



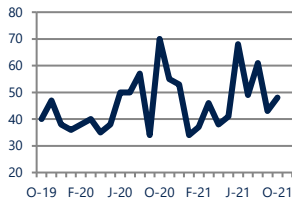
Focus On: Merchantville and Pennsauken Housing Market

October 2021

Zip Code(s): 08110 and 08109

Units Sold

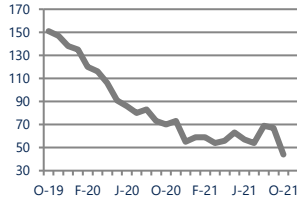
48



Down -31%
Vs. Year Ago

Active Inventory

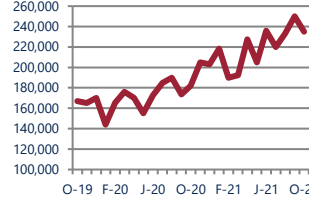
44



Down -37%
Vs. Year Ago

Median Sale Price

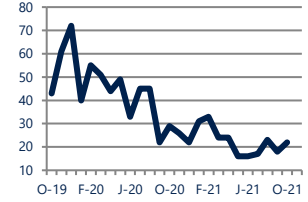
\$235,000



Up 29%
Vs. Year Ago

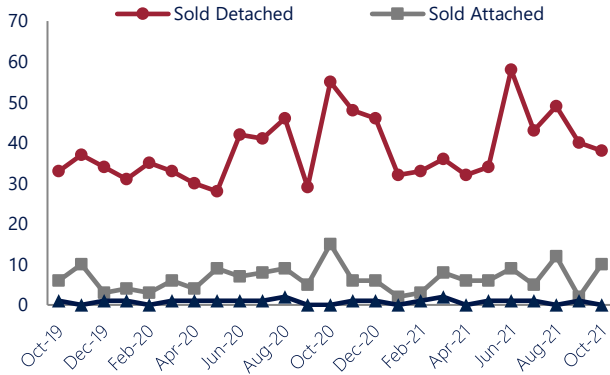
Days On Market

22



Down -24%
Vs. Year Ago

Units Sold*



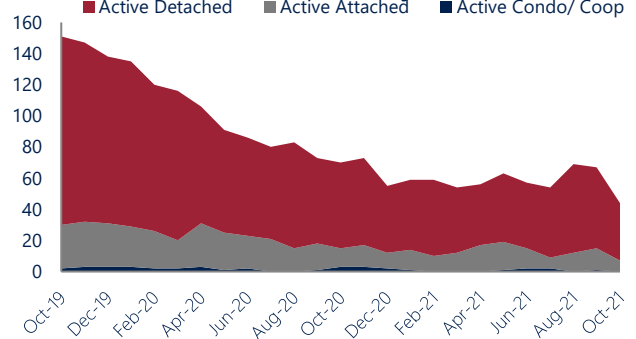
Units Sold

There was an increase in total units sold in October, with 48 sold this month in Merchantville and Pennsauken versus 43 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 31% versus October 2020.

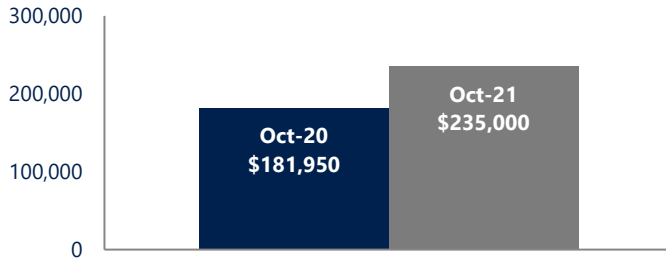
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 37%. The total number of active inventory this October was 44 compared to 70 in October 2020. This month's total of 44 is lower than the previous month's total supply of available inventory of 67, a decrease of 34%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Merchantville and Pennsauken Homes was \$181,950. This October, the median sale price was \$235,000, an increase of \$53,050 compared to last year. The current median sold price is lower than in September.

