



The Long & Foster Market Minute™

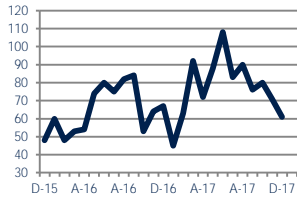
Focus On: Browns Mill, Vincentown, and Permberton Housing Market

December 2017

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

Units Sold

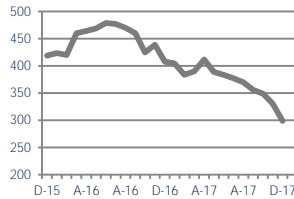
61



Down -9%
Vs. Year Ago

Active Inventory

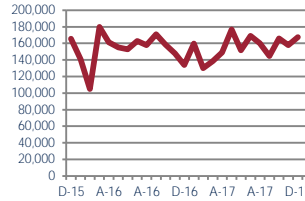
299



Down -27%
Vs. Year Ago

Median Sale Price

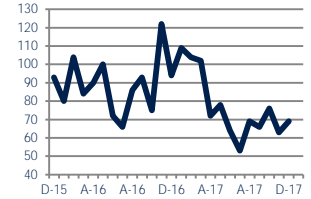
\$167,450



Up 25%
Vs. Year Ago

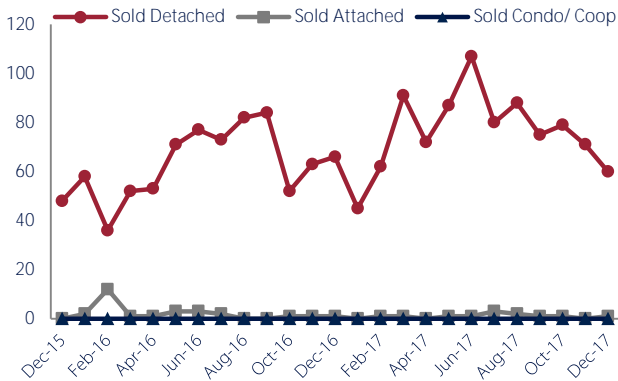
Days On Market

69



Down -27%
Vs. Year Ago

Units Sold*



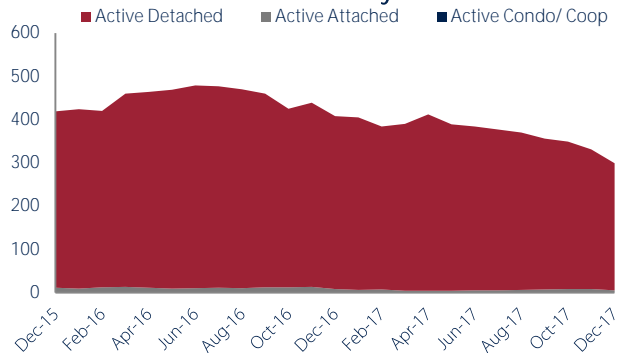
Units Sold

There was a decrease in total units sold in December, with 61 sold this month in Browns Mill, Vincentown, and Permberton versus 71 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 9% versus December 2016.

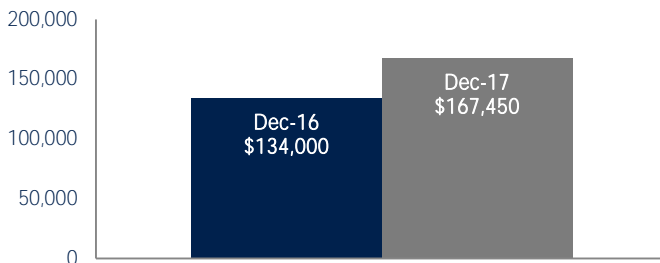
Active Inventory

Versus last year, the total number of homes available this month is lower by 109 units or 27%. The total number of active inventory this December was 299 compared to 408 in December 2016. This month's total of 299 is lower than the previous month's total supply of available inventory of 331, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Browns Mill, Vincentown, and Permberton Homes was \$134,000. This December, the median sale price was \$167,450, an increase of 25% or \$33,450 compared to last year. The current median sold price is 6% higher 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.



