



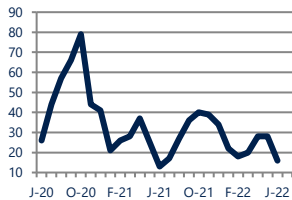
**Focus On: Avalon and Stone Harbor Housing Market**

June 2022

Zip Code(s): 08202 and 08247

**Units Sold**

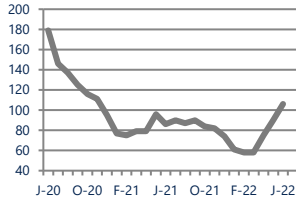
16



**Up**  
Vs. Year Ago

**Active Inventory**

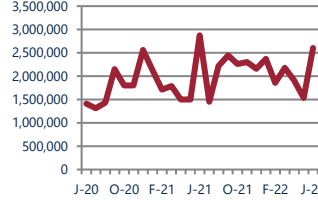
106



**Up 23%**  
Vs. Year Ago

**Median Sale Price**

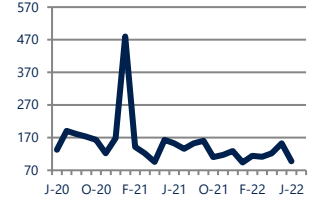
\$2,600,000



**Down**  
Vs. Year Ago

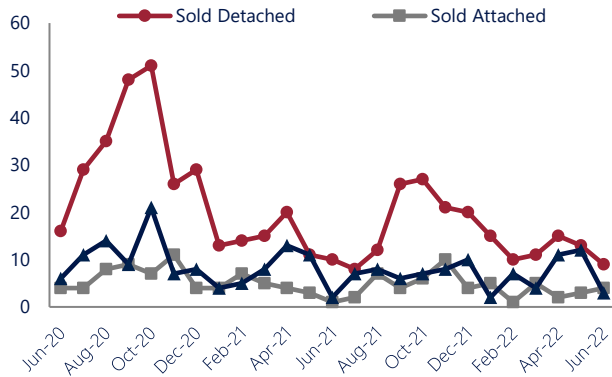
**Days On Market**

98



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

**Units Sold\***



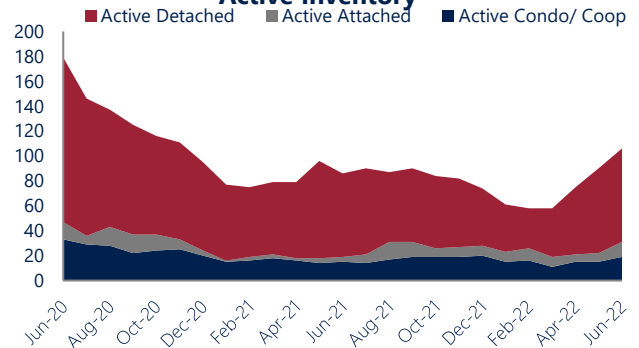
**Units Sold**

With relatively few transactions, there was a decrease in total units sold in June, with 16 sold this month in Avalon and Stone Harbor. This month's total units sold was higher than at this time last year, an increase from June 2021.

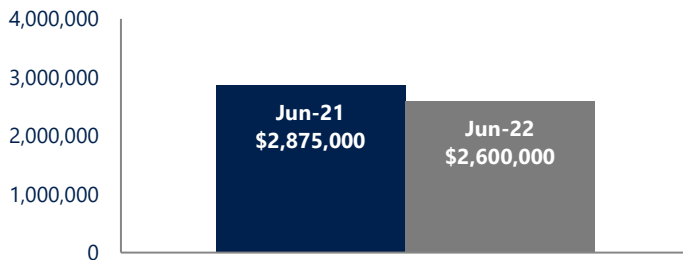
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 20 units or 23%. The total number of active inventory this June was 106 compared to 86 in June 2021. This month's total of 106 is higher than the previous month's total supply of available inventory of 90, an increase of 18%.

