



# The Long & Foster Market Minute™

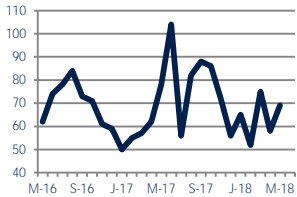
**Focus On:** Mays Landing, Hammonton, and Western Atlantic County Housing Market

May 2018

Zip Code(s): 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350

## Units Sold

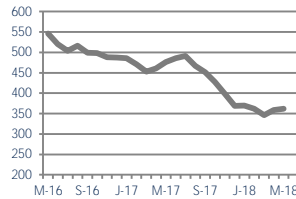
69



Down -12%  
Vs. Year Ago

## Active Inventory

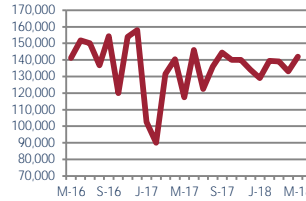
362



Down -24%  
Vs. Year Ago

## Median Sale Price

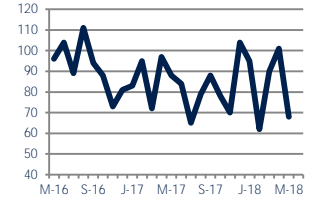
\$142,000



Up 21%  
Vs. Year Ago

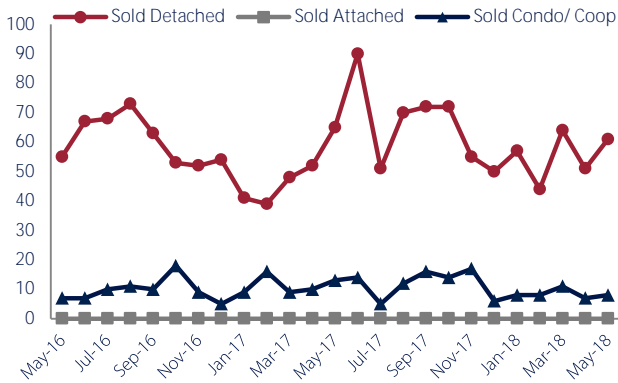
## Days On Market

68



Down -23%  
Vs. Year Ago

### Units Sold\*



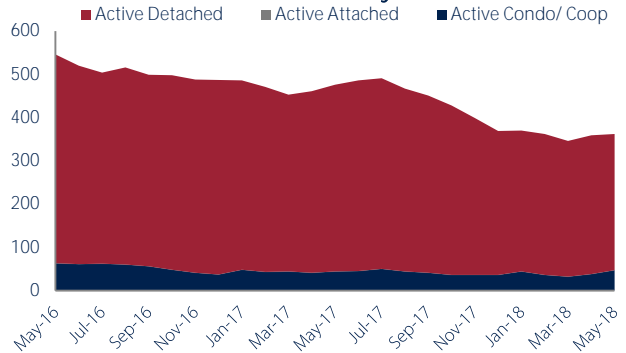
## Units Sold

There was an increase in total units sold in May, with 69 sold this month in Mays Landing, Hammonton, and Western Atlantic County versus 58 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 12% versus May 2017.

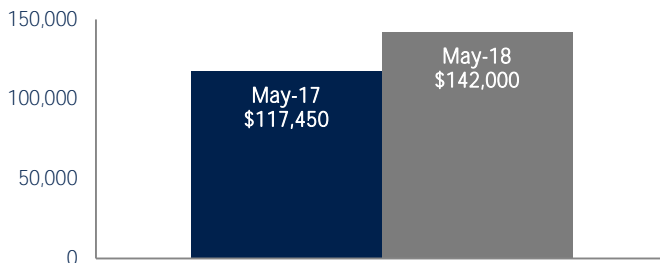
## Active Inventory

Versus last year, the total number of homes available this month is lower by 114 units or 24%. The total number of active inventory this May was 362 compared to 476 in May 2017. This month's total of 362 is higher than the previous month's total supply of available inventory of 359, an increase of 1%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Mays Landing, Hammonton, and Western Atlantic County Homes was \$117,450. This May, the median sale price was \$142,000, an increase of 21% or \$24,550 compared to last year. The current median sold price is 7% higher than in April.

