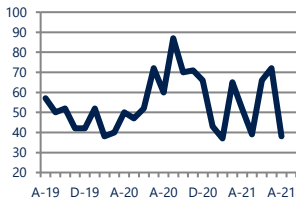




Zip Code(s): 08251, 08210, 08242, 08245, 08219 and 08252

Units Sold

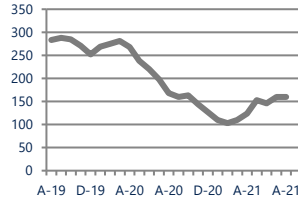
38



Down
Vs. Year Ago

Active Inventory

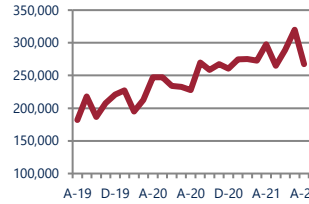
160



Down -5%
Vs. Year Ago

Median Sale Price

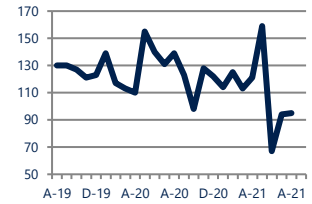
\$267,500



Up 18%
Vs. Year Ago

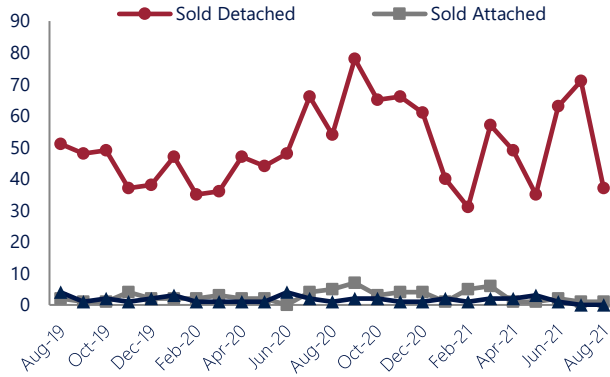
Days On Market

95



Down -32%
Vs. Year Ago

Units Sold*



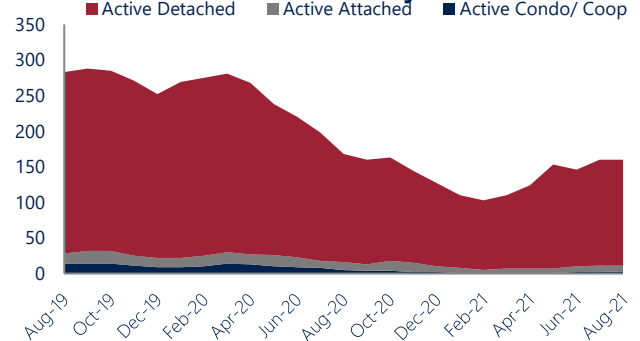
Units Sold

With relatively few transactions, there was a decrease in total units sold in August, with 38 sold this month in Villas, Cape May Court House, and Rio Grande. This month's total units sold was lower than at this time last year, a decrease from August 2020.

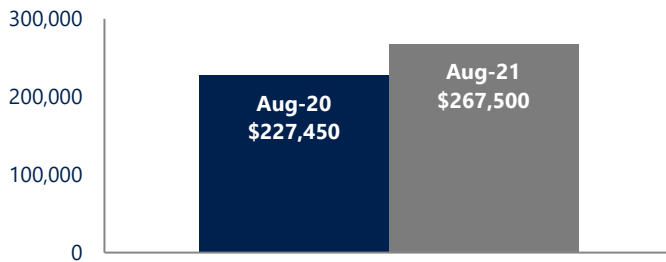
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 5%. The total number of active inventory this August was 160 compared to 168 in August 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Villas, Cape May Court House, and Rio Grande Homes was \$227,450. This August, the median sale price was \$267,500, an increase of 18% or \$40,050 compared to last year. The current median sold price is 16% lower than in July.

