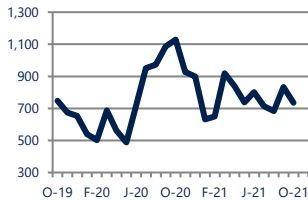




Units Sold

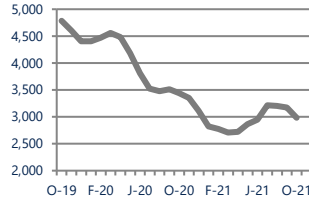
736



Down -35%
Vs. Year Ago

Active Inventory

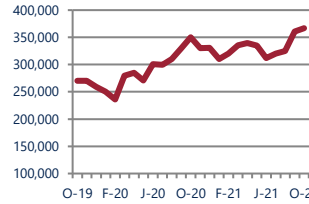
2,986



Down -13%
Vs. Year Ago

Median Sale Price

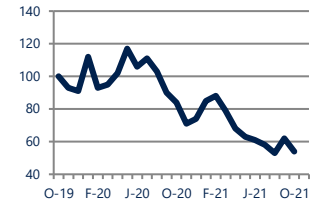
\$366,800



Up 5%
Vs. Year Ago

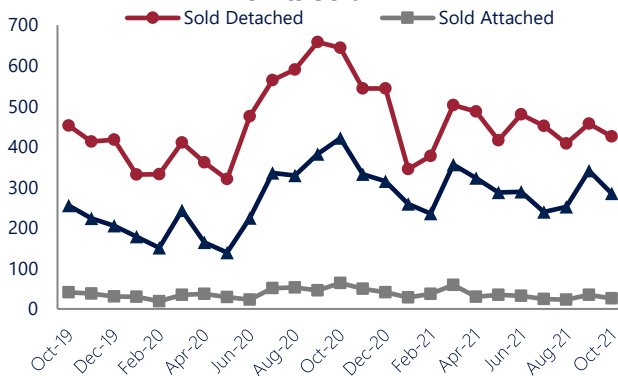
Days On Market

54



Down -36%
Vs. Year Ago

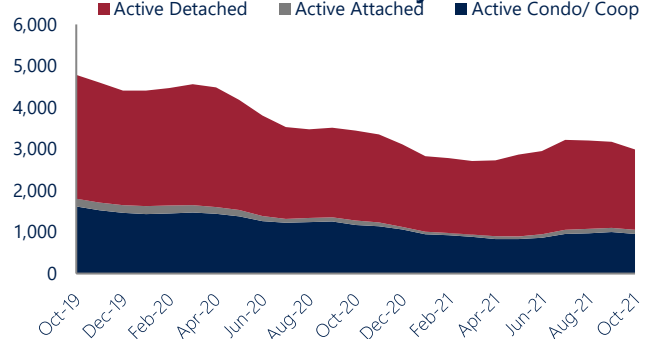
Units Sold*



Units Sold

There was a decrease in total units sold in October, with 736 sold this month in South Jersey Shore versus 833 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 35% versus October 2020.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 458 units or 13%. The total number of active inventory this October was 2,986 compared to 3,444 in October 2020. This month's total of 2,986 is lower than the previous month's total supply of available inventory of 3,175, a decrease of 6%.

Median Sale Price



Median Sale Price

Last October, the median sale price for South Jersey Shore Homes was \$349,995. This October, the median sale price was \$366,800, an increase of 5% or \$16,805 compared to last year. The current median sold price is 2% higher 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.

*Defined as the counties of Atlantic and Cape May in NJ.

*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.

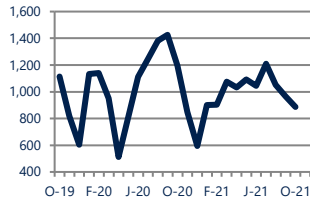
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New Listings

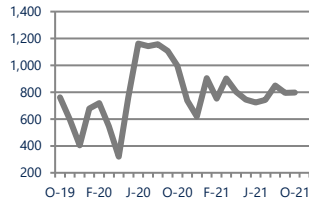
887



Down -26%
Vs. Year Ago

Current Contracts

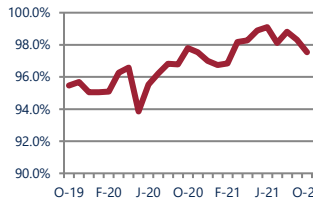
798



Down -20%
Vs. Year Ago

Sold Vs. List Price

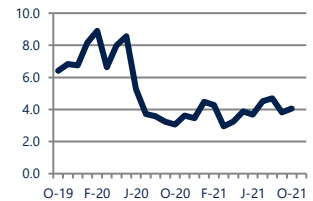
97.5%



No Change
Vs. Year Ago

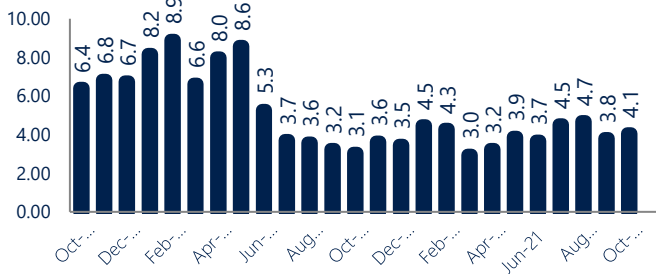
Months of Supply

4.1



Up 33%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

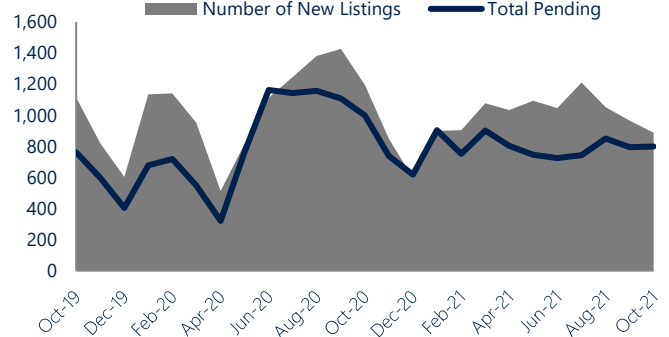
This month there were 887 homes newly listed for sale in South Jersey Shore compared to 1,194 in October 2020, a decrease of 26%. There were 798 current contracts pending sale this October compared to 998 a year ago. The number of current contracts is 20% lower than last October.

Months of Supply

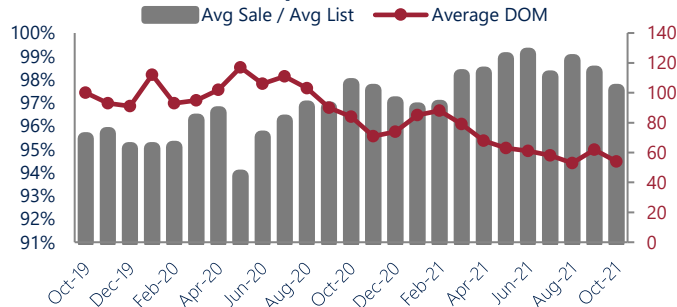
In October, there was 4.1 months of supply available in South Jersey Shore, compared to 3.1 in October 2020. That is an increase of 33% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in South Jersey Shore was 97.5% 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 54, lower than the average last year, which was 84, a decrease of 36%.



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