



# The Long & Foster Market Minute™

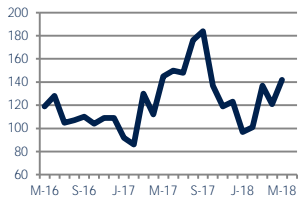
Focus On: Clementon, Blackwood, and Somerdale Housing Market

May 2018

Zip Code(s): 08021, 08012, 08083 and 08084

## Units Sold

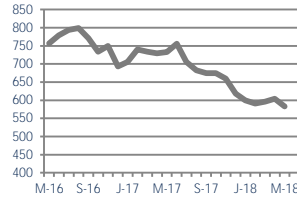
142



Down -2%  
Vs. Year Ago

## Active Inventory

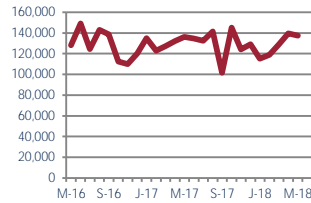
583



Down -20%  
Vs. Year Ago

## Median Sale Price

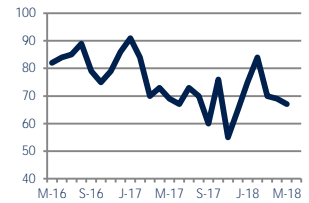
\$137,450



Up 1%  
Vs. Year Ago

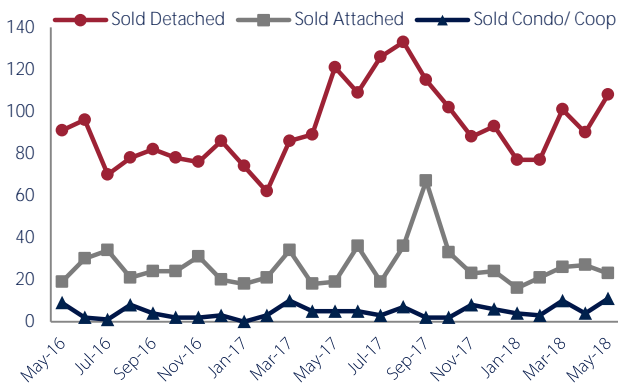
## Days On Market

67



Down -3%  
Vs. Year Ago

## Units Sold\*



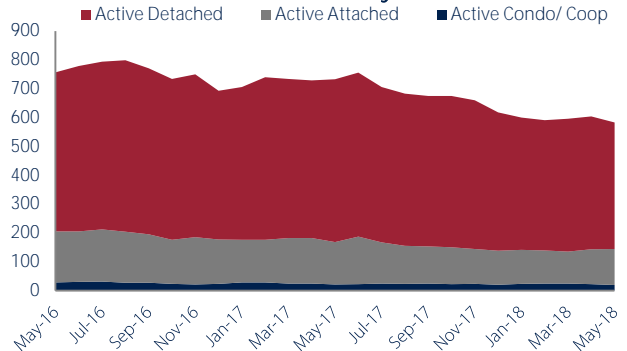
## Units Sold

There was an increase in total units sold in May, with 142 sold this month in Clementon, Blackwood, and Somerdale versus 121 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 2% versus May 2017.

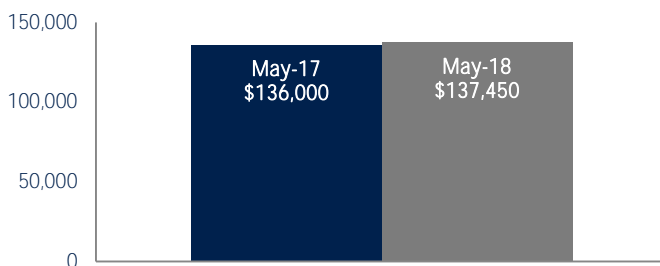
## Active Inventory

Versus last year, the total number of homes available this month is lower by 150 units or 20%. The total number of active inventory this May was 583 compared to 733 in May 2017. This month's total of 583 is lower than the previous month's total supply of available inventory of 604, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Clementon, Blackwood, and Somerdale Homes was \$136,000. This May, the median sale price was \$137,450, an increase of 1% or \$1,450 compared to last year. The current median sold price is 1% lower than in April.

