



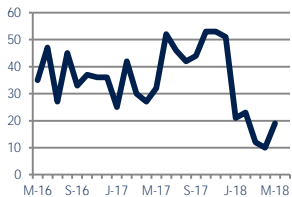
## Focus On: Vineland Housing Market

May 2018

Zip Code(s): 08360 and 08361

### Units Sold

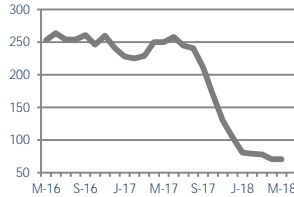
19



**Down**  
Vs. Year Ago

### Active Inventory

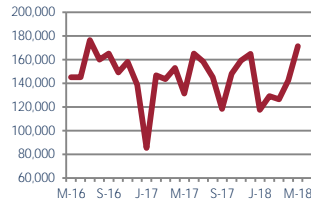
71



**Down -72%**  
Vs. Year Ago

### Median Sale Price

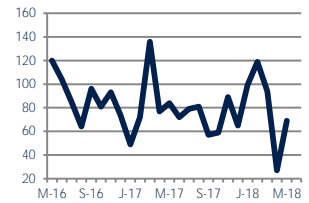
\$171,167



**Up**  
Vs. Year Ago

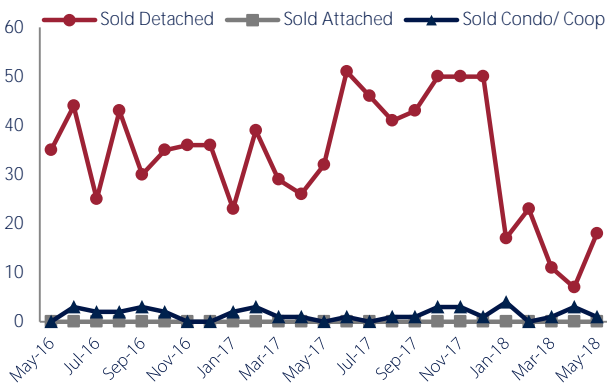
### Days On Market

69



**Down -18%**  
Vs. Year Ago

### Units Sold\*



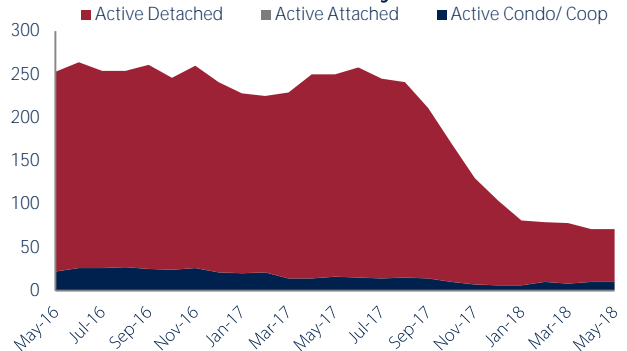
### Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 19 sold this month in Vineland. This month's total units sold was lower than at this time last year, a decrease from May 2017.

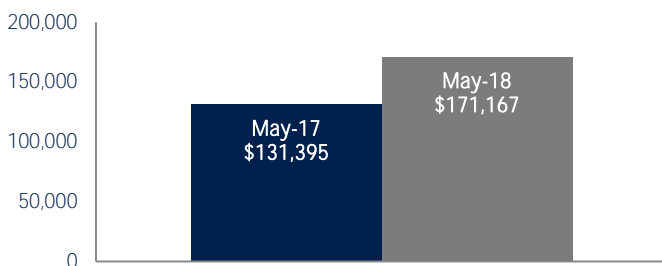
### Active Inventory

Versus last year, the total number of homes available this month is lower by 179 units or 72%. The total number of active inventory this May was 71 compared to 250 in May 2017. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last May, the median sale price for Vineland Homes was \$131,395. This May, the median sale price was \$171,167, an increase of \$39,772 compared to last year. The current median sold price is higher than in April.

