

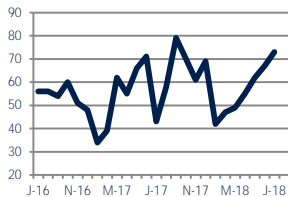
Focus On: Egg Harbor Township Housing Market

July 2018

Zip Code(s): 08234

Units Sold

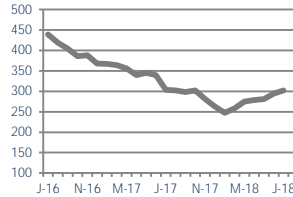
73



Up
Vs. Year Ago

Active Inventory

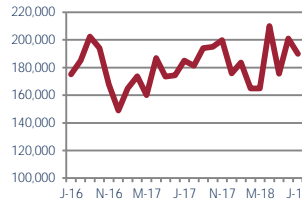
302



Down -1%
Vs. Year Ago

Median Sale Price

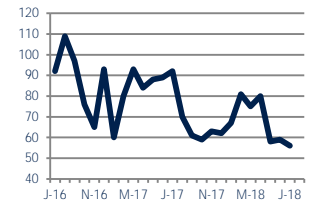
\$190,000



Up 3%
Vs. Year Ago

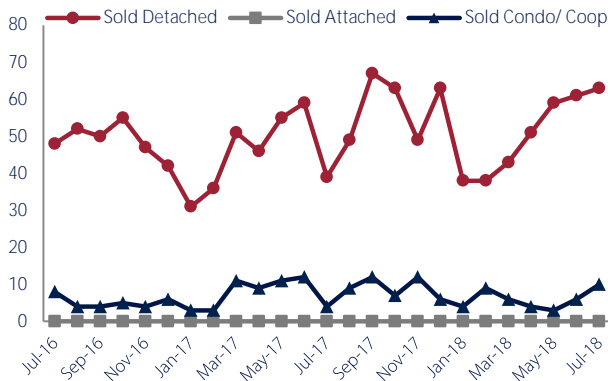
Days On Market

56



Down -39%
Vs. Year Ago

Units Sold*



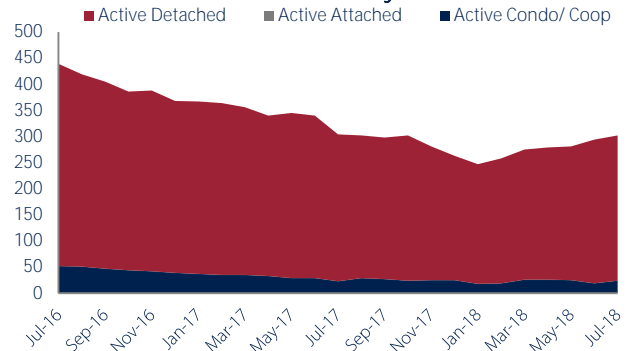
Units Sold

There was an increase in total units sold in July, with 73 sold this month in Egg Harbor Township. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 1%. The total number of active inventory this July was 302 compared to 304 in July 2017. This month's total of 302 is higher than the previous month's total supply of available inventory of 294, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Egg Harbor Township Homes was \$185,000. This July, the median sale price was \$190,000, an increase of 3% or \$5,000 compared to last year. The current median sold price is 5% lower than in June.

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

Egg Harbor Township are defined as properties listed in zip code/s 08234.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



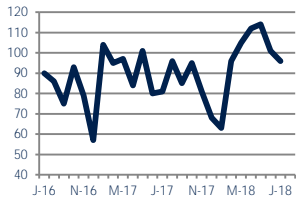
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July 2018

Zip Code(s): 08234

New Listings

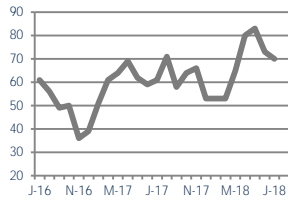
96



Up 19%
Vs. Year Ago

Current Contracts

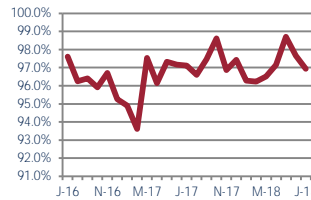
70



Up 15%
Vs. Year Ago

Sold Vs. List Price

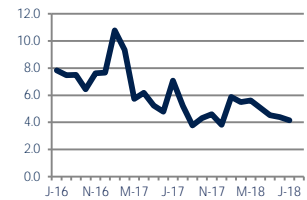
96.9%



No Change
Vs. Year Ago

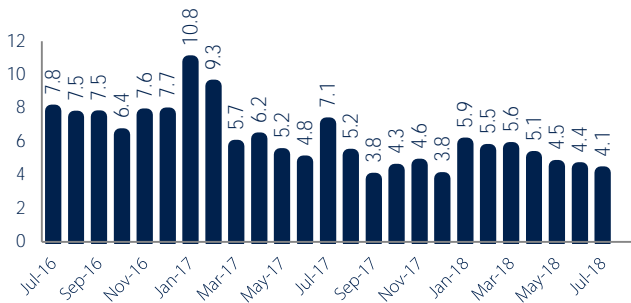
Months of Supply

4.1



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

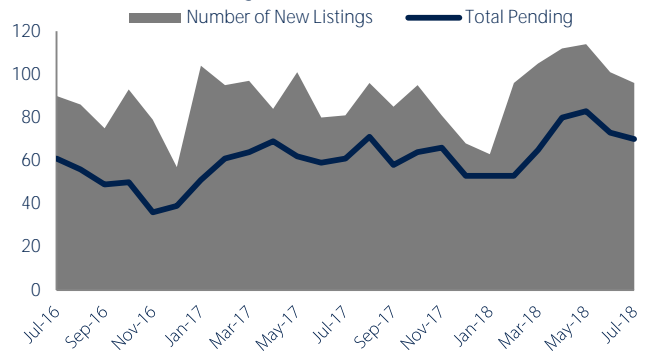
In July, there was 4.1 months of supply available in Egg Harbor Township, compared to 7.1 in July 2017. That is a decrease of 41% versus a year ago.

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.

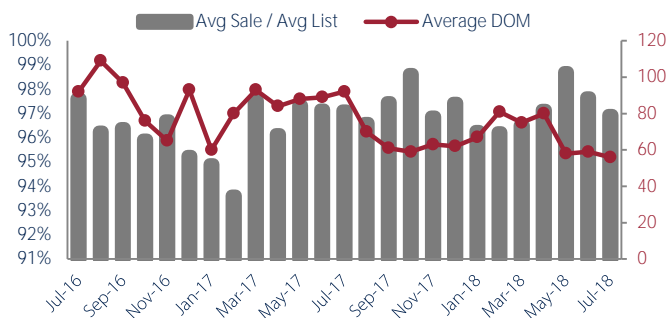
New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Egg Harbor Township compared to 81 in July 2017, an increase of 19%. There were 70 current contracts pending sale this July compared to 61 a year ago. The number of current contracts is 15% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Egg Harbor Township was 96.9% 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 56, lower than the average last year, which was 92, a decrease of 39%.



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