



# The Long & Foster Market Minute™

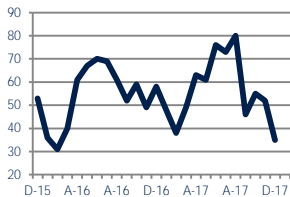
**Focus On:** Barclay , Kingston, and Cherry Hill Housing Market

December 2017

Zip Code(s): 08034 and 08002

## Units Sold

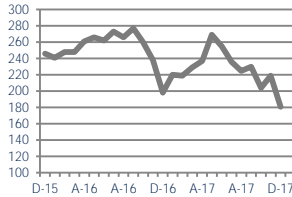
35



**Down**  
Vs. Year Ago

## Active Inventory

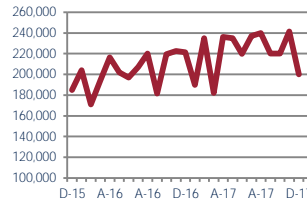
181



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

## Median Sale Price

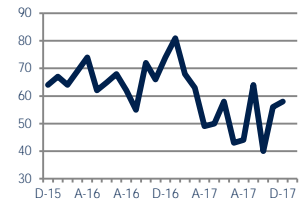
\$200,000



**Down -10%**  
Vs. Year Ago

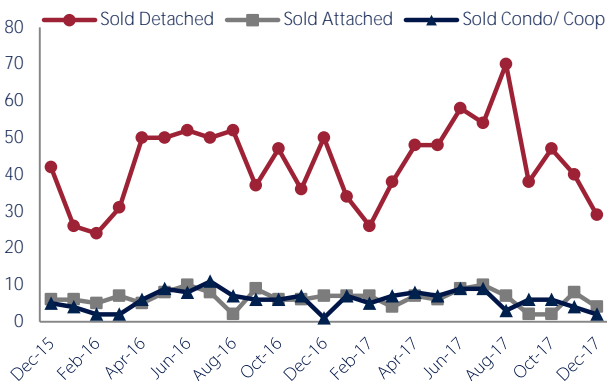
## Days On Market

58



**Down -22%**  
Vs. Year Ago

### Units Sold\*



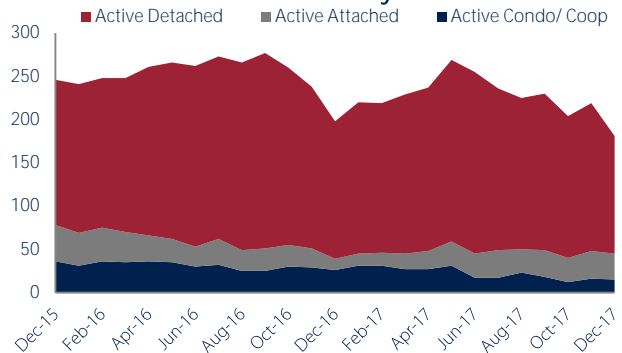
## Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 35 sold this month in Barclay , Kingston, and Cherry Hill. This month's total units sold was lower than at this time last year, a decrease from December 2016.

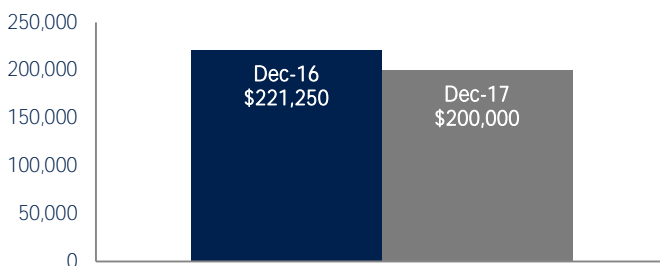
## Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 9%. The total number of active inventory this December was 181 compared to 198 in December 2016. This month's total of 181 is lower than the previous month's total supply of available inventory of 219, a decrease of 17%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Barclay , Kingston, and Cherry Hill Homes was \$221,250. This December, the median sale price was \$200,000, a decrease of 10% or \$21,250 compared to last year. The current median sold price is 17% 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.

