



# The Long & Foster Market Minute™

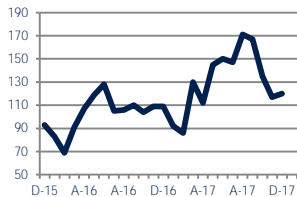
**Focus On:** Clementon, Blackwood, and Somerdale Housing Market

December 2017

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

## Units Sold

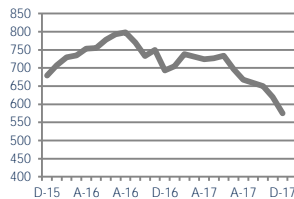
120



**Up 10%**  
Vs. Year Ago

## Active Inventory

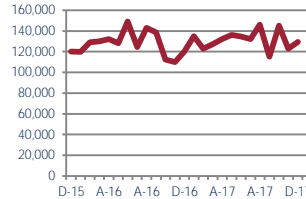
575



**Down -17%**  
Vs. Year Ago

## Median Sale Price

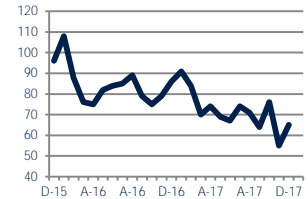
\$129,500



**Up 8%**  
Vs. Year Ago

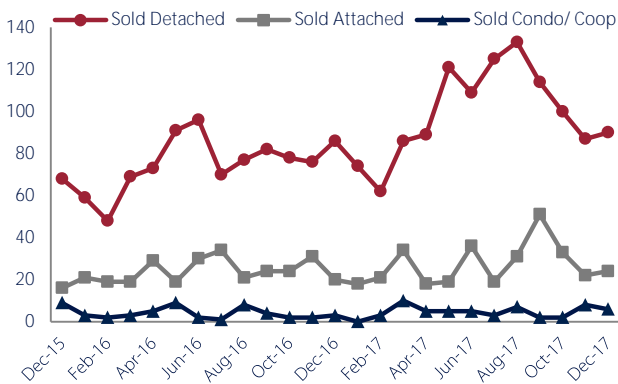
## Days On Market

65



**Down -24%**  
Vs. Year Ago

## Units Sold\*



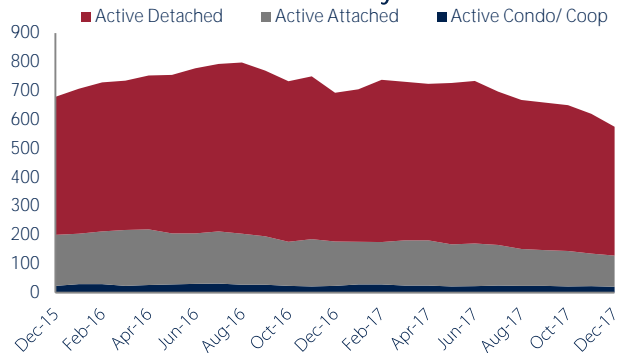
## Units Sold

There was an increase in total units sold in December, with 120 sold this month in Clementon, Blackwood, and Somerdale versus 117 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 10% versus December 2016.

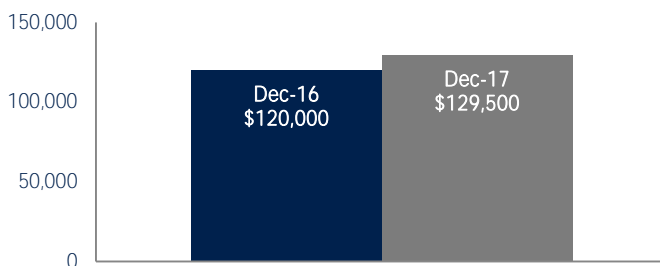
## Active Inventory

Versus last year, the total number of homes available this month is lower by 118 units or 17%. The total number of active inventory this December was 575 compared to 693 in December 2016. This month's total of 575 is lower than the previous month's total supply of available inventory of 620, a decrease of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Clementon, Blackwood, and Somerdale Homes was \$120,000. This December, the median sale price was \$129,500, an increase of 8% or \$9,500 compared to last year. The current median sold price is 5% 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.



