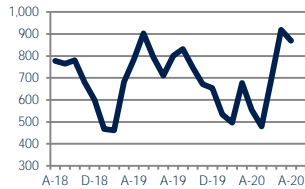


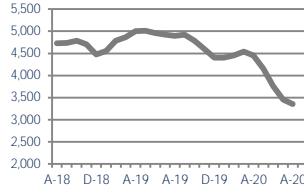


Units Sold
869



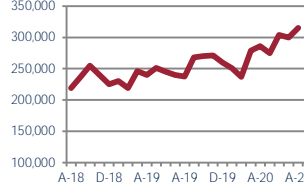
Up 8%
Vs. Year Ago

Active Inventory
3,355



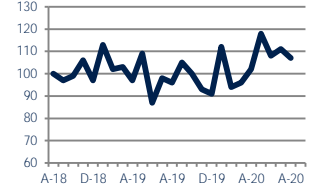
Down -31%
Vs. Year Ago

Median Sale Price
\$315,000

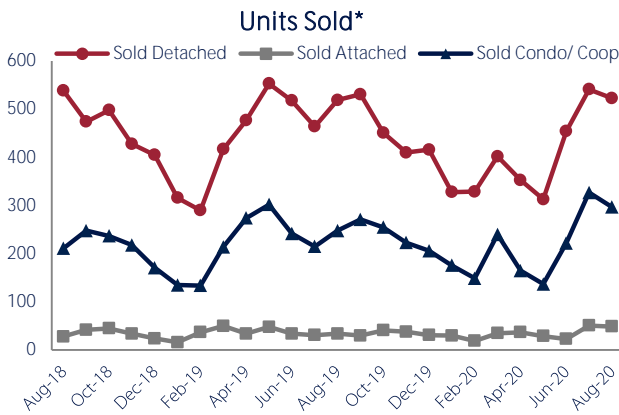


Up 33%
Vs. Year Ago

Days On Market
107



Up 11%
Vs. Year Ago

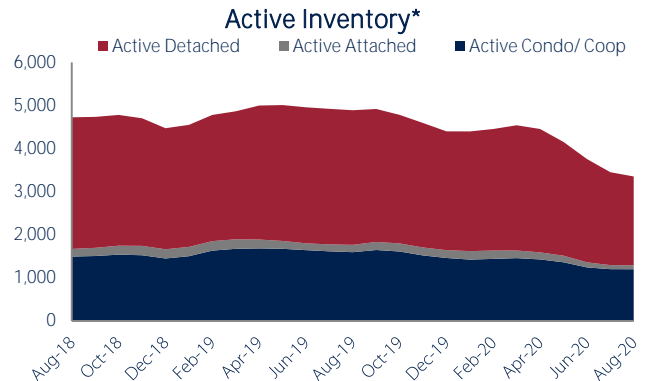


Units Sold

There was a decrease in total units sold in August, with 869 sold this month in South Jersey Shore versus 919 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 8% versus August 2019.

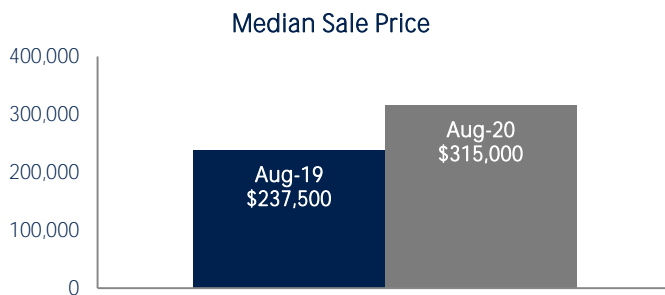
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,537 units or 31%. The total number of active inventory this August was 3,355 compared to 4,892 in August 2019. This month's total of 3,355 is lower than the previous month's total supply of available inventory of 3,454, a decrease of 3%.



Median Sale Price

Last August, the median sale price for South Jersey Shore Homes was \$237,500. This August, the median sale price was \$315,000, an increase of \$77,500 compared to last year. The current median sold price is higher than in July.



Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

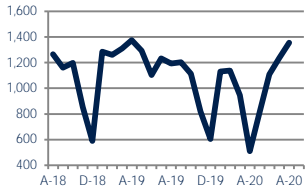


*Defined as the counties of Atlantic and Cape May in NJ.

*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/CMCAOR 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/CMCAOR or Long & Foster Real Estate, Inc.

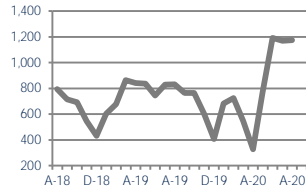


New Listings 1,357



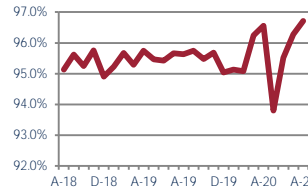
Up 14%
Vs. Year Ago

Current Contracts 1,175



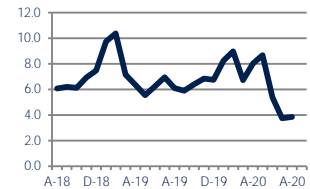
Up 41%
Vs. Year Ago

Sold Vs. List Price 96.7%



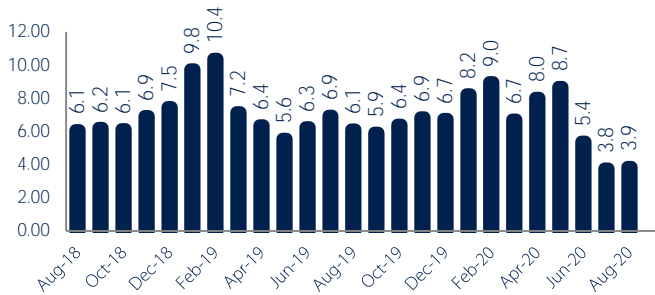
Up 1.1%
Vs. Year Ago

Months of Supply 3.9



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

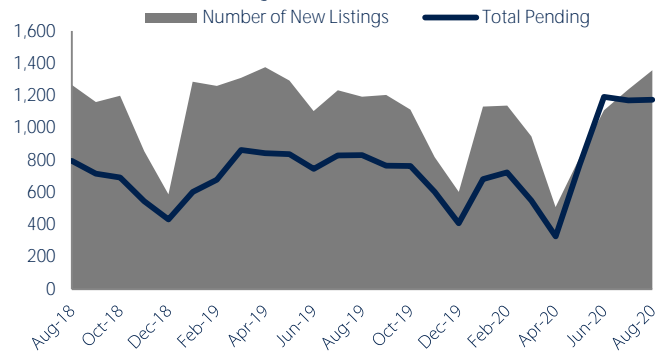
In August, there was 3.9 months of supply available in South Jersey Shore, compared to 6.1 in August 2019. That is a decrease of 37% versus a year ago.

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.

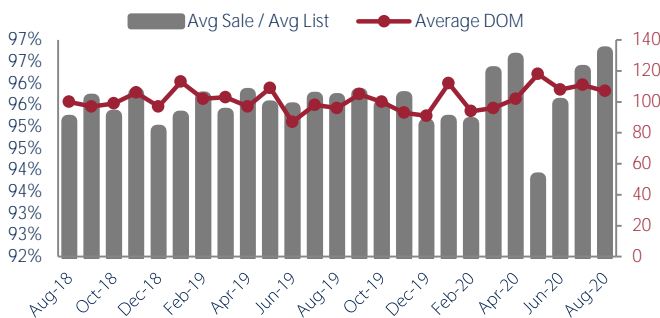
New Listings & Current Contracts

This month there were 1,357 homes newly listed for sale in South Jersey Shore compared to 1,193 in August 2019, an increase of 14%. There were 1,175 current contracts pending sale this August compared to 832 a year ago. The number of current contracts remained stable as compared to last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in South Jersey Shore was 96.7% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 107, higher than the average last year, which was 96, an increase of 11%.



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