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

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*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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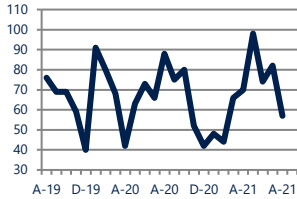




Zip Code(s): 08251, 08210, 08242, 08245, 08219 and 08252

New Listings

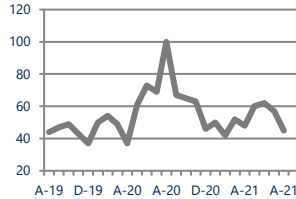
57



Down -35%
Vs. Year Ago

Current Contracts

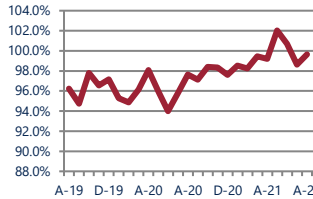
45



Down -55%
Vs. Year Ago

Sold Vs. List Price

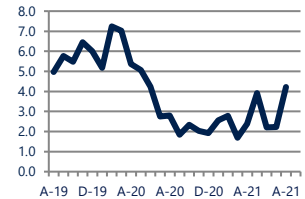
99.6%



Up 2.1%
Vs. Year Ago

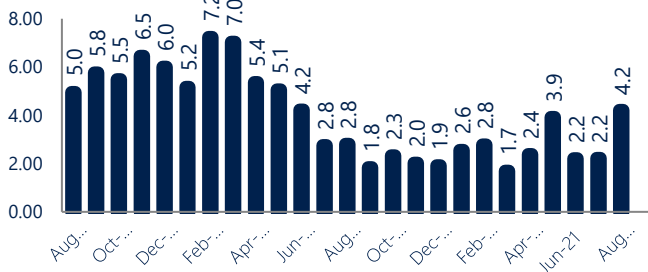
Months of Supply

4.2



Up 50%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

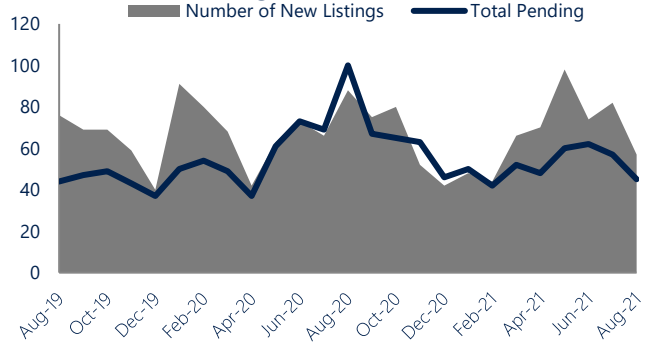
This month there were 57 homes newly listed for sale in Villas, Cape May Court House, and Rio Grande compared to 88 in August 2020, a decrease of 35%. There were 45 current contracts pending sale this August compared to 100 a year ago. The number of current contracts is 55% lower than last August.

Months of Supply

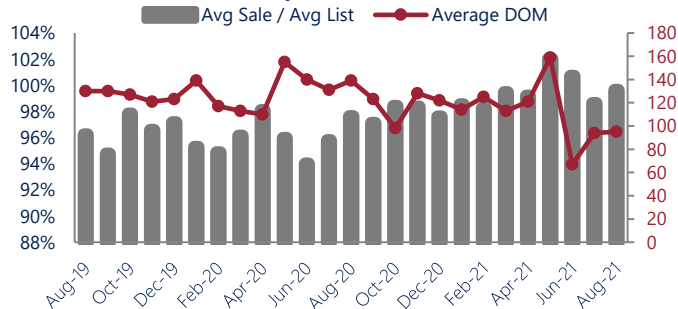
In August, there was 4.2 months of supply available in Villas, Cape May Court House, and Rio Grande, compared to 2.8 in August 2020. That is an increase of 50% versus a year ago.

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 August, the average sale price in Villas, Cape May Court House, and Rio Grande was 99.6% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 95, lower than the average last year, which was 139, a decrease of 32%.



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