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

Merchantville and Pennsauken are defined as properties listed in zip code/s 08110 and 08109.

*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.

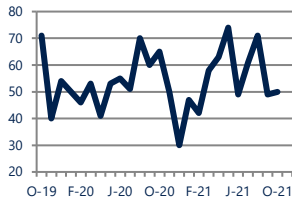




Zip Code(s): 08110 and 08109

New Listings

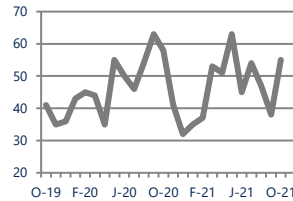
50



Down -23%
Vs. Year Ago

Current Contracts

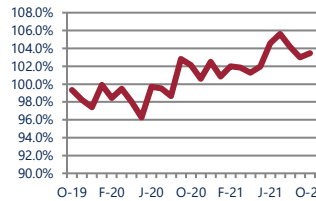
55



Down -5%
Vs. Year Ago

Sold Vs. List Price

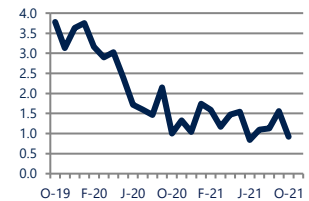
103.5%



Up 1.3%
Vs. Year Ago

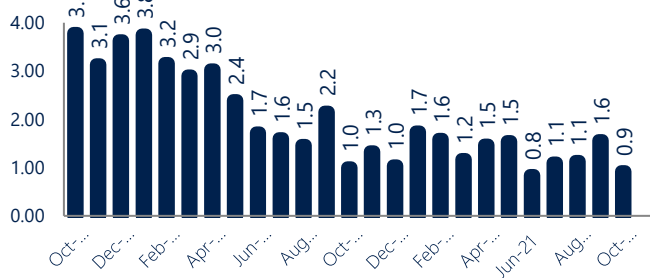
Months of Supply

0.9



No Change
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

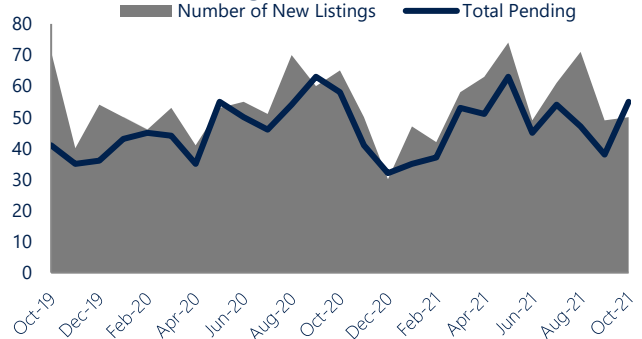
This month there were 50 homes newly listed for sale in Merchantville and Pennsauken compared to 65 in October 2020, a decrease of 23%. There were 55 current contracts pending sale this October compared to 58 a year ago. The number of current contracts is 5% lower than last October.

Months of Supply

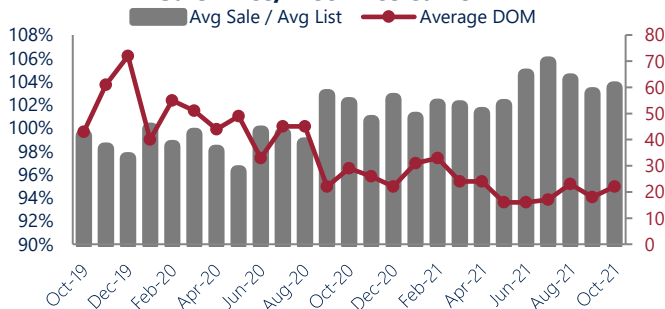
In October, there was 0.9 months of supply available in Merchantville and Pennsauken. The amount of supply is similar compared to a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Merchantville and Pennsauken was 103.5% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 29, a decrease of 24%.



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