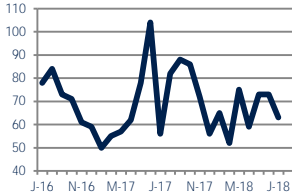


Units Sold

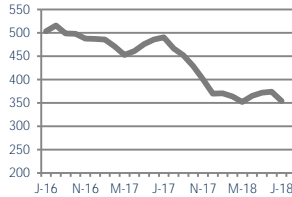
63



Up 13%
Vs. Year Ago

Active Inventory

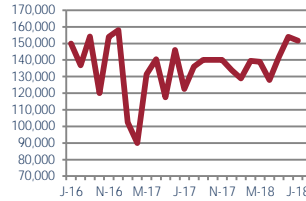
354



Down -28%
Vs. Year Ago

Median Sale Price

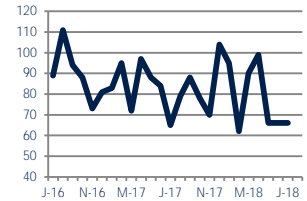
\$151,750



Up 24%
Vs. Year Ago

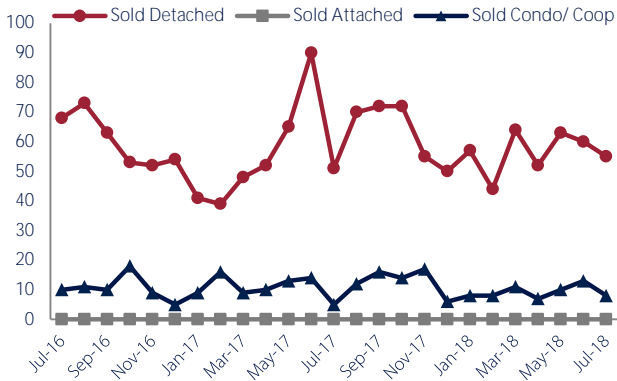
Days On Market

66



Up 2%
Vs. Year Ago

Units Sold*



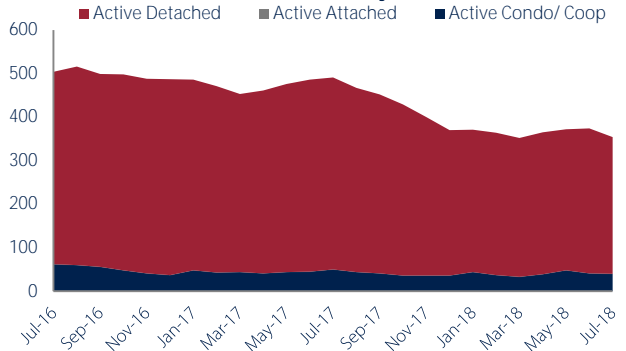
Units Sold

There was a decrease in total units sold in July, with 63 sold this month in Mays Landing, Hammonton, and Western Atlantic County versus 73 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 13% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 137 units or 28%. The total number of active inventory this July was 354 compared to 491 in July 2017. This month's total of 354 is lower than the previous month's total supply of available inventory of 374, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Mays Landing, Hammonton, and Western Atlantic County Homes was \$122,500. This July, the median sale price was \$151,750, an increase of 24% or \$29,250 compared to last year. The current median sold price is 1% 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.



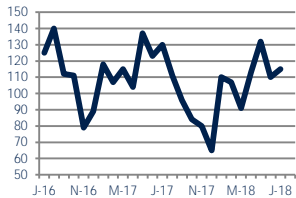
Mays Landing, Hammonton, and Western Atlantic County are defined as properties listed in zip code/s 08215, 08330, 08319, 08317, 08340, 08213, 08037, 08326, 08341, 08346 and 08350.
 *Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding 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

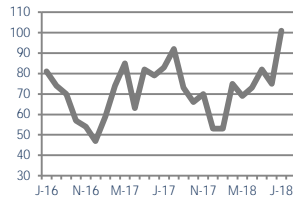
115



Down -12%
Vs. Year Ago

Current Contracts

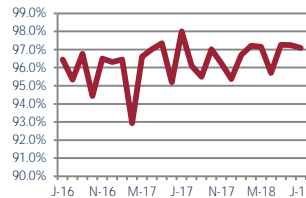
101



Up 22%
Vs. Year Ago

Sold Vs. List Price

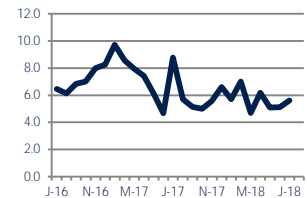
97.1%



Down -0.9%
Vs. Year Ago

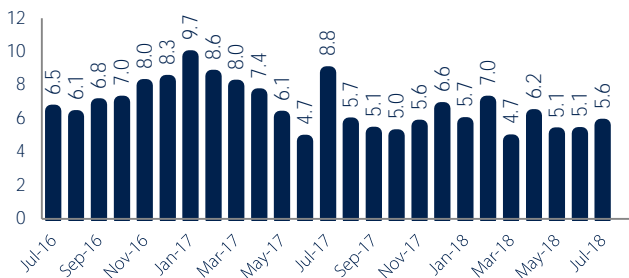
Months of Supply

5.6



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

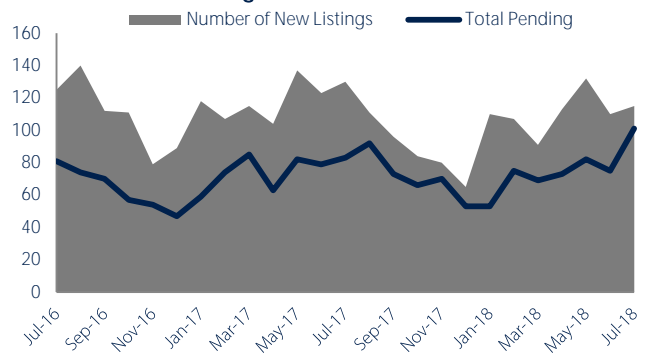
In July, there was 5.6 months of supply available in Mays Landing, Hammonton, and Western Atlantic County, compared to 8.8 in July 2017. That is a decrease of 36% versus a year ago.

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.

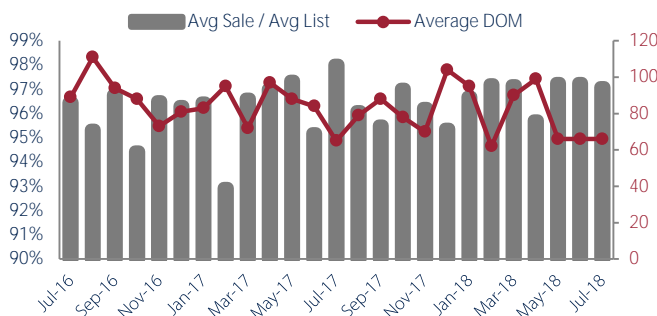
New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Mays Landing, Hammonton, and Western Atlantic County compared to 130 in July 2017, a decrease of 12%. There were 101 current contracts pending sale this July compared to 83 a year ago. The number of current contracts is 22% 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 Mays Landing, Hammonton, and Western Atlantic County was 97.1% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 65, an increase of 2%.



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