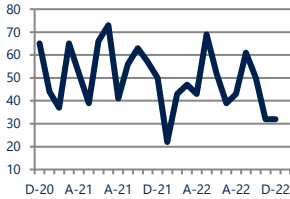




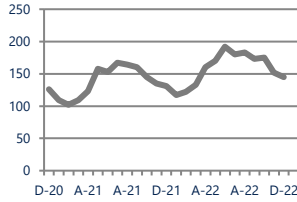
Zip Code(s): 08251, 08210, 08242, 08245, 08219 and 08252

**Units Sold**  
32



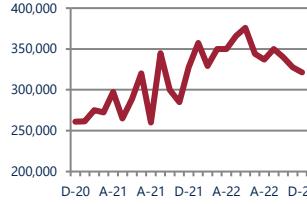
**Down -36%**  
Vs. Year Ago

**Active Inventory**  
145



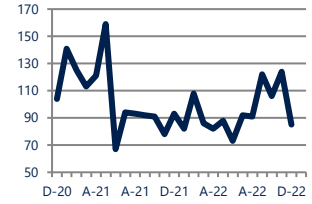
**Up 11%**  
Vs. Year Ago

**Median Sale Price**  
\$321,250



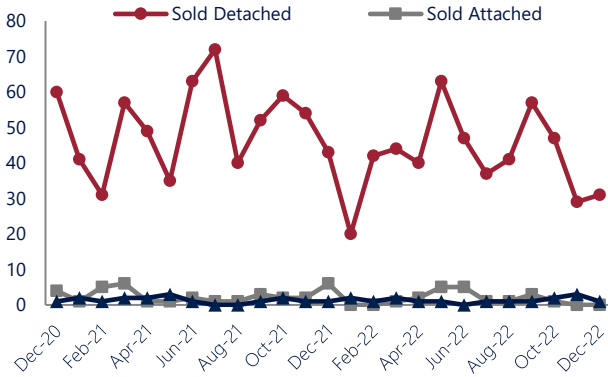
**Down -2%**  
Vs. Year Ago

**Days On Market**  
85



**Down -9%**  
Vs. Year Ago

**Units Sold\***



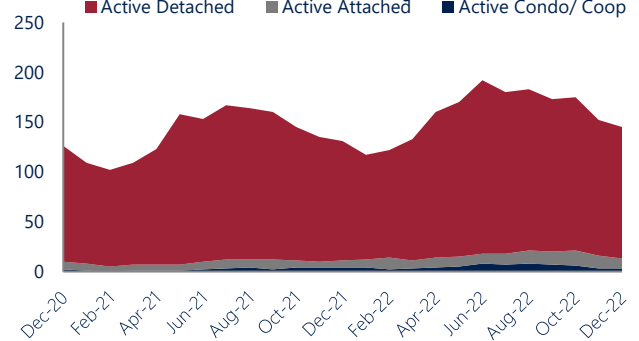
**Units Sold**

The number of units sold remained stable in December, with 32 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 of 36% versus December 2021.

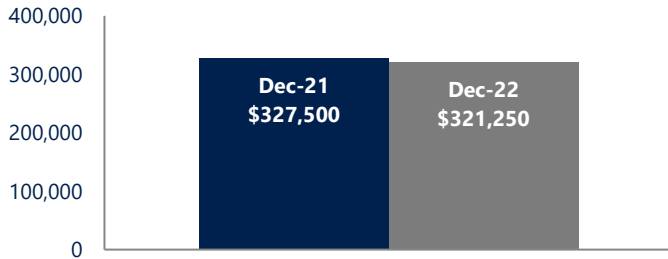
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 14 units or 11%. The total number of active inventory this December was 145 compared to 131 in December 2021. This month's total of 145 is lower than the previous month's total supply of available inventory of 152, a decrease of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last December, the median sale price for Villas, Cape May Court House, and Rio Grande Homes was \$327,500. This December, the median sale price was \$321,250, a decrease of 2% or \$6,250 compared to last year. The current median sold price is 2% lower than in November.

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

Villas, Cape May Court House, and Rio Grande are defined as properties listed in zip code/s 08251, 08210, 08242, 08245, 08219 and 08252.