Barclay , Kingston, and Cherry Hill are defined as properties listed in zip code/s 08034 and 08002.

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



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

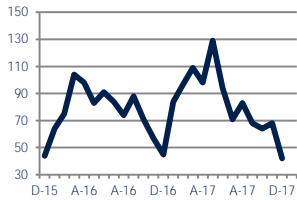




Zip Code(s): 08034 and 08002

### New Listings

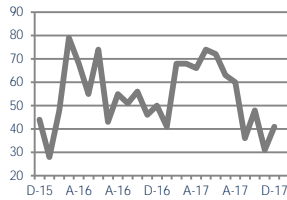
42



Down -7%  
Vs. Year Ago

### Current Contracts

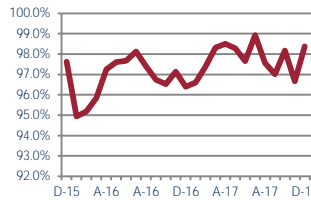
41



Down -18%  
Vs. Year Ago

### Sold Vs. List Price

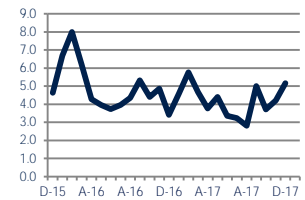
98.4%



Up 2.1%  
Vs. Year Ago

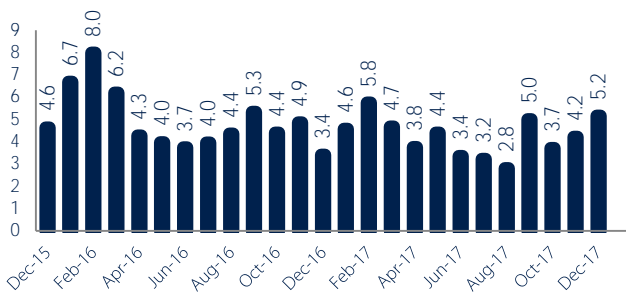
### Months of Supply

5.2



Up 52%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

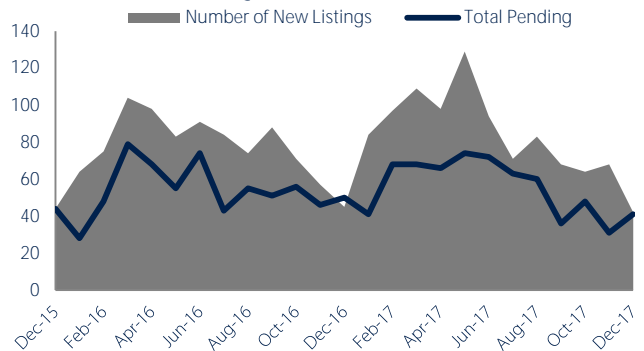
In December, there was 5.2 months of supply available in Barclay, Kingston, and Cherry Hill, compared to 3.4 in December 2016. That is an increase of 51% versus a year ago.

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.

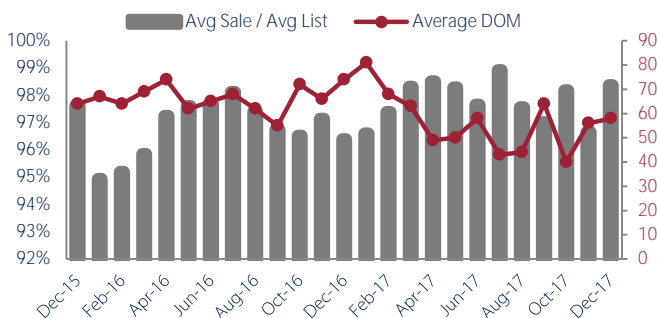
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Barclay, Kingston, and Cherry Hill compared to 45 in December 2016, a decrease of 7%. There were 41 current contracts pending sale this December compared to 50 a year ago. The number of current contracts is 18% 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 Barclay, Kingston, and Cherry Hill was 98.4% 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 58, lower than the average last year, which was 74, a decrease of 22%.



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