



The Long & Foster Market Minute™

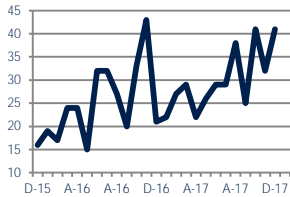
Focus On: Camden, Rosedale, and Lanning Square Housing Market

December 2017

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

Units Sold

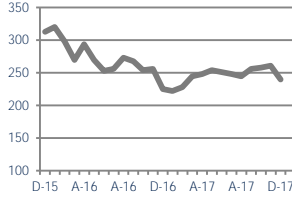
41



Up
Vs. Year Ago

Active Inventory

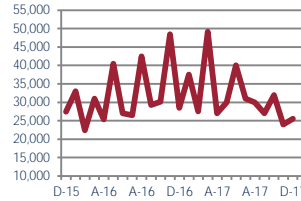
240



Up 7%
Vs. Year Ago

Median Sale Price

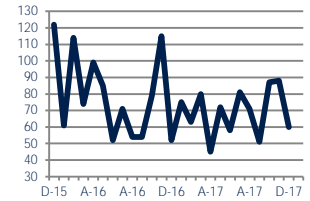
\$25,513



Down -10%
Vs. Year Ago

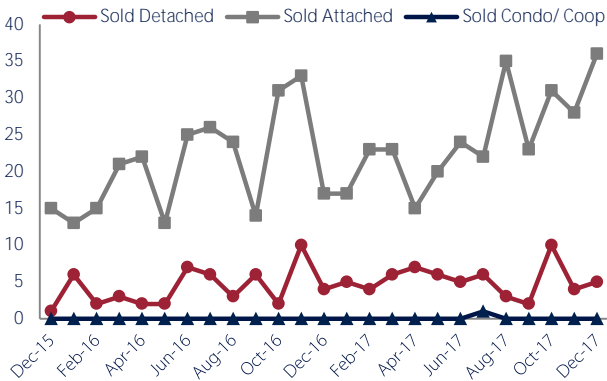
Days On Market

60



Up 15%
Vs. Year Ago

Units Sold*



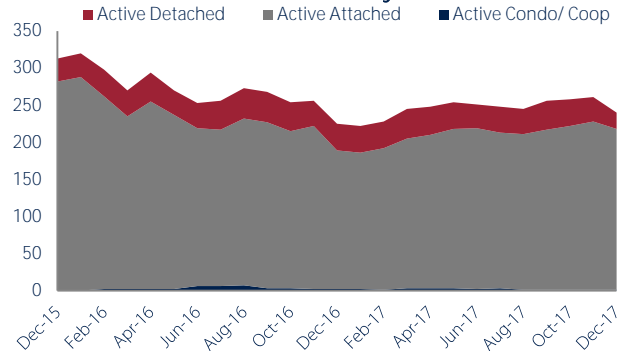
Units Sold

There was an increase in total units sold in December, with 41 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 higher by 15 units or 7%. The total number of active inventory this December was 240 compared to 225 in December 2016. This month's total of 240 is lower than the previous month's total supply of available inventory of 261, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Camden, Rosedale, and Lanning Square Homes was \$28,500. This December, the median sale price was \$25,513, a decrease of 10% or \$2,987 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.

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



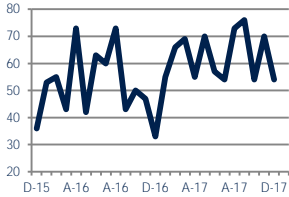
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Zip Code(s): 08104, 08105, 08103 and 08102

New Listings

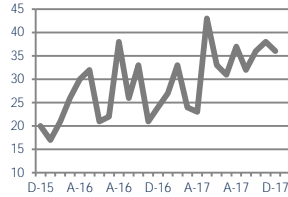
54



Up 64%
Vs. Year Ago

Current Contracts

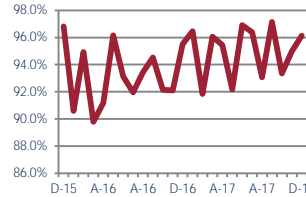
36



Up 50%
Vs. Year Ago

Sold Vs. List Price

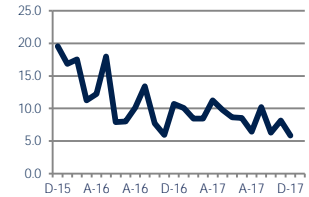
96.1%



Up 0.6%
Vs. Year Ago

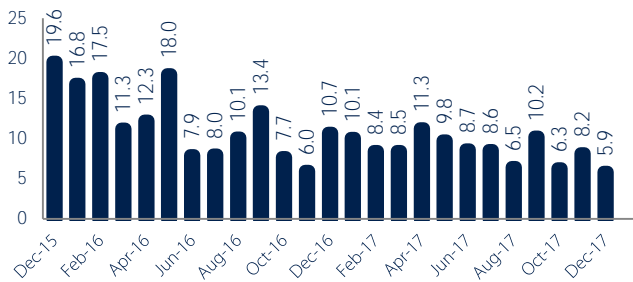
Months of Supply

5.9



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

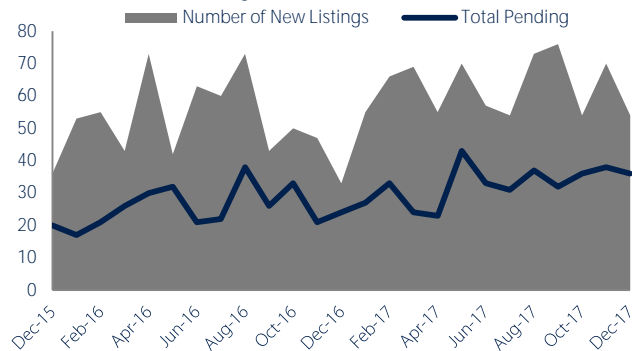
In December, there was 5.9 months of supply available in Camden, Rosedale, and Lanning Square, compared to 10.7 in December 2016. That is a decrease of 45% versus a year ago.

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.

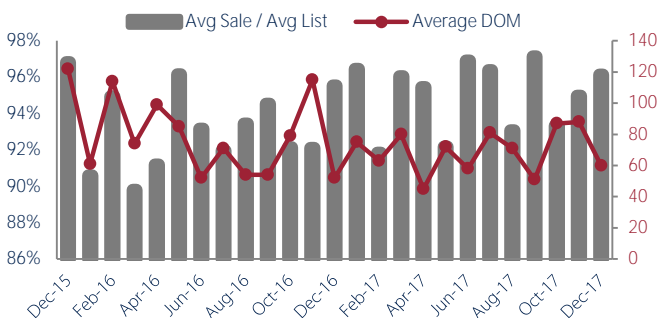
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Camden, Rosedale, and Lanning Square compared to 33 in December 2016, an increase of 64%. There were 36 current contracts pending sale this December compared to 24 a year ago. The number of current contracts is 50% 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 Camden, Rosedale, and Lanning Square was 96.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 52, an increase of 15%.



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