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



Mays Landing, Hammonton, and Western Atlantic County are defined as properties listed in zip code/s 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350.

\*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.

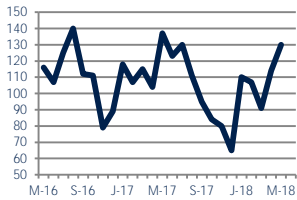




Zip Code(s): 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350

### New Listings

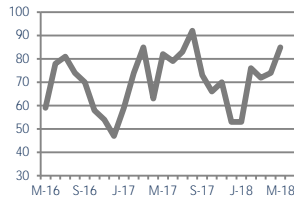
130



Down -5%  
Vs. Year Ago

### Current Contracts

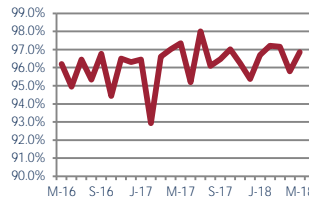
85



Up 4%  
Vs. Year Ago

### Sold Vs. List Price

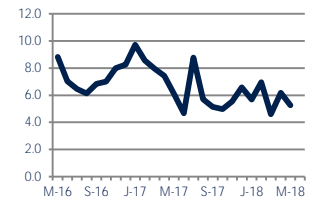
96.9%



Down -0.5%  
Vs. Year Ago

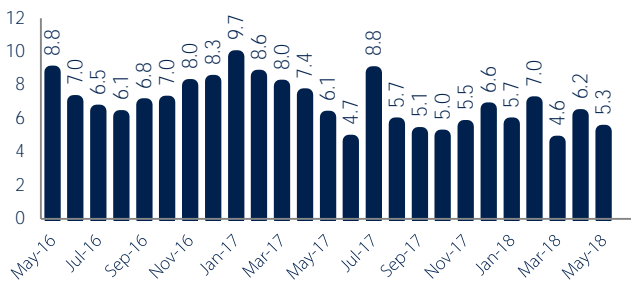
### Months of Supply

5.3



Down -14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

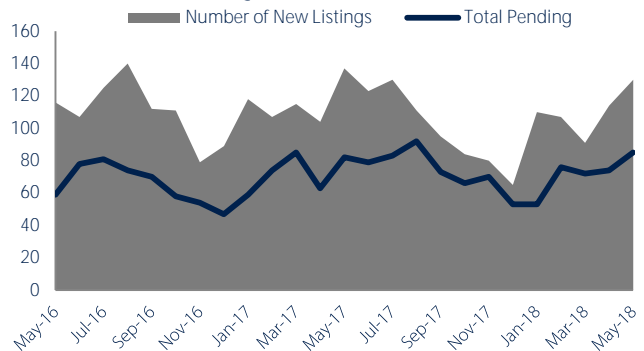
In May, there was 5.2 months of supply available in Mays Landing, Hammonton, and Western Atlantic County, compared to 6.1 in May 2017. That is a decrease of 14% versus a year ago.

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.

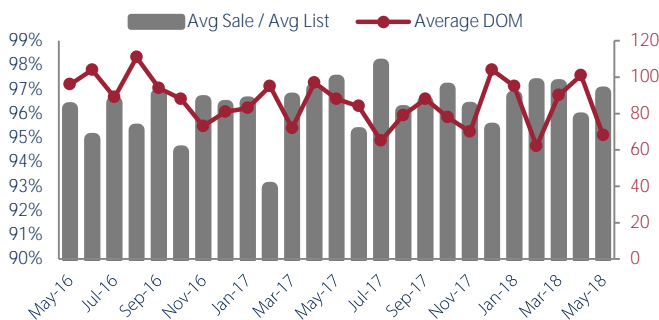
### New Listings & Current Contracts

This month there were 130 homes newly listed for sale in Mays Landing, Hammonton, and Western Atlantic County compared to 137 in May 2017, a decrease of 5%. There were 85 current contracts pending sale this May compared to 82 a year ago. The number of current contracts is 4% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Mays Landing, Hammonton, and Western Atlantic County was 96.9% of the average list price, which is 0.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 88, a decrease of 23%.



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