



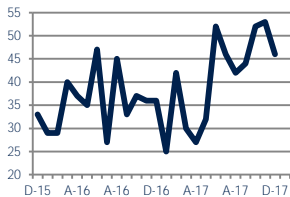
Focus On: Vineland Housing Market

December 2017

Zip Code(s): 08360 and 08361

Units Sold

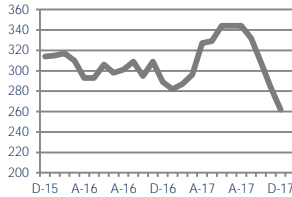
46



Up 28%
Vs. Year Ago

Active Inventory

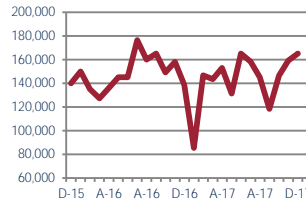
262



Down -9%
Vs. Year Ago

Median Sale Price

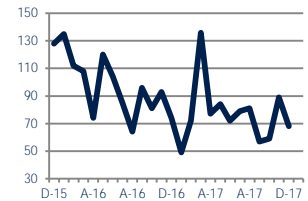
\$164,950



Up 19%
Vs. Year Ago

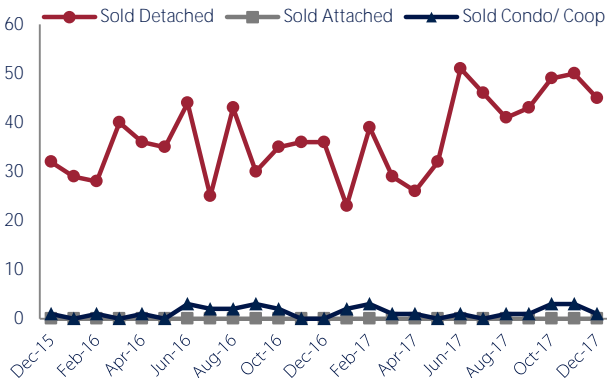
Days On Market

68



Down -8%
Vs. Year Ago

Units Sold*



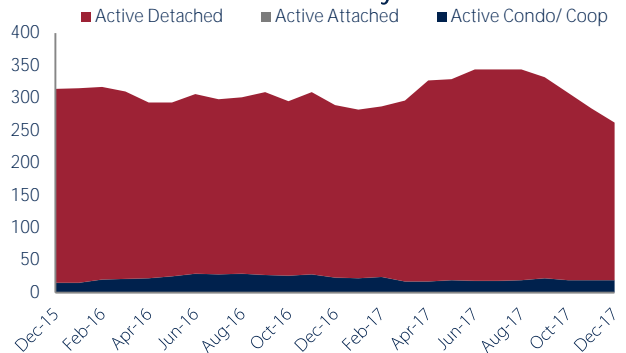
Units Sold

There was a decrease in total units sold in December, with 46 sold this month in Vineland versus 53 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 28% versus December 2016.

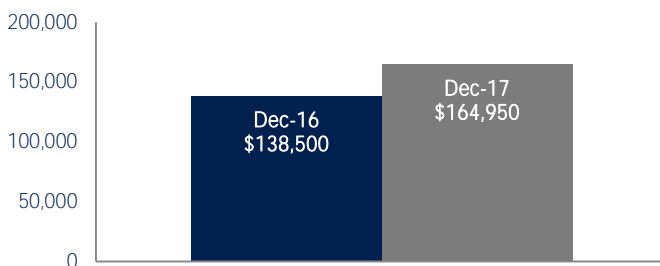
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 9%. The total number of active inventory this December was 262 compared to 289 in December 2016. This month's total of 262 is lower than the previous month's total supply of available inventory of 284, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Vineland Homes was \$138,500. This December, the median sale price was \$164,950, an increase of 19% or \$26,450 compared to last year. The current median sold price is 4% higher 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.



Vineland are defined as properties listed in zip code/s 08360 and 08361.

*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.





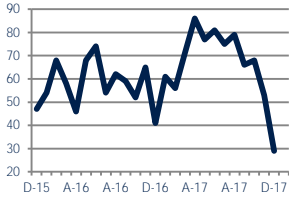
Focus On: Vineland Housing Market

December 2017

Zip Code(s): 08360 and 08361

New Listings

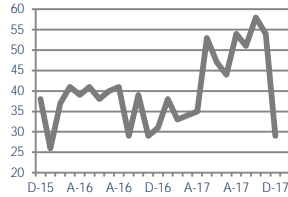
29



Down -29%
Vs. Year Ago

Current Contracts

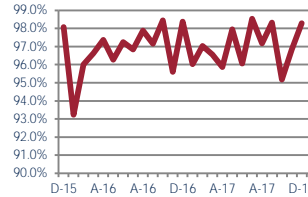
29



Down -6%
Vs. Year Ago

Sold Vs. List Price

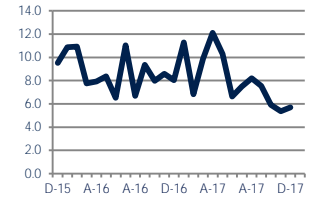
98.3%



No Change
Vs. Year Ago

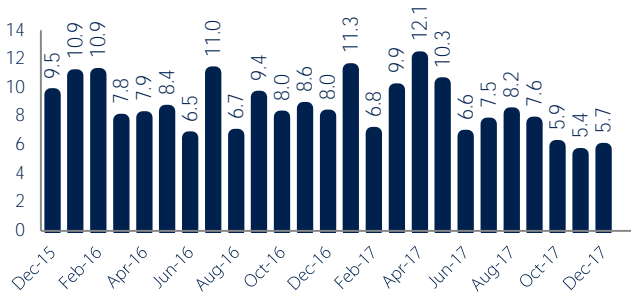
Months of Supply

5.7



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

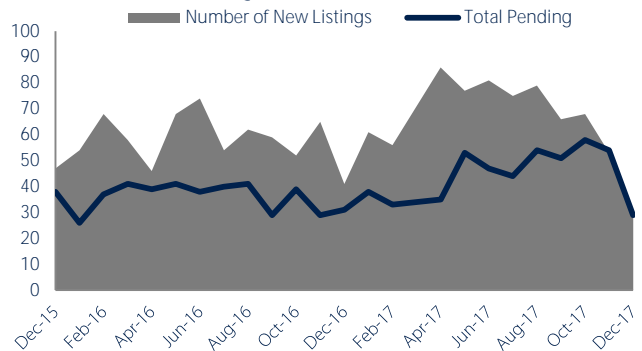
In December, there was 5.7 months of supply available in Vineland, compared to 8.0 in December 2016. That is a decrease of 29% versus a year ago.

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.

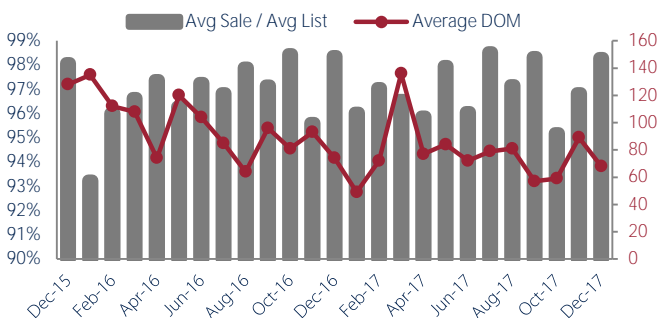
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Vineland compared to 41 in December 2016, a decrease of 29%. There were 29 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 6% lower 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 Vineland was 98.3% 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 68, lower than the average last year, which was 74, a decrease of 8%.



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