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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.

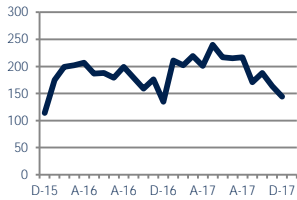




Zip Code(s): 08021, 08012, 08083 and 08084

### New Listings

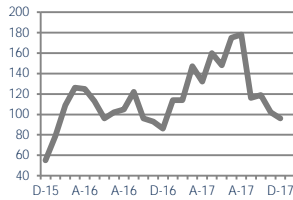
144



Up 7%  
Vs. Year Ago

### Current Contracts

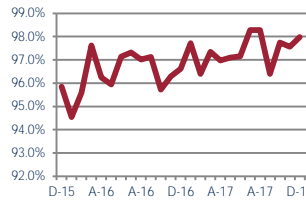
96



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

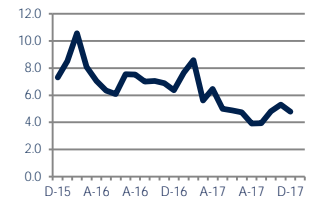
98.0%



Up 1.4%  
Vs. Year Ago

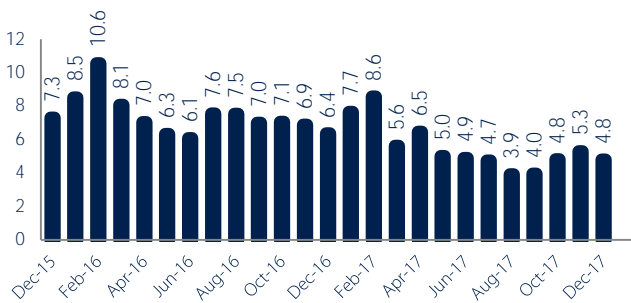
### Months of Supply

4.8



Down -25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

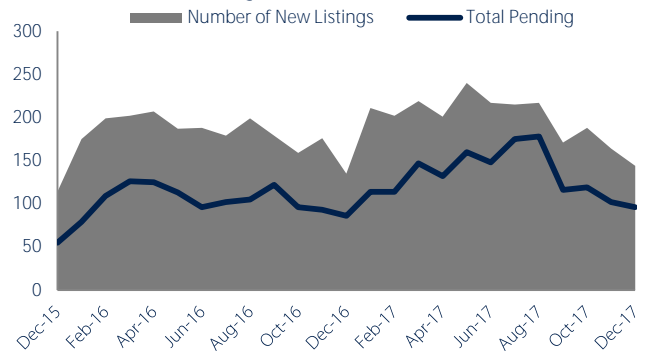
In December, there was 4.8 months of supply available in Clementon, Blackwood, and Somerdale, compared to 6.4 in December 2016. That is a decrease of 25% versus a year ago.

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.

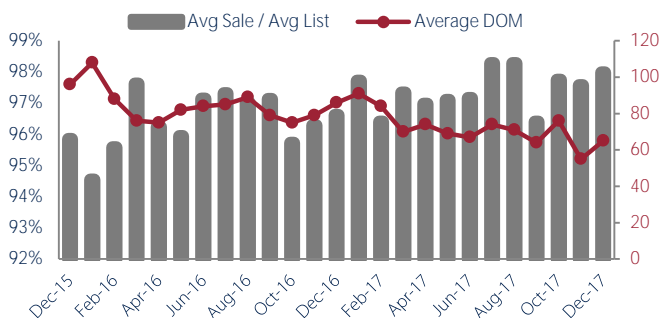
### New Listings & Current Contracts

This month there were 144 homes newly listed for sale in Clementon, Blackwood, and Somerdale compared to 135 in December 2016, an increase of 7%. There were 96 current contracts pending sale this December compared to 86 a year ago. The number of current contracts is 12% 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 Clementon, Blackwood, and Somerdale was 98.0% of the average list price, which is 1.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 65, lower than the average last year, which was 86, a decrease of 24%.



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