



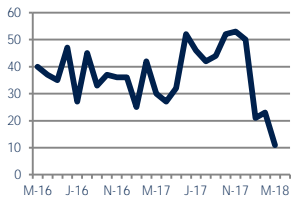
## Focus On: Vineland Housing Market

March 2018

Zip Code(s): 08360 and 08361

### Units Sold

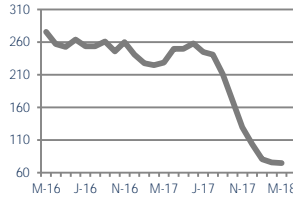
11



Down  
Vs. Year Ago

### Active Inventory

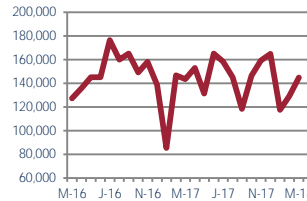
75



Down -67%  
Vs. Year Ago

### Median Sale Price

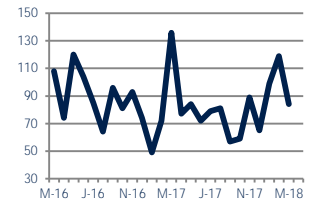
\$144,900



Up 1%  
Vs. Year Ago

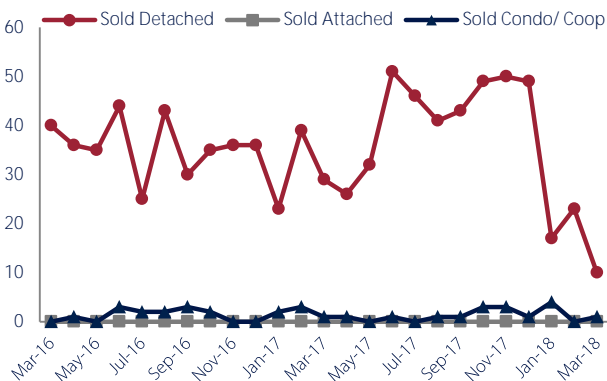
### Days On Market

84



Down -38%  
Vs. Year Ago

### Units Sold\*



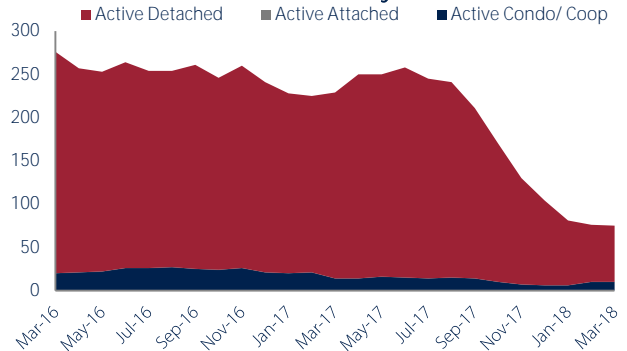
### Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 11 sold this month in Vineland. This month's total units sold was lower than at this time last year, a decrease from March 2017.

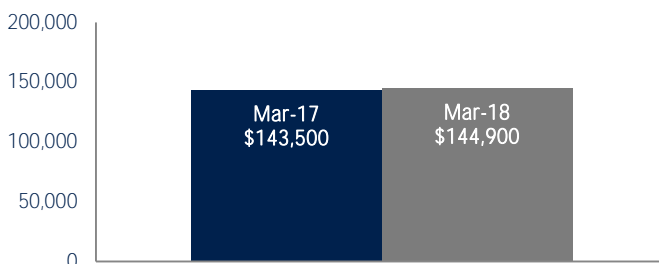
### Active Inventory

Versus last year, the total number of homes available this month is lower by 154 units or 67%. The total number of active inventory this March was 75 compared to 229 in March 2017. This month's total of 75 is lower than the previous month's total supply of available inventory of 76, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Vineland Homes was \$143,500. This March, the median sale price was \$144,900, an increase of 1% or \$1,400 compared to last year. The current median sold price is 12% higher than in February.