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

Clementon, Blackwood, and Somerdale are defined as properties listed in zip code/s 08021, 08012, 08083 and 08084.

\*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.



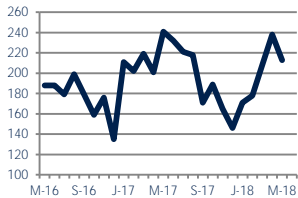
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 08021, 08012, 08083 and 08084

**New Listings**

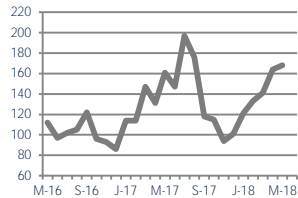
213



Down -12%  
Vs. Year Ago

**Current Contracts**

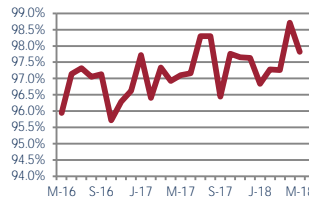
168



Up 4%  
Vs. Year Ago

**Sold Vs. List Price**

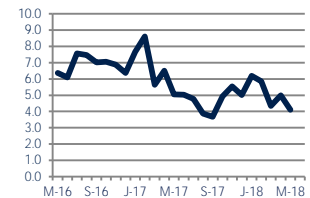
97.8%



Up 0.7%  
Vs. Year Ago

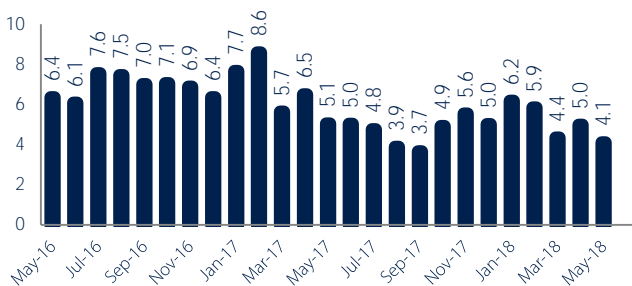
**Months of Supply**

4.1



Down -19%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

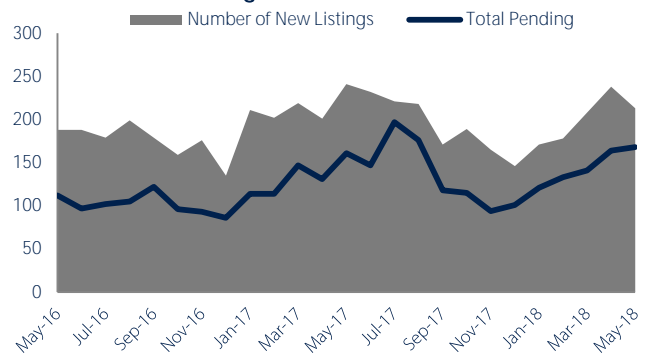
In May, there was 4.1 months of supply available in Clementon, Blackwood, and Somerdale, compared to 5.1 in May 2017. That is a decrease of 19% versus a year ago.

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.

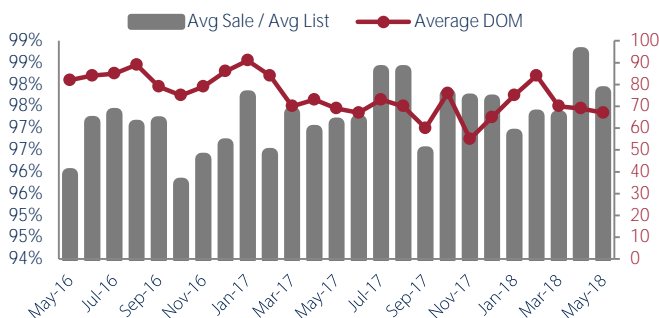
**New Listings & Current Contracts**

This month there were 213 homes newly listed for sale in Clementon, Blackwood, and Somerdale compared to 241 in May 2017, a decrease of 12%. There were 168 current contracts pending sale this May compared to 161 a year ago. The number of current contracts is 4% higher than last May.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In May, the average sale price in Clementon, Blackwood, and Somerdale was 97.8% of the average list price, which is 0.7% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 67, lower than the average last year, which was 69, a decrease of 3%.



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