

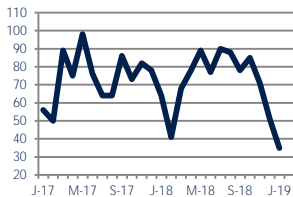
Focus On: Brigantine and Atlantic City Housing Market

January 2019

Zip Code(s): 08203 and 08401

Units Sold

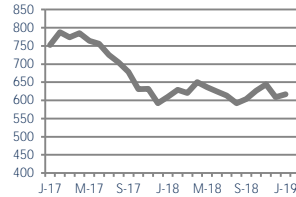
35



Down
Vs. Year Ago

Active Inventory

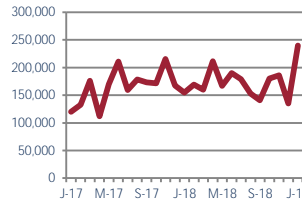
617



Up 1%
Vs. Year Ago

Median Sale Price

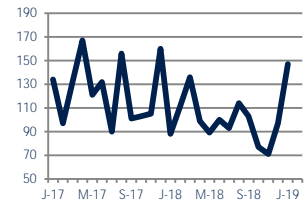
\$240,000



Up
Vs. Year Ago

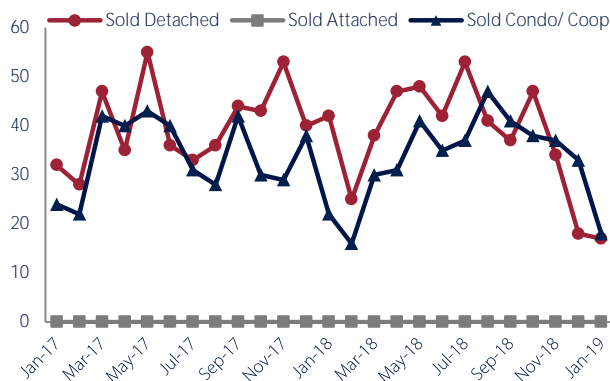
Days On Market

147



Up
Vs. Year Ago

Units Sold*



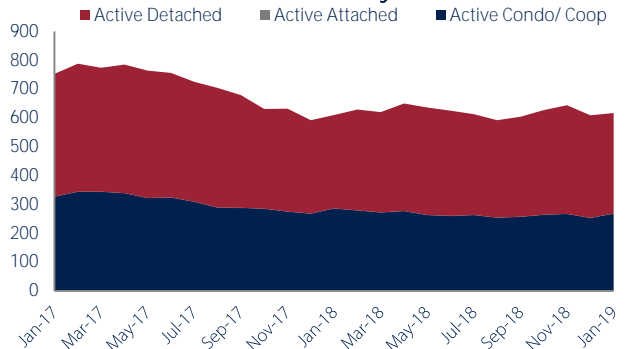
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 35 sold this month in Brigantine and Atlantic City. This month's total units sold was lower than at this time last year, a decrease from January 2018.

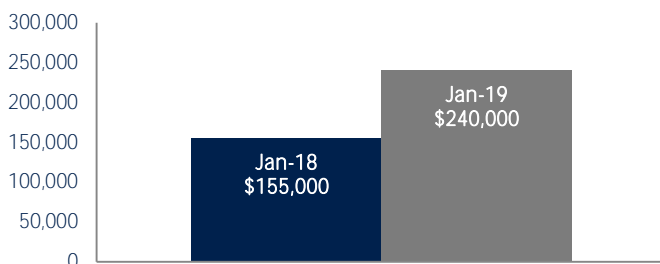
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 1%. The total number of active inventory this January was 617 compared to 610 in January 2018. This month's total of 617 is higher than the previous month's total supply of available inventory of 609, an increase of 1%.

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 January, the median sale price for Brigantine and Atlantic City Homes was \$155,000. This January, the median sale price was \$240,000, an increase of \$85,000 compared to last year. The current median sold price is higher than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Brigantine and Atlantic City are defined as properties listed in zip code/s 08203 and 08401.