\*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 CMCAOR 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 CMCAOR or Long & Foster Real Estate, Inc.

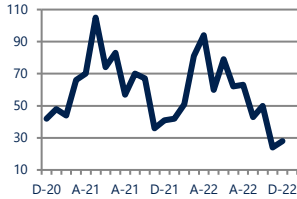




Zip Code(s): 08251, 08210, 08242, 08245, 08219 and 08252

### New Listings

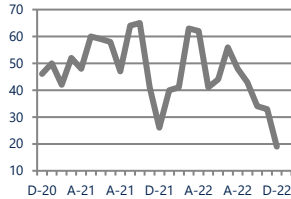
28



**Down -32%**  
Vs. Year Ago

### Current Contracts

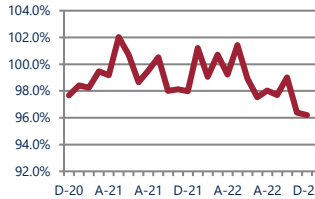
19



**Down -27%**  
Vs. Year Ago

### Sold Vs. List Price

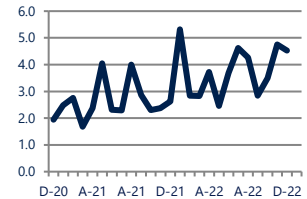
96.2%



**Down -1.8%**  
Vs. Year Ago

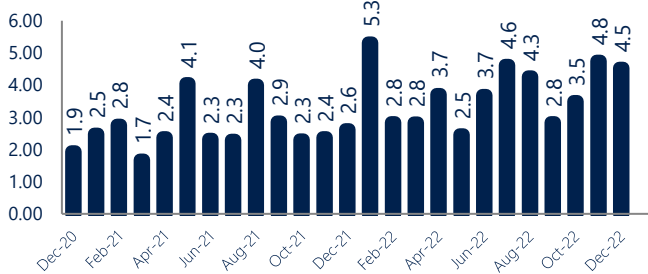
### Months of Supply

4.5



**Up 73%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

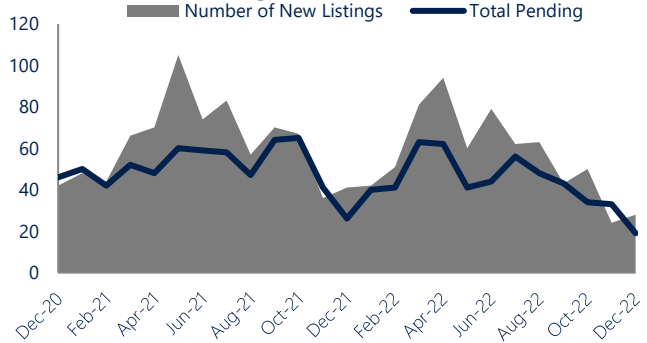
In December, there was 4.5 months of supply available in Villas, Cape May Court House, and Rio Grande, compared to 2.6 in December 2021. That is an increase of 73% versus a year ago.

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.

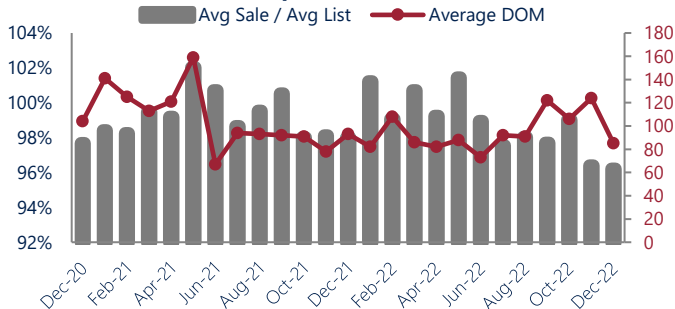
### New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Villas, Cape May Court House, and Rio Grande compared to 41 in December 2021, a decrease of 32%. There were 19 current contracts pending sale this December compared to 26 a year ago. The number of current contracts is 27% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Villas, Cape May Court House, and Rio Grande was 96.2% of the average list price, which is 1.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 85, lower than the average last year, which was 93, a decrease of 9%.



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