

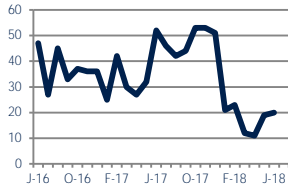


Focus On: Vineland Housing Market

June 2018

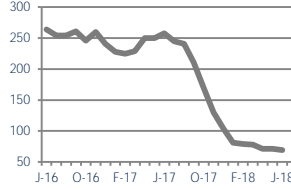
Zip Code(s): 08360 and 08361

Units Sold
20



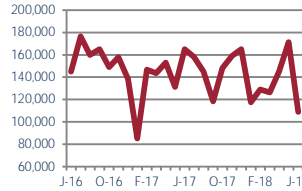
Down
Vs. Year Ago

Active Inventory
69



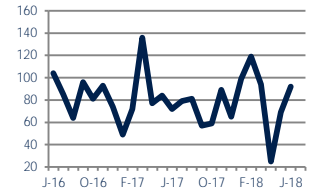
Down -73%
Vs. Year Ago

Median Sale Price
\$109,000



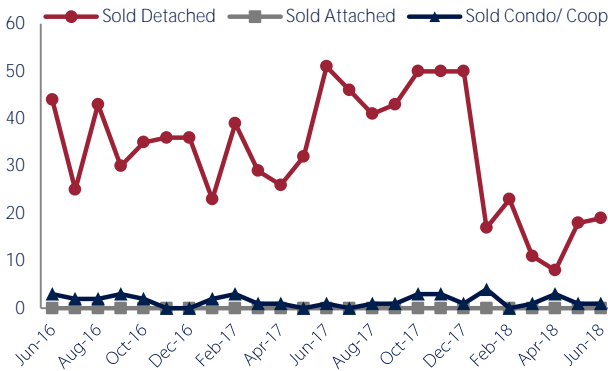
Down
Vs. Year Ago

Days On Market
92



Up 28%
Vs. Year Ago

Units Sold*



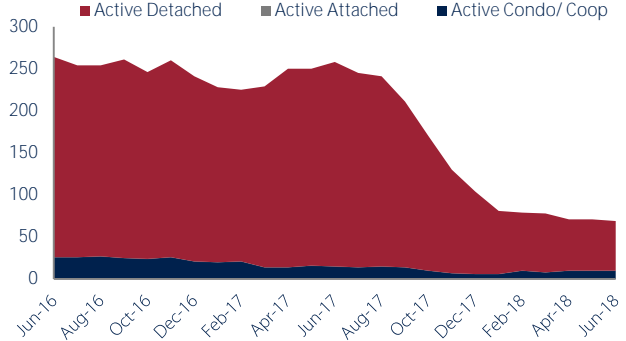
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 20 sold this month in Vineland. This month's total units sold was lower than at this time last year, a decrease from June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 189 units or 73%. The total number of active inventory this June was 69 compared to 258 in June 2017. This month's total of 69 is lower than the previous month's total supply of available inventory of 71, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for Vineland Homes was \$165,000. This June, the median sale price was \$109,000, a decrease of \$56,000 compared to last year. The current median sold price is lower than in May.

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.

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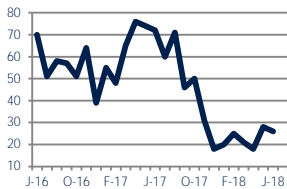
Focus On: Vineland Housing Market

June 2018

Zip Code(s): 08360 and 08361

New Listings

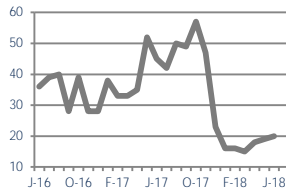
26



Down -64%
Vs. Year Ago

Current Contracts

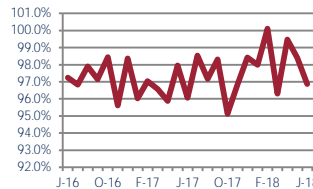
20



Down -56%
Vs. Year Ago

Sold Vs. List Price

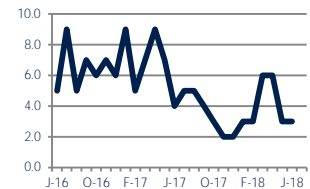
96.9%



Up 0.8%
Vs. Year Ago

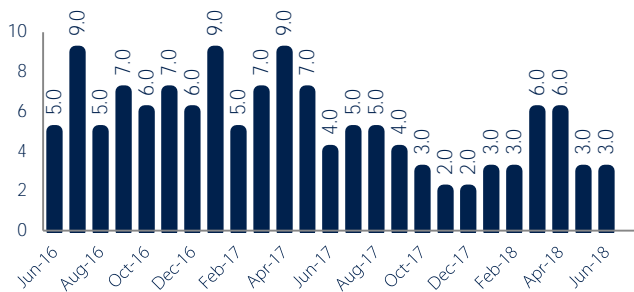
Months of Supply

3.0



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

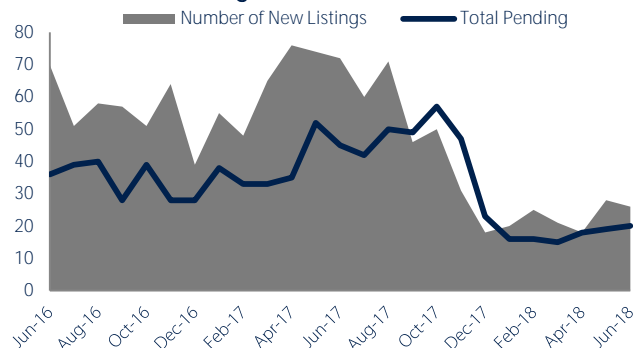
In June, there was 3.5 months of supply available in Vineland, compared to 5.0 in June 2017. That is a decrease of 30% versus a year ago.

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.

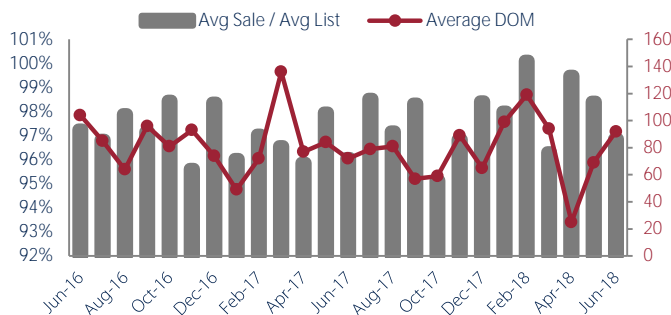
New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Vineland compared to 72 in June 2017, a decrease of 64%. There were 20 current contracts pending sale this June compared to 45 a year ago. The number of current contracts is 56% lower than last June.

New Listings & Current Contracts



Sale Price / List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Vineland was 96.9% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 92, higher than the average last year, which was 72, an increase of 28%.



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