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

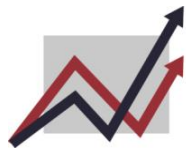


Vineland are defined as properties listed in zip code/s 08360 and 08361.

\*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.





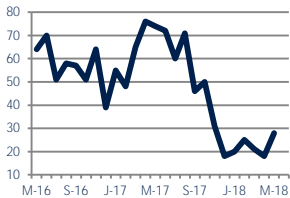
## Focus On: Vineland Housing Market

May 2018

Zip Code(s): 08360 and 08361

### New Listings

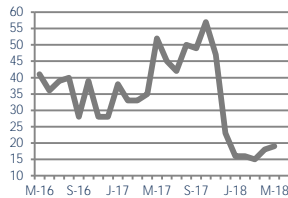
28



Down -62%  
Vs. Year Ago

### Current Contracts

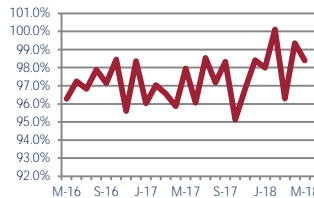
19



Down -63%  
Vs. Year Ago

### Sold Vs. List Price

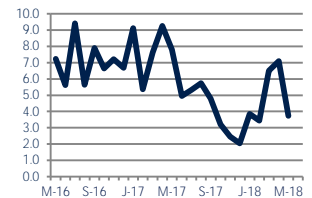
98.4%



No Change  
Vs. Year Ago

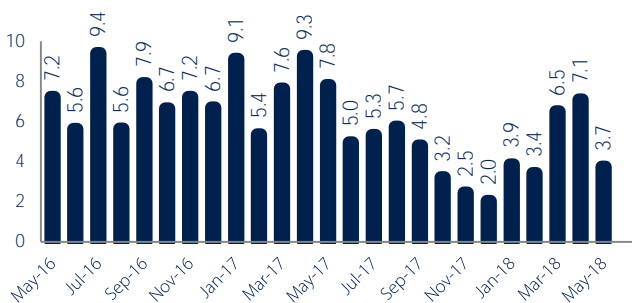
### Months of Supply

3.7



Down -52%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

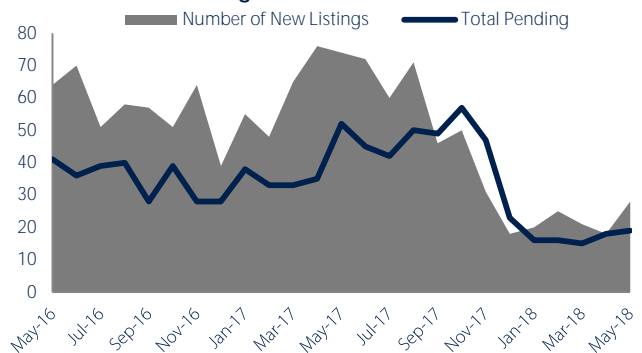
In May, there was 3.7 months of supply available in Vineland, compared to 7.8 in May 2017. That is a decrease of 52% versus a year ago.

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.

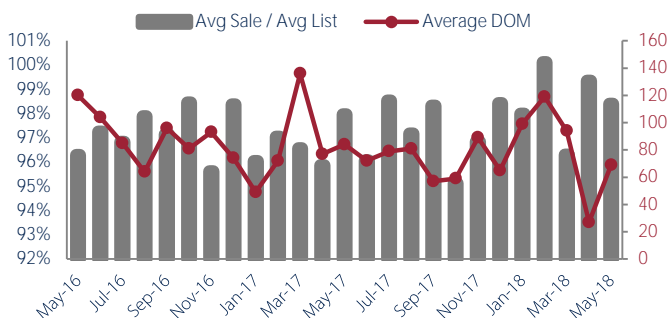
### New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Vineland compared to 74 in May 2017, a decrease of 62%. There were 19 current contracts pending sale this May compared to 52 a year ago. The number of current contracts is 63% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Vineland was 98.4% 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 69, lower than the average last year, which was 84, a decrease of 18%.



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