

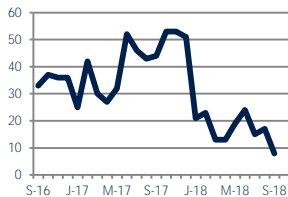
Focus On: Vineland Housing Market

September 2018

Zip Code(s): 08360 and 08361

Units Sold

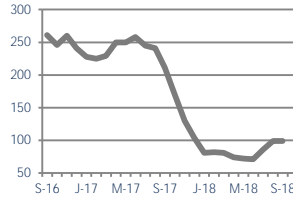
8



Down
Vs. Year Ago

Active Inventory

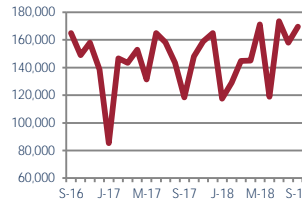
99



Down -53%
Vs. Year Ago

Median Sale Price

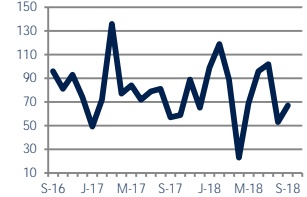
\$169,500



Up
Vs. Year Ago

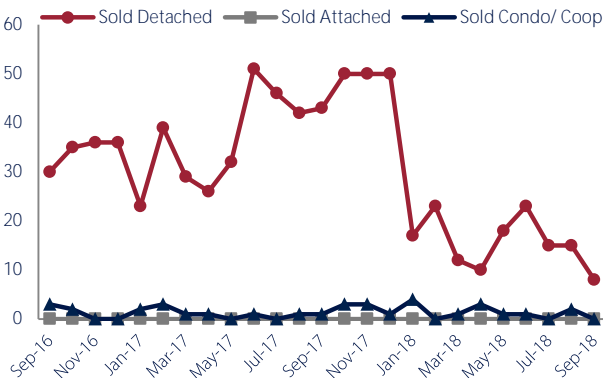
Days On Market

67



Up 18%
Vs. Year Ago

Units Sold*



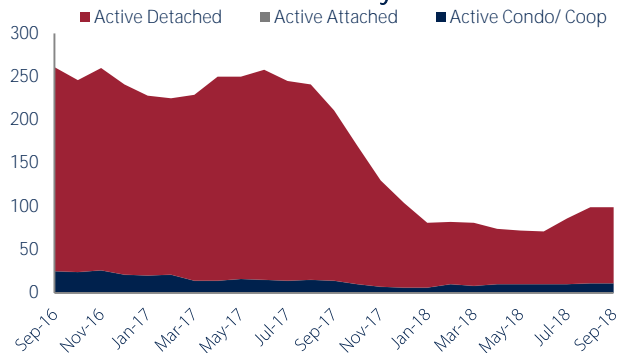
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 8 sold this month in Vineland. This month's total units sold was lower than at this time last year, a decrease from September 2017.

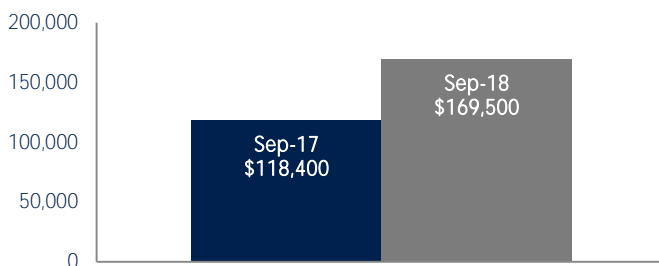
Active Inventory

Versus last year, the total number of homes available this month is lower by 112 units or 53%. The total number of active inventory this September was 99 compared to 211 in September 2017. This month's supply remained stable as compared to last month.

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 September, the median sale price for Vineland Homes was \$118,400. This September, the median sale price was \$169,500, an increase of \$51,100 compared to last year. The current median sold price is higher than in August.

