



# The Long & Foster Market Minute™

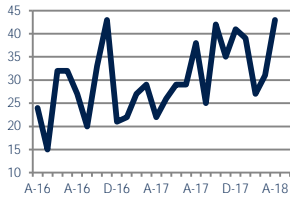
Focus On: Camden, Rosedale, and Lanning Square Housing Market

April 2018

Zip Code(s): 08104, 08105, 08103 and 08102

## Units Sold

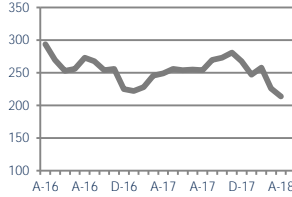
43



Up  
Vs. Year Ago

## Active Inventory

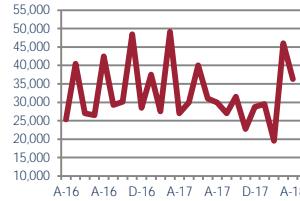
214



Down -14%  
Vs. Year Ago

## Median Sale Price

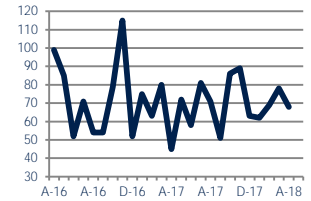
\$36,306



Up 34%  
Vs. Year Ago

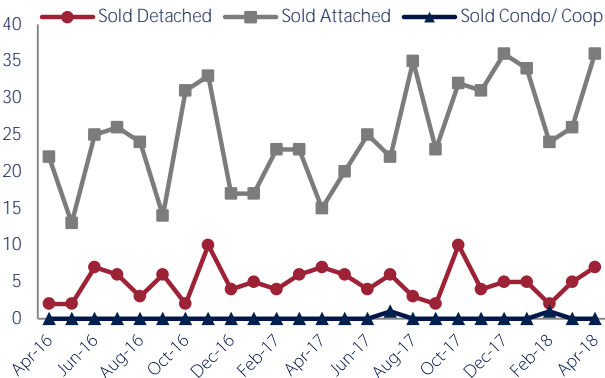
## Days On Market

68



Up 51%  
Vs. Year Ago

## Units Sold\*



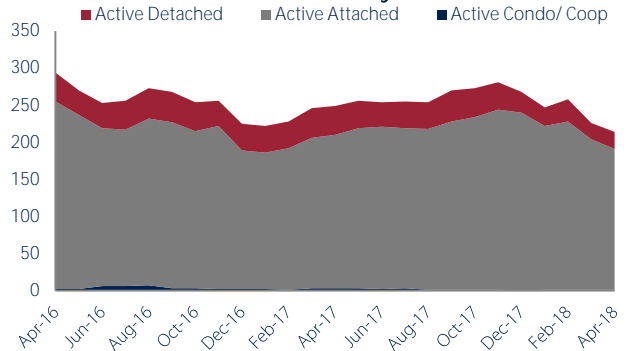
## Units Sold

There was an increase in total units sold in April, with 43 sold this month in Camden, Rosedale, and Lanning Square. This month's total units sold was higher than at this time last year.

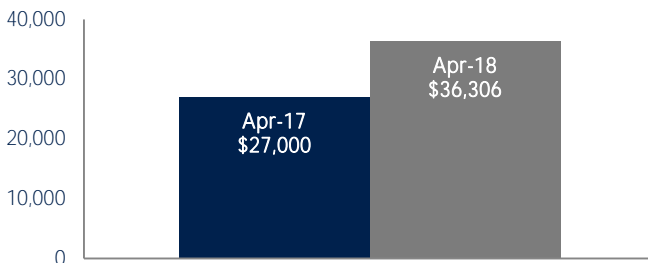
## Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 14%. The total number of active inventory this April was 214 compared to 249 in April 2017. This month's total of 214 is lower than the previous month's total supply of available inventory of 226, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Camden, Rosedale, and Lanning Square Homes was \$27,000. This April, the median sale price was \$36,306, an increase of \$9,306 compared to last year. The current median sold price is lower than in March.

