



The Long & Foster Market Minute™

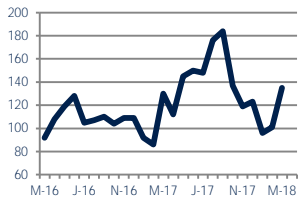
Focus On: Clementon, Blackwood, and Somerdale Housing Market

March 2018

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

Units Sold

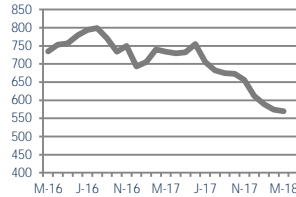
135



Up 4%
Vs. Year Ago

Active Inventory

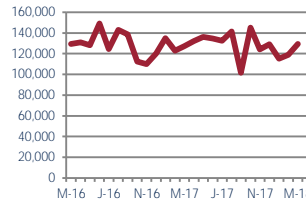
570



Down -22%
Vs. Year Ago

Median Sale Price

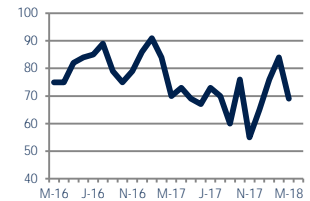
\$129,500



Up 2%
Vs. Year Ago

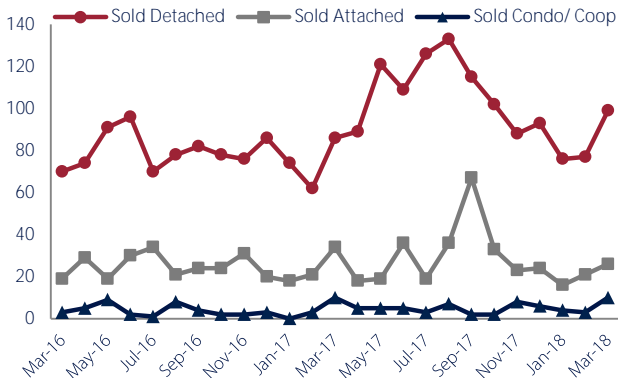
Days On Market

69



Down -1%
Vs. Year Ago

Units Sold*



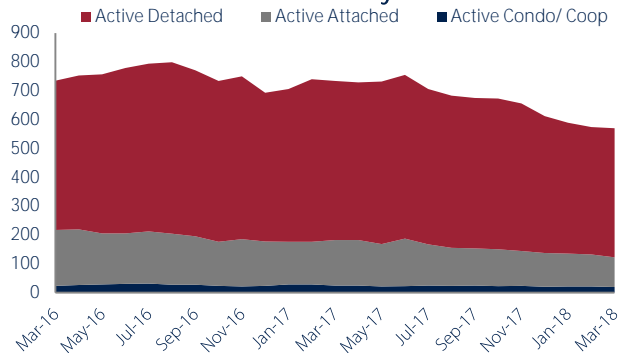
Units Sold

There was an increase in total units sold in March, with 135 sold this month in Clementon, Blackwood, and Somerdale versus 101 last month, an increase of 34%. This month's total units sold was higher than at this time last year, an increase of 4% versus March 2017.

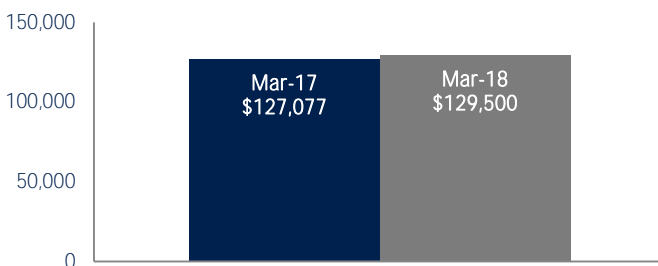
Active Inventory

Versus last year, the total number of homes available this month is lower by 164 units or 22%. The total number of active inventory this March was 570 compared to 734 in March 2017. This month's total of 570 is lower than the previous month's total supply of available inventory of 574, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Clementon, Blackwood, and Somerdale Homes was \$127,077. This March, the median sale price was \$129,500, an increase of 2% or \$2,423 compared to last year. The current median sold price is 9% higher than in February.