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.

CHRISTIE'S
INTERNATIONAL REAL ESTATE

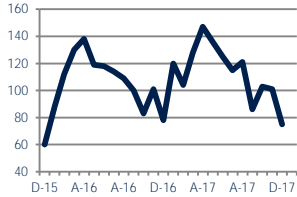




Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

New Listings

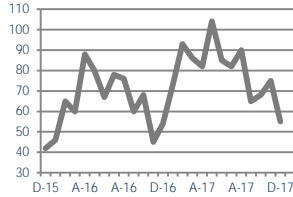
75



Down -4%
Vs. Year Ago

Current Contracts

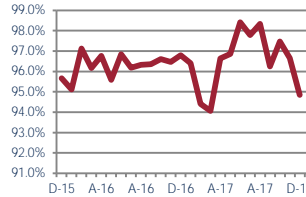
55



Up 2%
Vs. Year Ago

Sold Vs. List Price

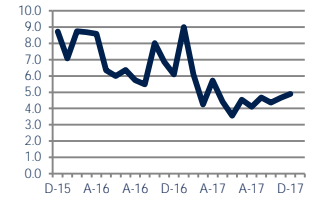
94.9%



Down -2%
Vs. Year Ago

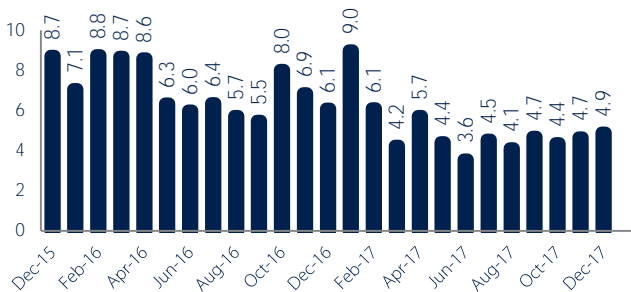
Months of Supply

4.9



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

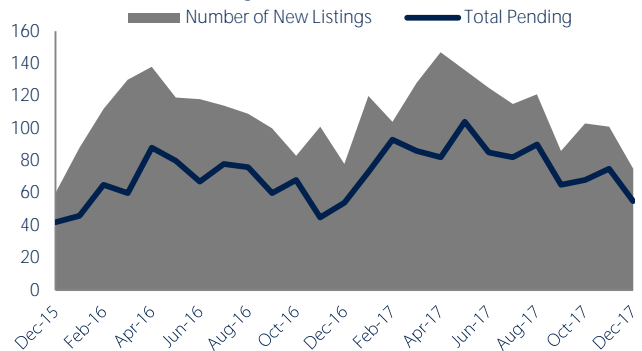
In December, there was 4.9 months of supply available in Browns Mill, Vincentown, and Permberton, compared to 6.1 in December 2016. That is a decrease of 20% versus a year ago.

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.

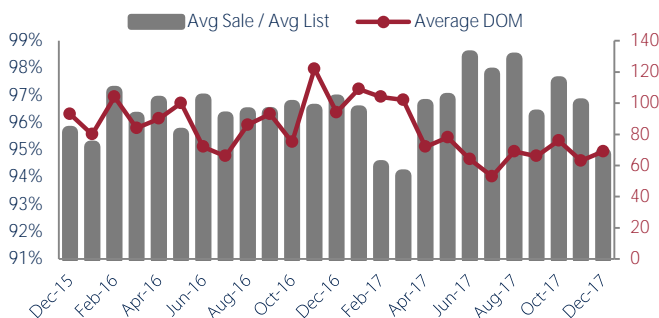
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Browns Mill, Vincentown, and Permberton compared to 78 in December 2016, a decrease of 4%. There were 55 current contracts pending sale this December compared to 54 a year ago. The number of current contracts is 2% higher 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 Browns Mill, Vincentown, and Permberton was 94.9% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 69, lower than the average last year, which was 94, a decrease of 27%.



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