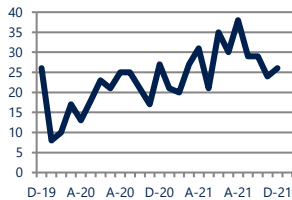




Units Sold

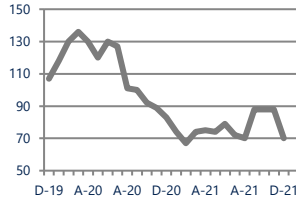
26



Down -4%
Vs. Year Ago

Active Inventory

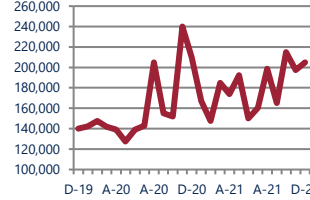
70



Down -16%
Vs. Year Ago

Median Sale Price

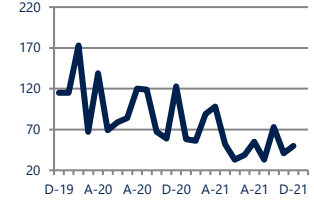
\$204,900



Down -2%
Vs. Year Ago

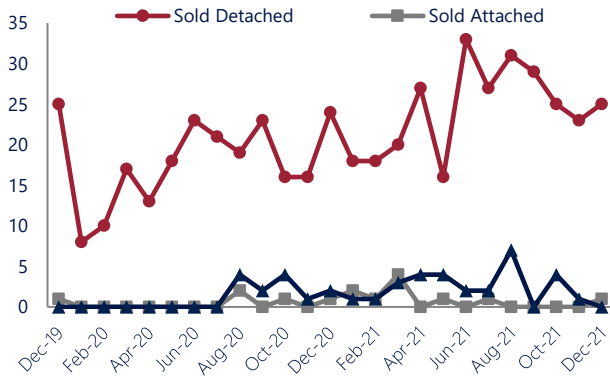
Days On Market

50



Down
Vs. Year Ago

Units Sold*



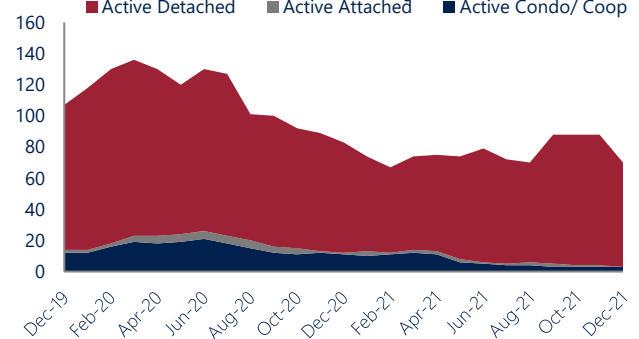
Units Sold

There was an increase in total units sold in December, with 26 sold this month in Somerset County versus 24 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 4% versus December 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 16%. The total number of active inventory this December was 70 compared to 83 in December 2020. This month's total of 70 is lower than the previous month's total supply of available inventory of 88, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Somerset County Homes was \$209,900. This December, the median sale price was \$204,900, a decrease of 2% or \$5,000 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.



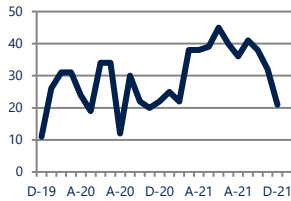
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

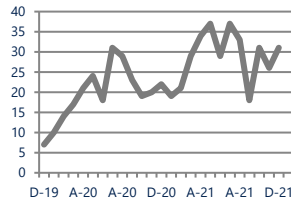
21



Down -5%
Vs. Year Ago

Current Contracts

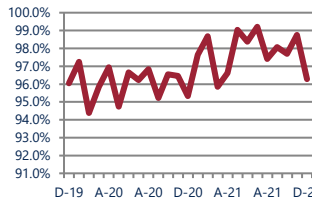
31



Up 41%
Vs. Year Ago

Sold Vs. List Price

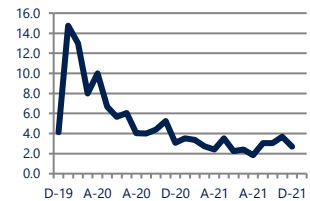
96.3%



Up 1%
Vs. Year Ago

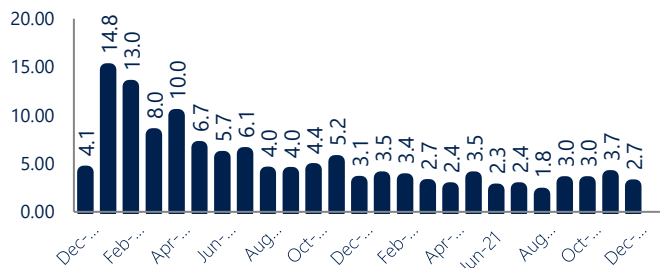
Months of Supply

2.7



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

In December, there was 2.7 months of supply available in Somerset County, compared to 3.1 in December 2020. That is a decrease of 12% versus a year ago.

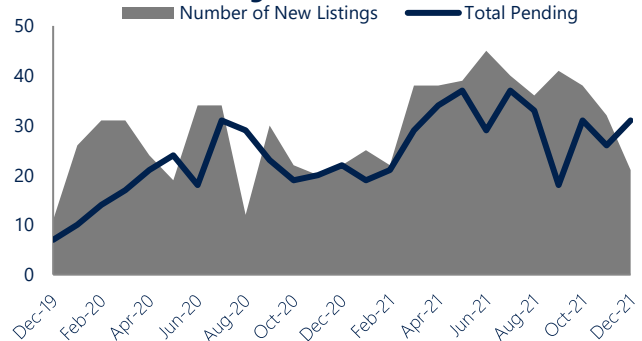
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

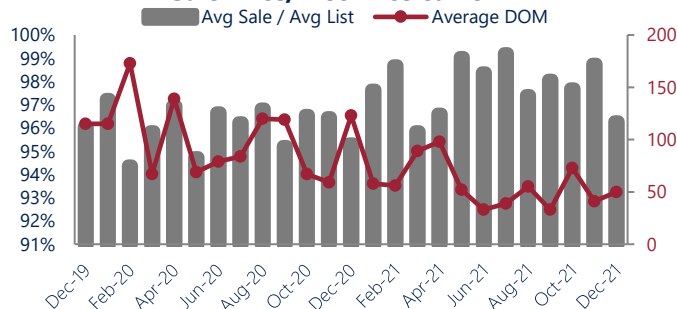
This month there were 21 homes newly listed for sale in Somerset County compared to 22 in December 2020, a decrease of 5%.

There were 31 current contracts pending sale this December compared to 22 a year ago. The number of current contracts is 41% higher 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 Somerset County was 96.3% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 123. This decrease was impacted by the limited number of sales.



*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