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.



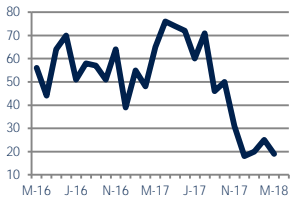
**Focus On: Vineland Housing Market**

March 2018

Zip Code(s): 08360 and 08361

**New Listings**

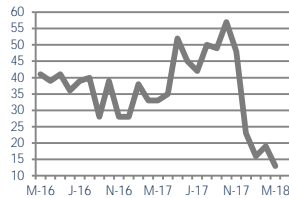
19



**Down -71%**  
Vs. Year Ago

**Current Contracts**

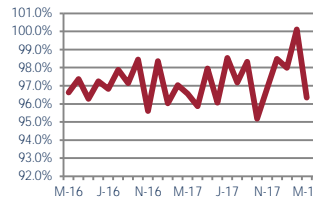
13



**Down -61%**  
Vs. Year Ago

**Sold Vs. List Price**

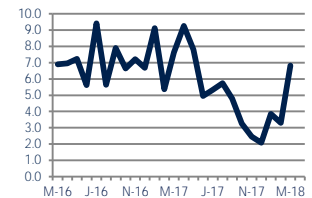
96.4%



**No Change**  
Vs. Year Ago

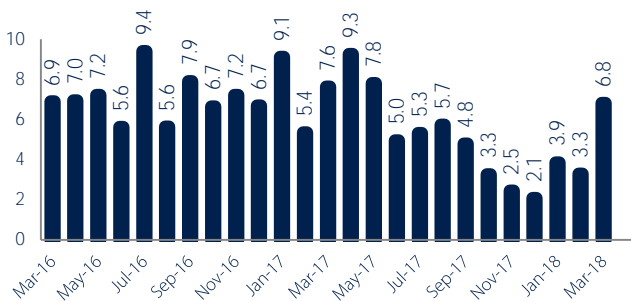
**Months of Supply**

6.8



**Down -11%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

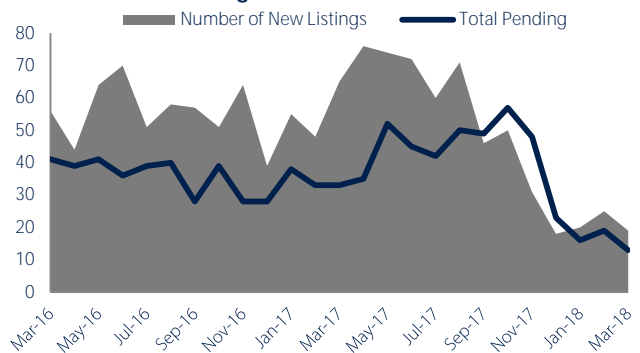
In March, there was 6.8 months of supply available in Vineland, compared to 7.6 in March 2017. That is a decrease of 11% versus a year ago.

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.

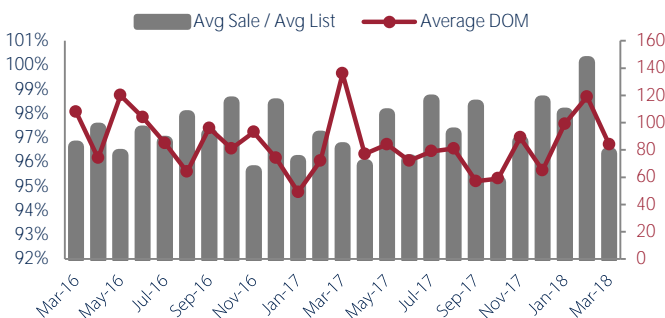
**New Listings & Current Contracts**

This month there were 19 homes newly listed for sale in Vineland compared to 65 in March 2017, a decrease of 71%. There were 13 current contracts pending sale this March compared to 33 a year ago. The number of current contracts is 61% lower than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Vineland was 96.4% 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 84, lower than the average last year, which was 136, a decrease of 38%.



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