's total of 516 is lower than the previous month's total supply of available inventory of 528, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Mays Landing, Hammonton, and Western Atlantic County Homes was \$90,000. This February, the median sale price was \$144,450, an increase of \$54,450 compared to last year. The current median sold price is higher than in January.

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.

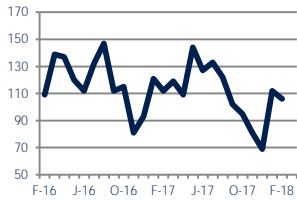




Zip Code(s): 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350

New Listings

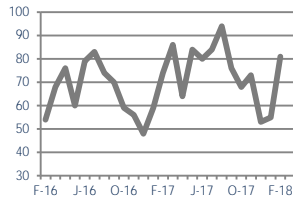
106



Down -5%
Vs. Year Ago

Current Contracts

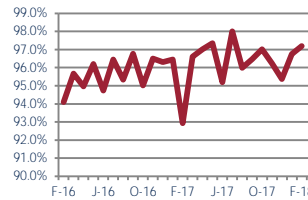
81



Up 9%
Vs. Year Ago

Sold Vs. List Price

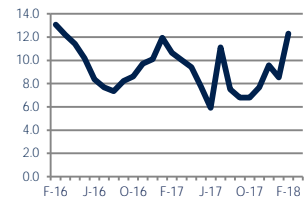
97.2%



Up 4.6%
Vs. Year Ago

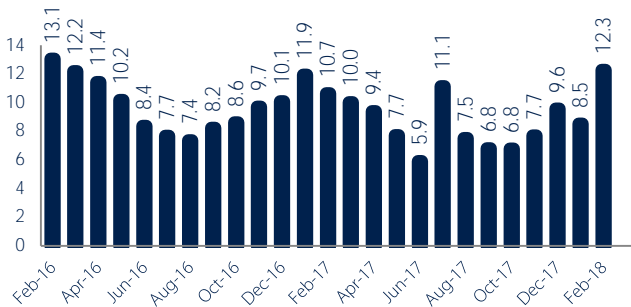
Months of Supply

12.3



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

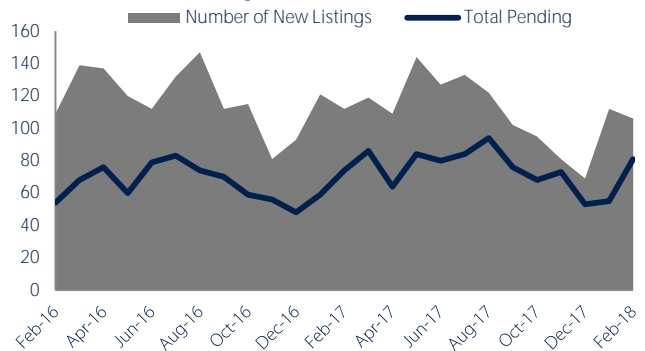
In February, there was 12.3 months of supply available in Mays Landing, Hammonton, and Western Atlantic County, compared to 10.7 in February 2017. That is an increase of 15% versus a year ago.

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.

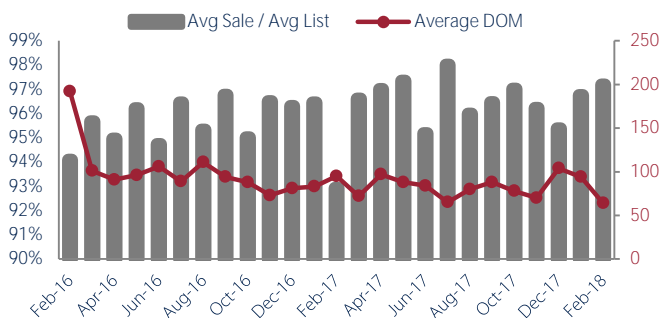
New Listings & Current Contracts

This month there were 106 homes newly listed for sale in Mays Landing, Hammonton, and Western Atlantic County compared to 112 in February 2017, a decrease of 5%. There were 81 current contracts pending sale this February compared to 74 a year ago. The number of current contracts is 9% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Mays Landing, Hammonton, and Western Atlantic County was 97.2% of the average list price, which is 4.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 64, lower than the average last year, which was 95, a decrease of 33%.



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