

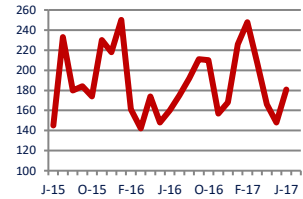
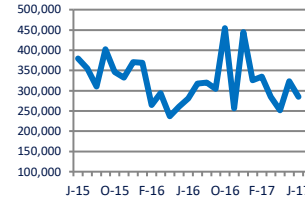
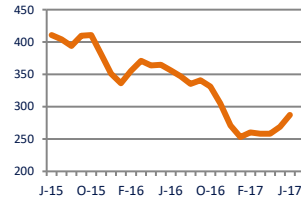
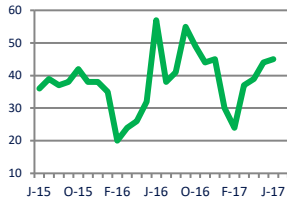


Focus On: Cape May Housing Market

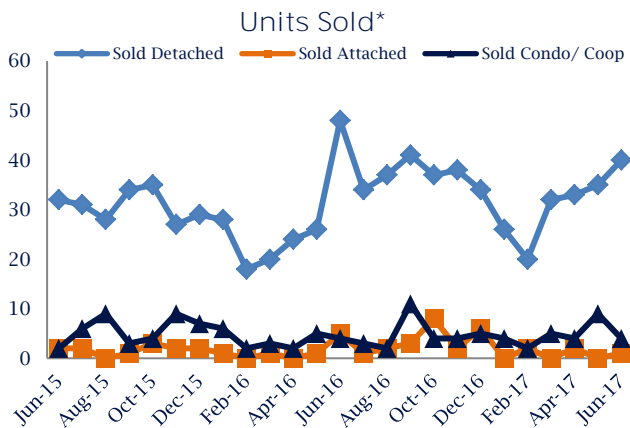
June 2017

Zip Code(s): 08204 and 08212

Units Sold 45	Active Inventory 287	Median Sale Price \$285,000	Days On Market 181
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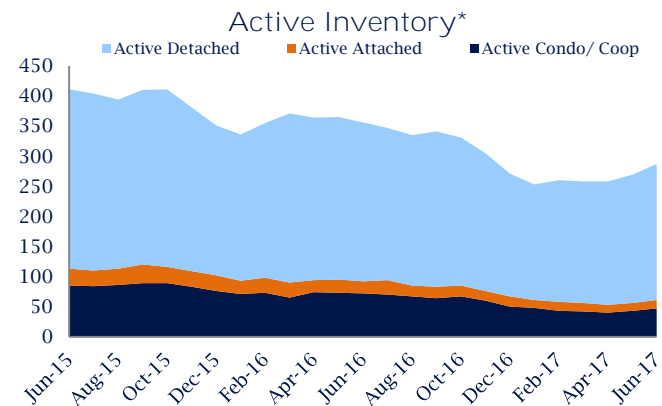


Down -21% Vs. Year Ago	Down -19% Vs. Year Ago	Up 1% Vs. Year Ago	Up 13% Vs. Year Ago
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Units Sold

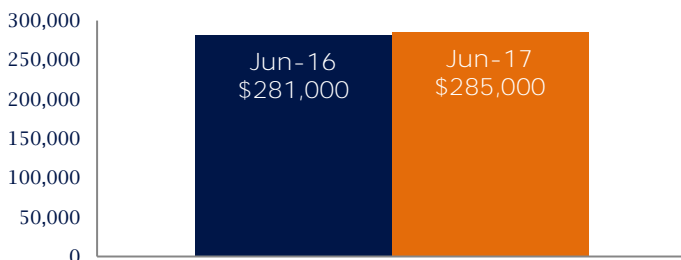
There was an increase in total units sold in June, with 45 sold this month in Cape May versus 44 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 21% versus June 2016.



Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 19%. The total number of active inventory this June was 287 compared to 356 in June 2016. This month's total of 287 is higher than the previous month's total supply of available inventory of 269, an increase of 7%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Cape May Homes was \$281,000. This June, the median sale price was \$285,000, an increase of 1% or \$4,000 compared to last year. The current median sold price is 12% 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.

Cape May are defined as properties listed in zip code/s 08204 and 08212.

*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 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 CMCAOR or Long & Foster Real Estate, Inc.



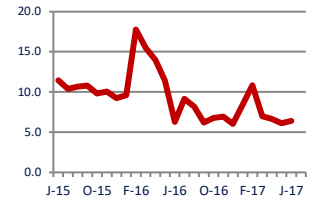
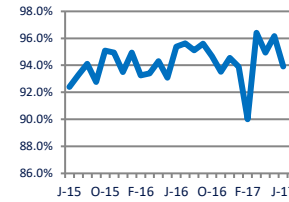
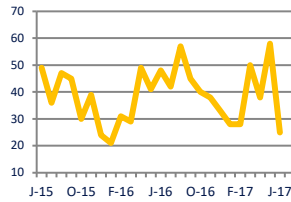
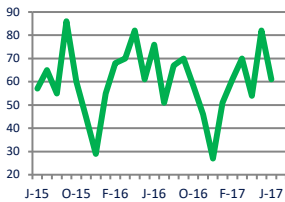


Focus On: Cape May Housing Market

June 2017

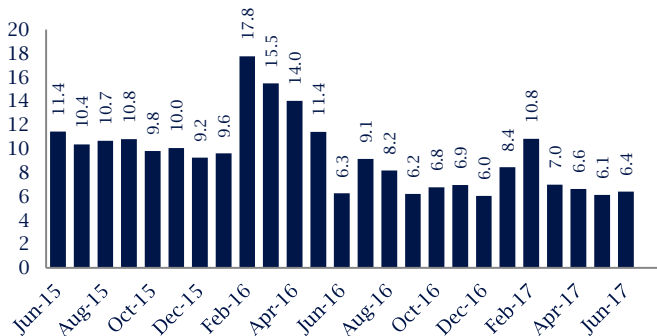
Zip Code(s): 08204 and 08212

New Listings 61	Current Contracts 25	Sold Vs. List Price 93.9%	Months of Supply 6.4
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Down -20% Vs. Year Ago	Down -48% Vs. Year Ago	Down -1.5% Vs. Year Ago	Up 2% Vs. Year Ago
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Months Of Supply



Months of Supply

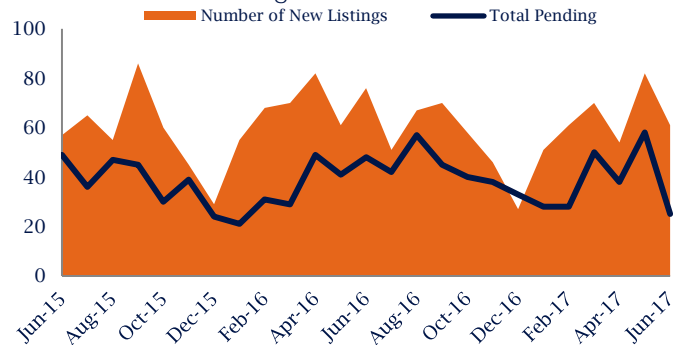
In June, there was 6.4 months of supply available in Cape May, compared to 6.2 in June 2016. That is an increase of 2% versus a year ago.

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 61 homes newly listed for sale in Cape May compared to 76 in June 2016, a decrease of 20%. There were 25 current contracts pending sale this June compared to 48 a year ago. The number of current contracts is 48% 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 Cape May was 93.9% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 181, higher than the average last year, which was 160, an increase of 13%.

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