



The Long & Foster Market Minute™

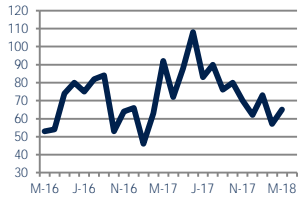
Focus On: Browns Mill, Vincentown, and Permberton Housing Market

March 2018

Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

Units Sold

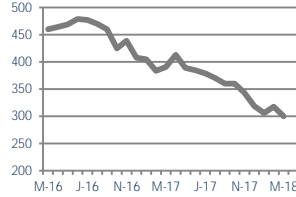
65



Down -29%
Vs. Year Ago

Active Inventory

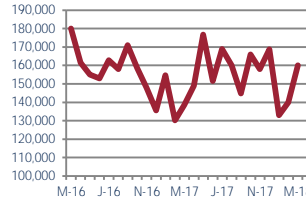
300



Down -23%
Vs. Year Ago

Median Sale Price

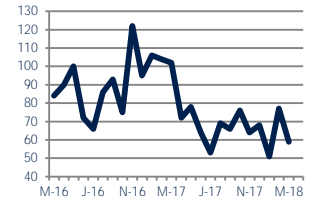
\$160,000



Up 16%
Vs. Year Ago

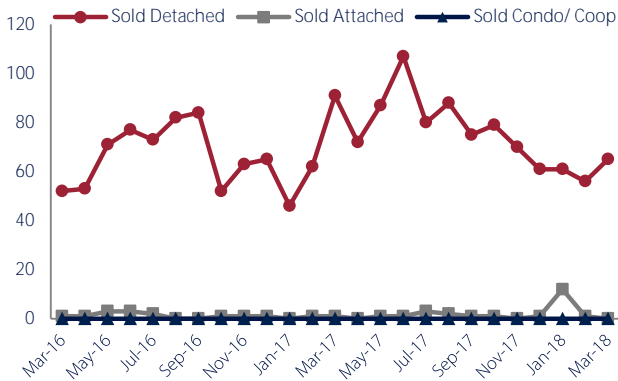
Days On Market

59



Down -42%
Vs. Year Ago

Units Sold*



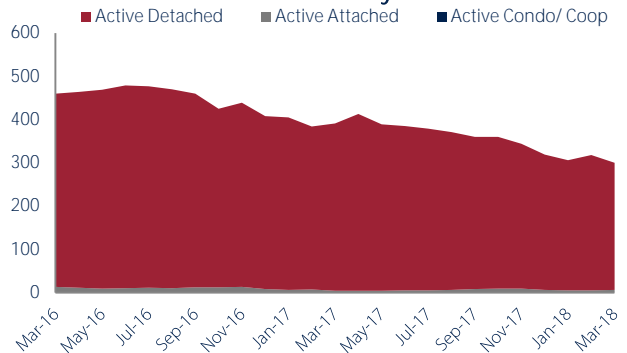
Units Sold

There was an increase in total units sold in March, with 65 sold this month in Browns Mill, Vincentown, and Permberton versus 57 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 29% versus March 2017.

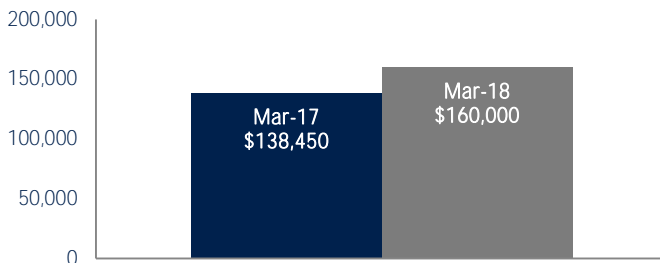
Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 23%. The total number of active inventory this March was 300 compared to 391 in March 2017. This month's total of 300 is lower than the previous month's total supply of available inventory of 318, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Browns Mill, Vincentown, and Permberton Homes was \$138,450. This March, the median sale price was \$160,000, an increase of 16% or \$21,550 compared to last year. The current median sold price is 14% higher than in February.