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.



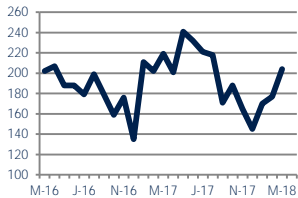
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

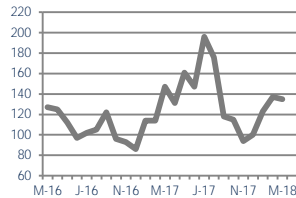
204



Down -7%
Vs. Year Ago

Current Contracts

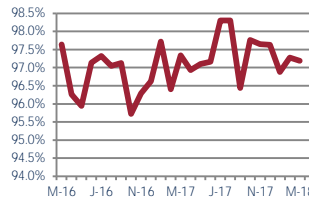
135



Down -8%
Vs. Year Ago

Sold Vs. List Price

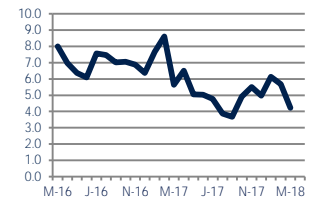
97.2%



No Change
Vs. Year Ago

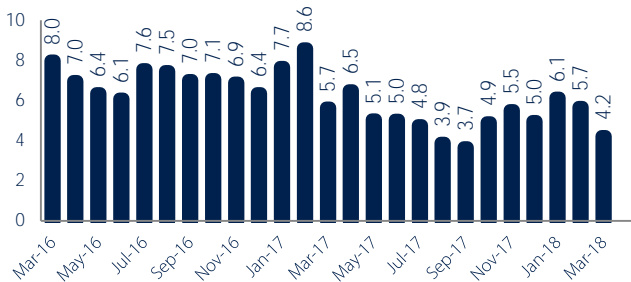
Months of Supply

4.2



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

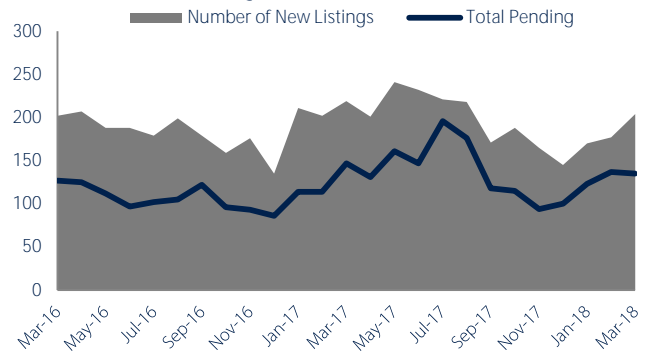
In March, there was 4.2 months of supply available in Clementon, Blackwood, and Somerdale, compared to 5.6 in March 2017. That is a decrease of 25% versus a year ago.

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.

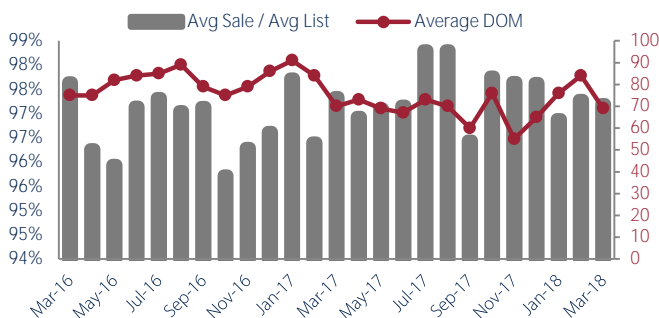
New Listings & Current Contracts

This month there were 204 homes newly listed for sale in Clementon, Blackwood, and Somerdale compared to 219 in March 2017, a decrease of 7%. There were 135 current contracts pending sale this March compared to 147 a year ago. The number of current contracts is 8% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Clementon, Blackwood, and Somerdale was 97.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 69, lower than the average last year, which was 70, a decrease of 1%.



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