**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 June, the median sale price for Avalon and Stone Harbor Homes was \$2,875,000. This June, the median sale price was \$2,600,000, a decrease of \$275,000 compared to last year. The current median sold price is higher than in May. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Avalon and Stone Harbor are defined as properties listed in zip code/s 08202 and 08247.

\*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.





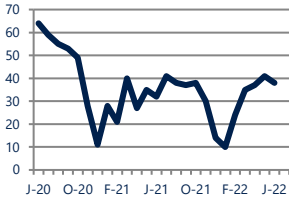
## Focus On: Avalon and Stone Harbor Housing Market

June 2022

Zip Code(s): 08202 and 08247

### New Listings

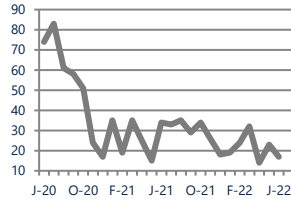
38



**Up 19%**  
Vs. Year Ago

### Current Contracts

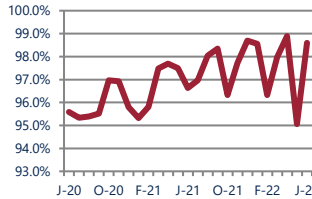
17



**Down -50%**  
Vs. Year Ago

### Sold Vs. List Price

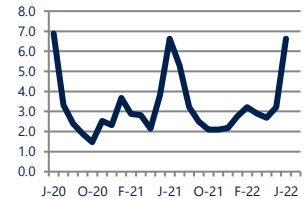
98.6%



**Up 2%**  
Vs. Year Ago

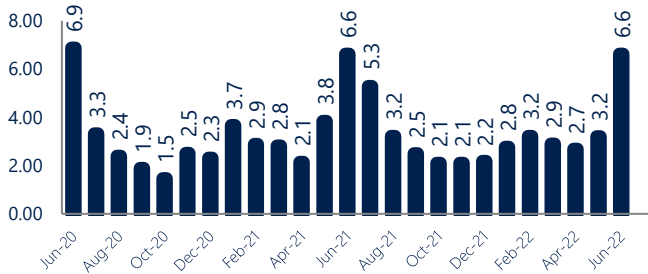
### Months of Supply

6.6



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

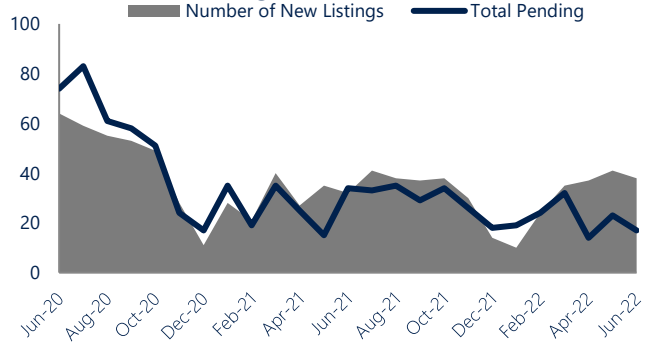
In June, there was 6.6 months of supply available in Avalon and Stone Harbor. The amount of supply is similar compared to a year ago.

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.

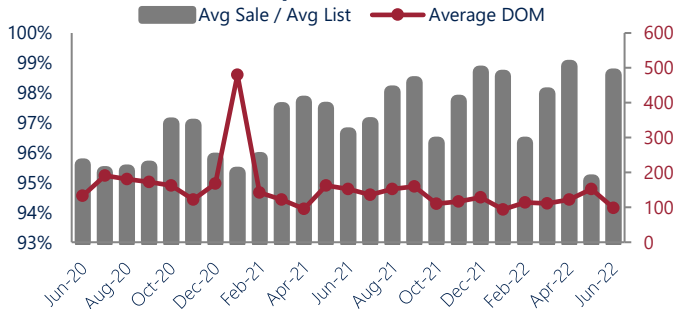
### New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Avalon and Stone Harbor compared to 32 in June 2021, an increase of 19%. There were 17 current contracts pending sale this June compared to 34 a year ago. The number of current contracts is 50% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Avalon and Stone Harbor was 98.6% 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 98, lower than the average last year, which was 153, a decrease of 36%.

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