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.



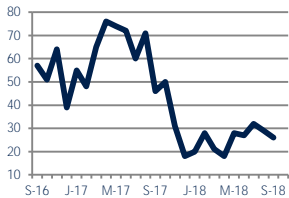
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Zip Code(s): 08360 and 08361

New Listings

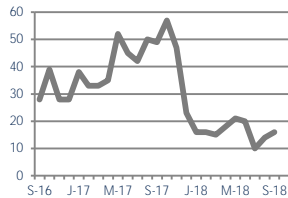
26



Down -43%
Vs. Year Ago

Current Contracts

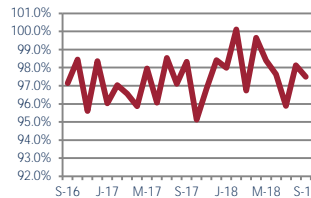
16



Down -67%
Vs. Year Ago

Sold Vs. List Price

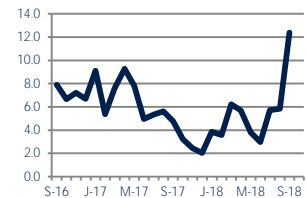
97.5%



Down -0.8%
Vs. Year Ago

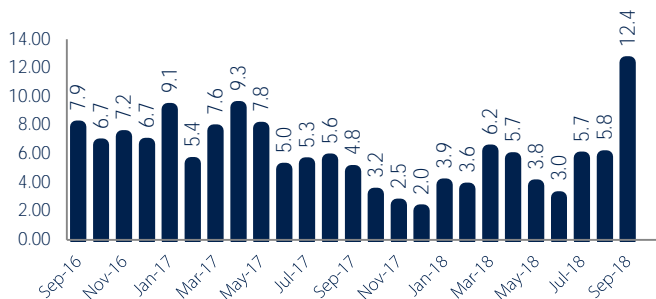
Months of Supply

12.4



Up
Vs. Year Ago

Months Of Supply



Months of Supply

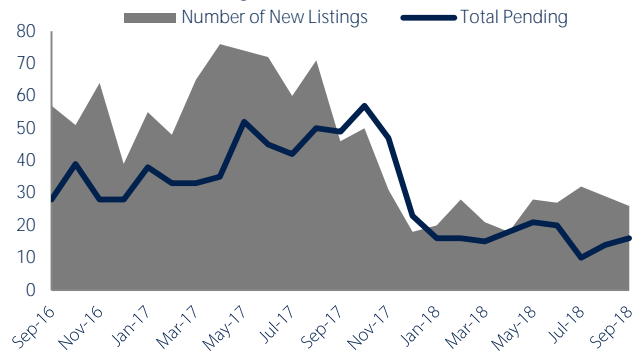
In September, there was 12.4 months of supply available in Vineland, compared to 4.8 in September 2017. That is an increase versus a year ago.

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.

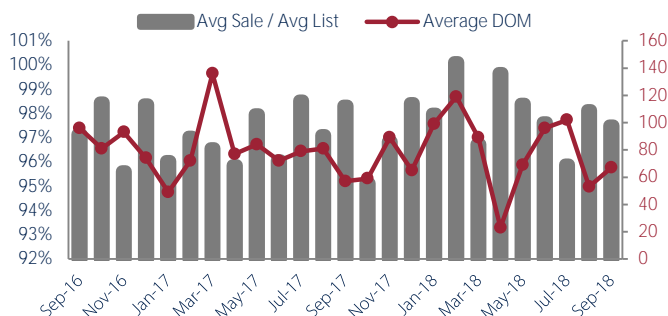
New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Vineland compared to 46 in September 2017, a decrease of 43%. There were 16 current contracts pending sale this September compared to 49 a year ago. The number of current contracts is 67% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Vineland was 97.5% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 67, higher than the average last year, which was 57, an increase of 18%.



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