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

Camden, Rosedale, and Lanning Square are defined as properties listed in zip code/s 08104, 08105, 08103 and 08102.

\*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

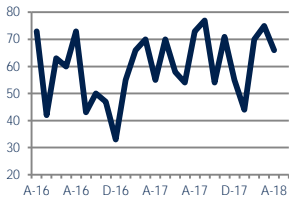




Zip Code(s): 08104, 08105, 08103 and 08102

### New Listings

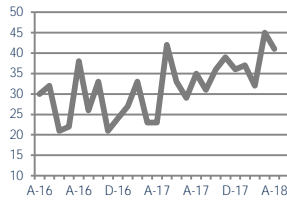
66



Up 20%  
Vs. Year Ago

### Current Contracts

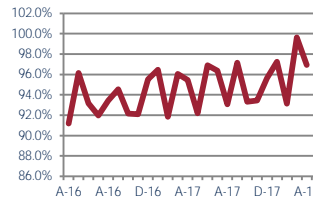
41



Up 78%  
Vs. Year Ago

### Sold Vs. List Price

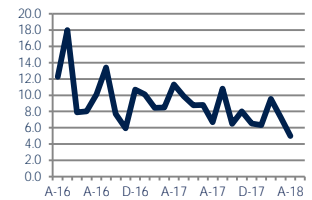
96.9%



Up 1.6%  
Vs. Year Ago

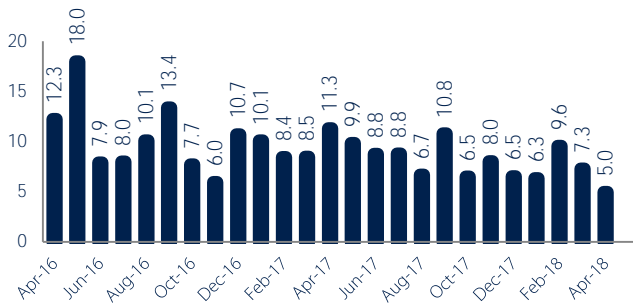
### Months of Supply

5.0



Down -56%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

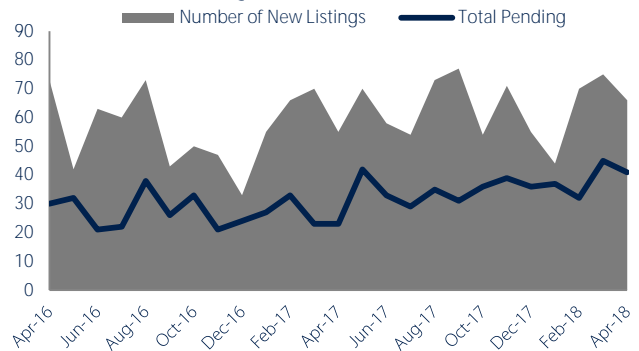
In April, there was 5.0 months of supply available in Camden, Rosedale, and Lanning Square, compared to 11.3 in April 2017. That is a decrease of 56% versus a year ago.

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.

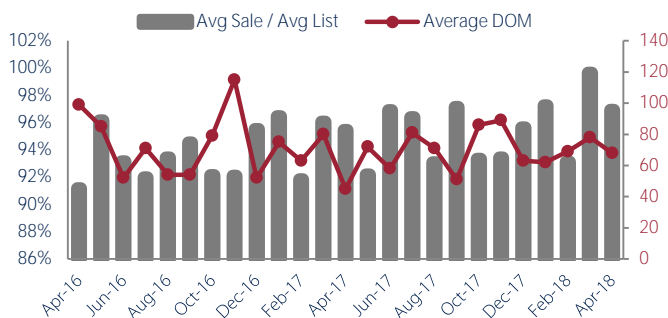
### New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Camden, Rosedale, and Lanning Square compared to 55 in April 2017, an increase of 20%. There were 41 current contracts pending sale this April compared to 23 a year ago. The number of current contracts is 78% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Camden, Rosedale, and Lanning Square was 96.9% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 68, higher than the average last year, which was 45, an increase of 51%.



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