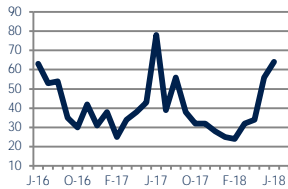


Focus On: Ashland and Springdale Housing Market

June 2018

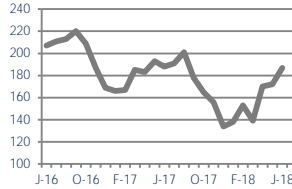
Zip Code(s): 08003

Units Sold
64



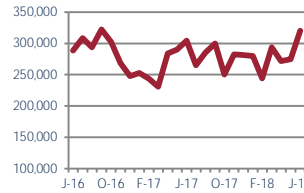
Down -18%
Vs. Year Ago

Active Inventory
187



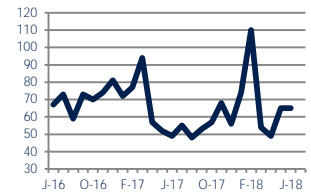
Down -1%
Vs. Year Ago

Median Sale Price
\$320,000



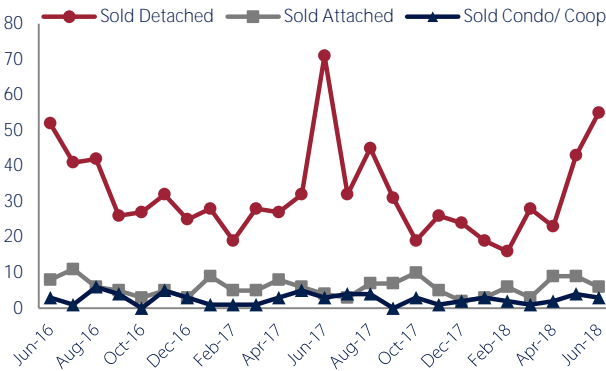
Up 5%
Vs. Year Ago

Days On Market
65



Up 33%
Vs. Year Ago

Units Sold*



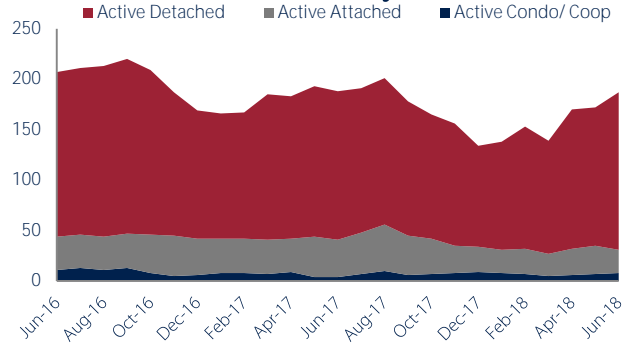
Units Sold

There was an increase in total units sold in June, with 64 sold this month in Ashland and Springdale versus 56 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 18% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this June was 187 compared to 188 in June 2017. This month's total of 187 is higher than the previous month's total supply of available inventory of 172, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Ashland and Springdale Homes was \$304,550. This June, the median sale price was \$320,000, an increase of 5% or \$15,450 compared to last year. The current median sold price is 16% 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.

Ashland and Springdale are defined as properties listed in zip code/s 08003.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



CHRISTIE'S
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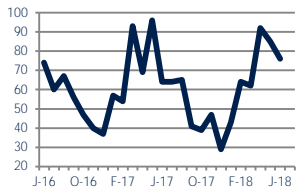
Focus On: Ashland and Springdale Housing Market

June 2018

Zip Code(s): 08003

New Listings

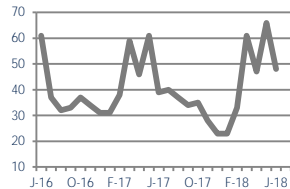
76



Up 19%
Vs. Year Ago

Current Contracts

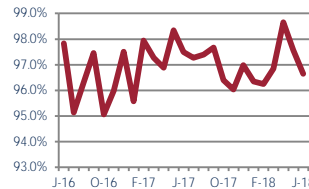
48



Up 23%
Vs. Year Ago

Sold Vs. List Price

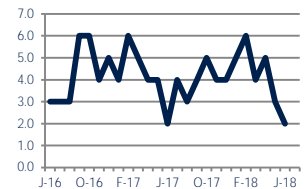
96.6%



Down -0.9%
Vs. Year Ago

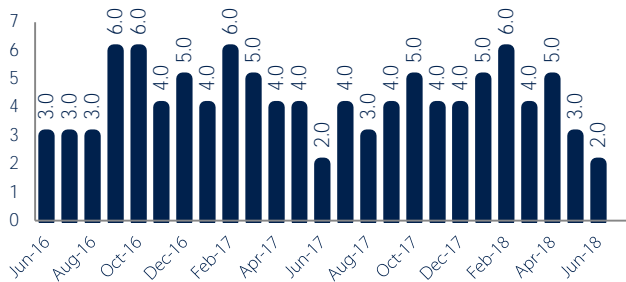
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

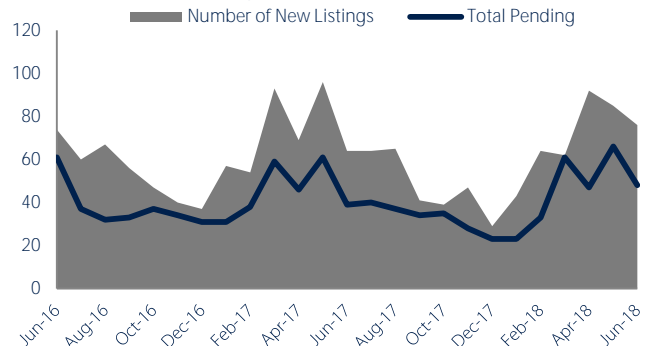
In June, there was 2.9 months of supply available in Ashland and Springdale, compared to 2.4 in June 2017. That is an increase of 21% versus a year ago.

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.

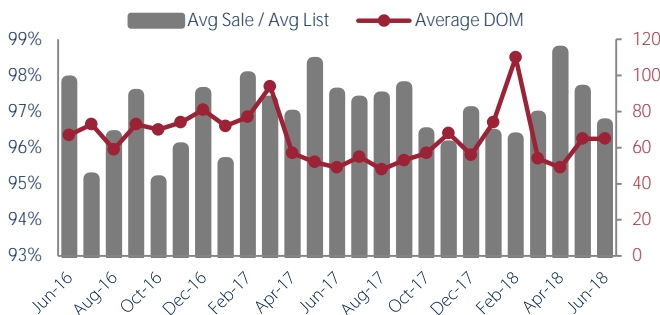
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Ashland and Springdale compared to 64 in June 2017, an increase of 19%. There were 48 current contracts pending sale this June compared to 39 a year ago. The number of current contracts is 23% higher 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 Ashland and Springdale was 96.6% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 49, an increase of 33%.



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