*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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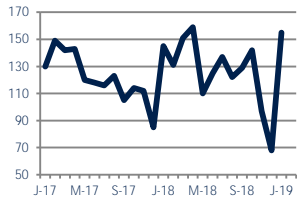
Focus On: Brigantine and Atlantic City Housing Market

January 2019

Zip Code(s): 08203 and 08401

New Listings

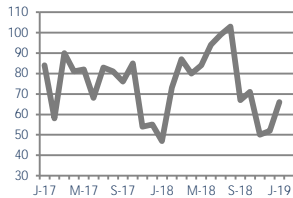
155



Up 7%
Vs. Year Ago

Current Contracts

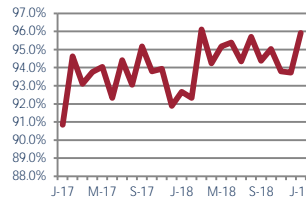
66



Up 40%
Vs. Year Ago

Sold Vs. List Price

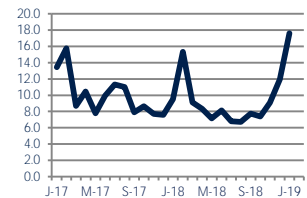
95.9%



Up 3.5%
Vs. Year Ago

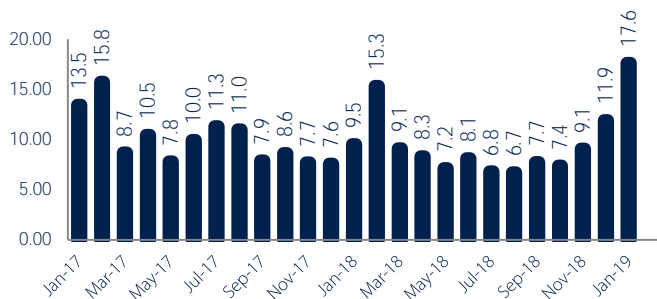
Months of Supply

17.6



Up
Vs. Year Ago

Months Of Supply



Months of Supply

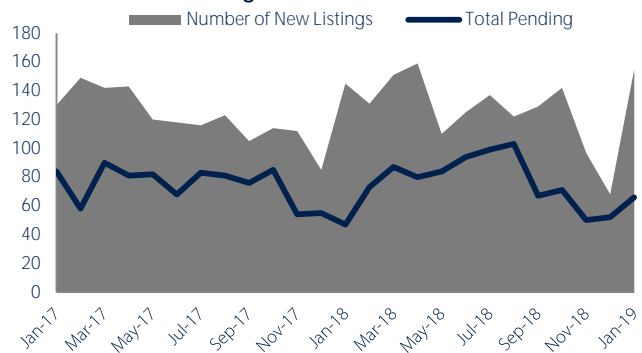
In January, there was 17.6 months of supply available in Brigantine and Atlantic City, compared to 9.5 in January 2018. That is an increase versus a year ago.

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.

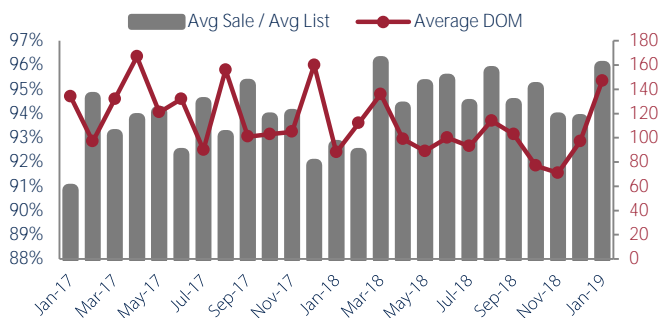
New Listings & Current Contracts

This month there were 155 homes newly listed for sale in Brigantine and Atlantic City compared to 145 in January 2018, an increase of 7%. There were 66 current contracts pending sale this January compared to 47 a year ago. The number of current contracts is 40% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Brigantine and Atlantic City was 95.9% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 147, higher than the average last year, which was 88. This increase was impacted by the limited number of sales.



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