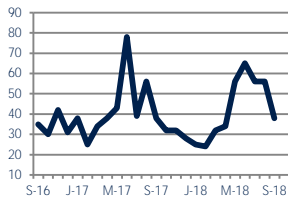


Zip Code(s): 08003

Units Sold

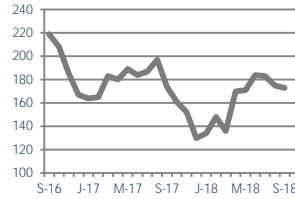
38



No Change
Vs. Year Ago

Active Inventory

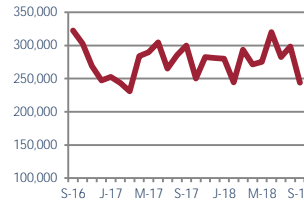
173



Down -1%
Vs. Year Ago

Median Sale Price

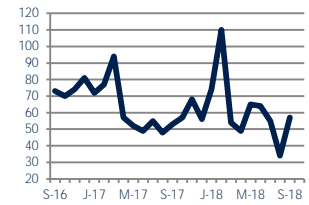
\$243,950



Down -19%
Vs. Year Ago

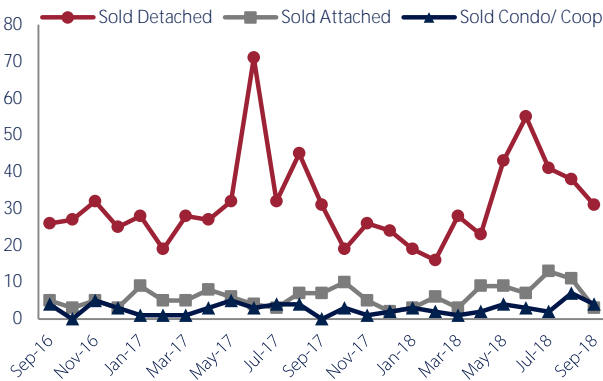
Days On Market

57



Up 8%
Vs. Year Ago

Units Sold*



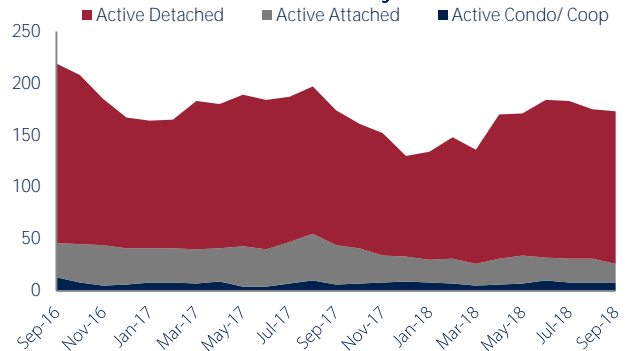
Units Sold

There was a decrease in total units sold in September, with 38 sold this month in Ashland and Springdale, a decrease of 32%. This month's total units sold is similar compared to a year ago.

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 September was 173 compared to 174 in September 2017. This month's total of 173 is lower than the previous month's total supply of available inventory of 175, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Ashland and Springdale Homes was \$300,000. This September, the median sale price was \$243,950, a decrease of 19% or \$56,050 compared to last year. The current median sold price is 18% lower than in August.

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.



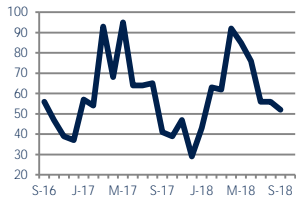
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 08003

New Listings

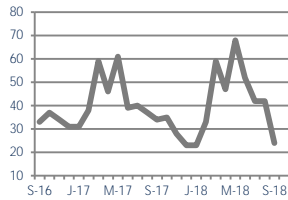
52



Up 27%
Vs. Year Ago

Current Contracts

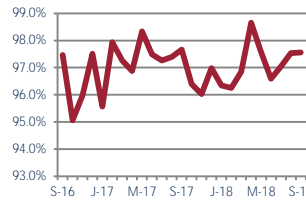
24



Down -29%
Vs. Year Ago

Sold Vs. List Price

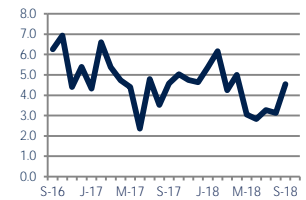
97.6%



No Change
Vs. Year Ago

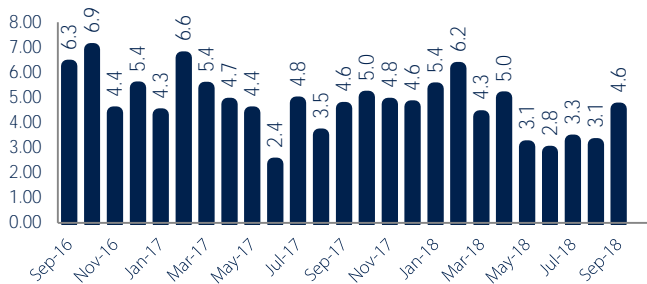
Months of Supply

4.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 4.6 months of supply available in Ashland and Springdale. The amount of supply is similar compared to a year ago.

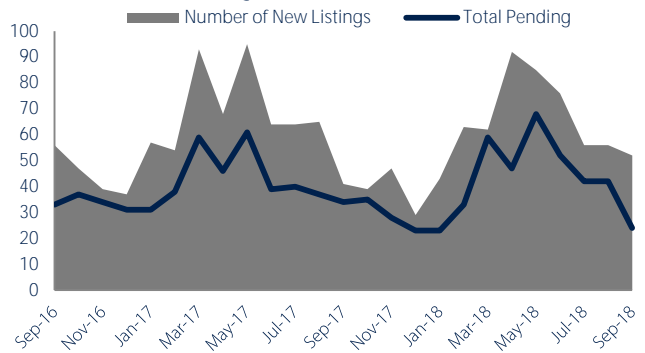
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

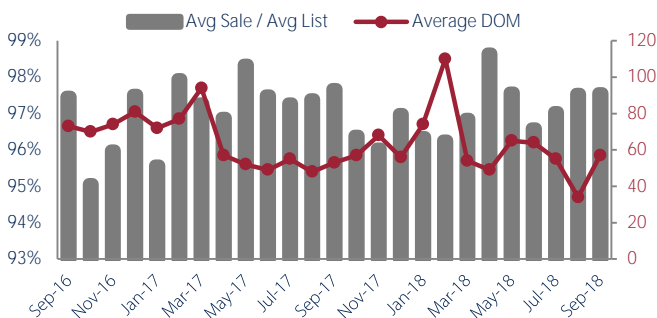
This month there were 52 homes newly listed for sale in Ashland and Springdale compared to 41 in September 2017, an increase of 27%.

There were 24 current contracts pending sale this September compared to 34 a year ago. The number of current contracts is 29% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Ashland and Springdale was 97.6% 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 57, higher than the average last year, which was 53, an increase of 8%.



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