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



Browns Mill, Vincentown, and Permberton are defined as properties listed in zip code/s 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641.

*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.

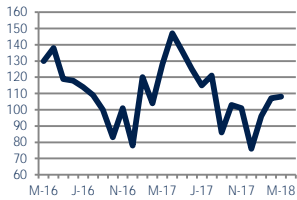




Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

New Listings

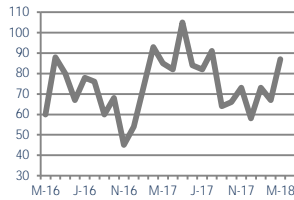
108



Down -16%
Vs. Year Ago

Current Contracts

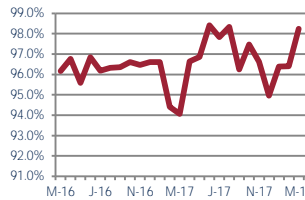
87



Up 2%
Vs. Year Ago

Sold Vs. List Price

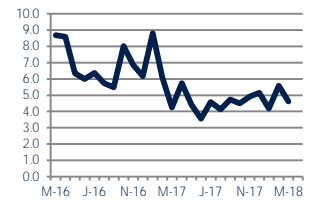
98.2%



Up 4.4%
Vs. Year Ago

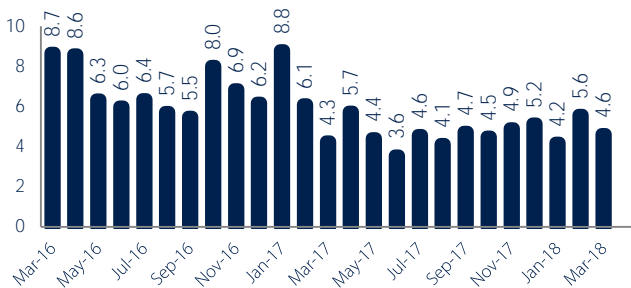
Months of Supply

4.6



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

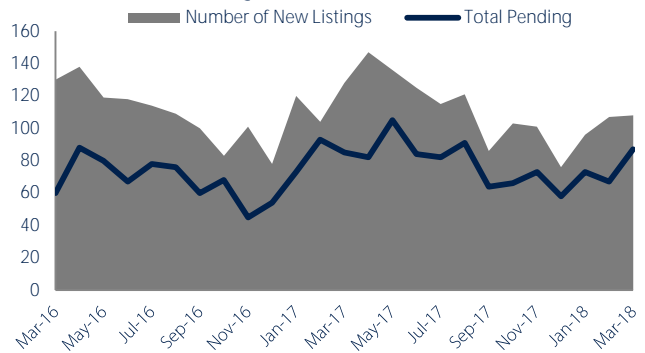
In March, there was 4.6 months of supply available in Browns Mill, Vincentown, and Permberton, compared to 4.3 in March 2017. That is an increase of 9% versus a year ago.

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.

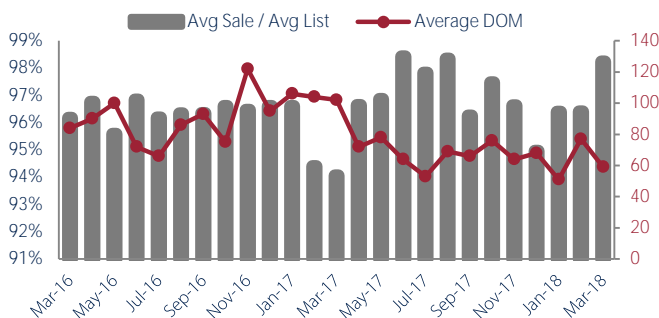
New Listings & Current Contracts

This month there were 108 homes newly listed for sale in Browns Mill, Vincentown, and Permberton compared to 128 in March 2017, a decrease of 16%. There were 87 current contracts pending sale this March compared to 85 a year ago. The number of current contracts is 2% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Browns Mill, Vincentown, and Permberton was 98.2% of the average list price, which is 4.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 102, a decrease of 42%.



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