



The Long & Foster Market Minute™

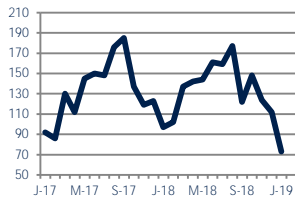
Focus On: Clementon, Blackwood, and Somerdale Housing Market

January 2019

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

Units Sold

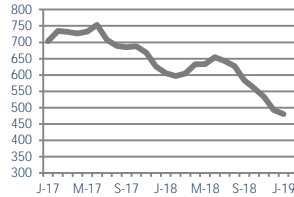
73



Down -25%
Vs. Year Ago

Active Inventory

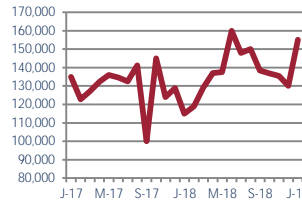
480



Down -21%
Vs. Year Ago

Median Sale Price

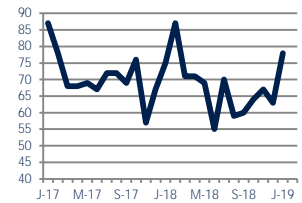
\$155,000



Up 35%
Vs. Year Ago

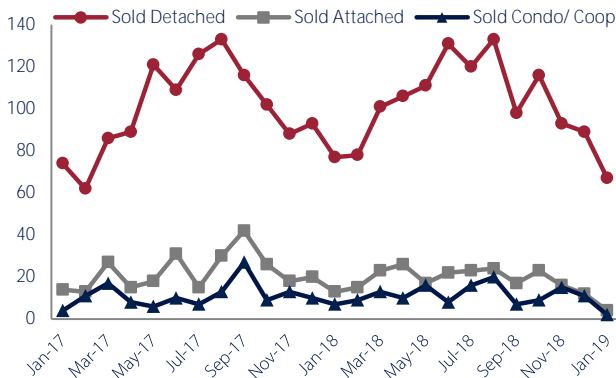
Days On Market

78



Up 4%
Vs. Year Ago

Units Sold*



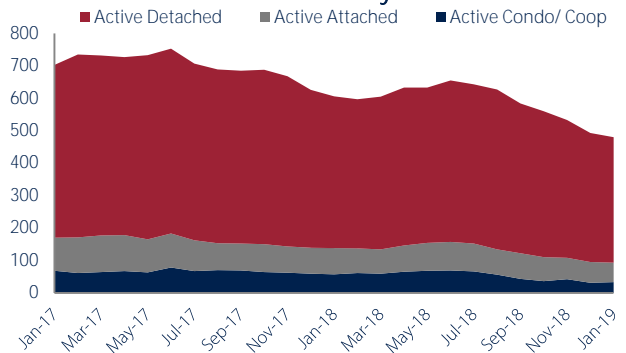
Units Sold

There was a decrease in total units sold in January, with 73 sold this month in Clementon, Blackwood, and Somerdale versus 112 last month, a decrease of 35%. This month's total units sold was lower than at this time last year, a decrease of 25% versus January 2018.

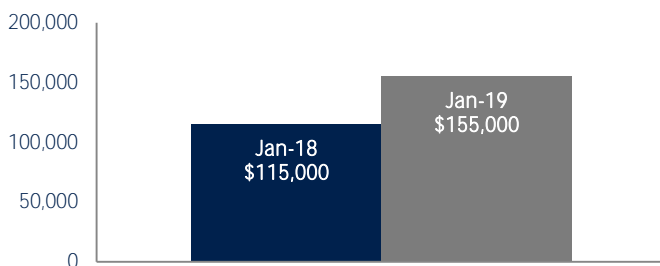
Active Inventory

Versus last year, the total number of homes available this month is lower by 126 units or 21%. The total number of active inventory this January was 480 compared to 606 in January 2018. This month's total of 480 is lower than the previous month's total supply of available inventory of 493, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Clementon, Blackwood, and Somerdale Homes was \$115,000. This January, the median sale price was \$155,000, an increase of \$40,000 compared to last year. The current median sold price is higher than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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The Long & Foster Market Minute™

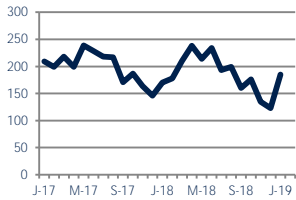
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January 2019

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

New Listings

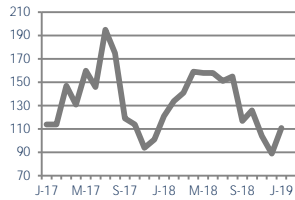
185



Up 9%
Vs. Year Ago

Current Contracts

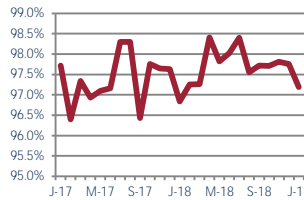
111



Down -8%
Vs. Year Ago

Sold Vs. List Price

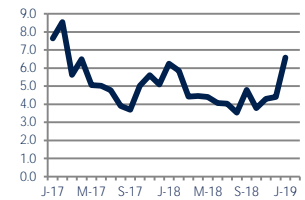
97.2%



No Change
Vs. Year Ago

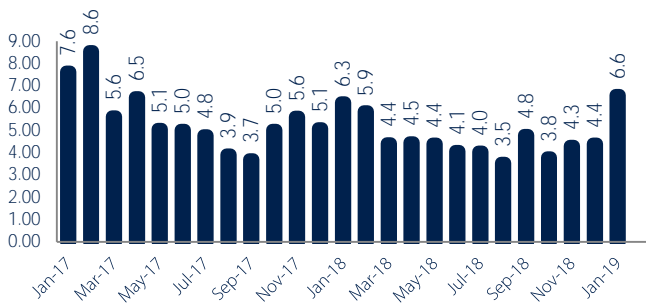
Months of Supply

6.6



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

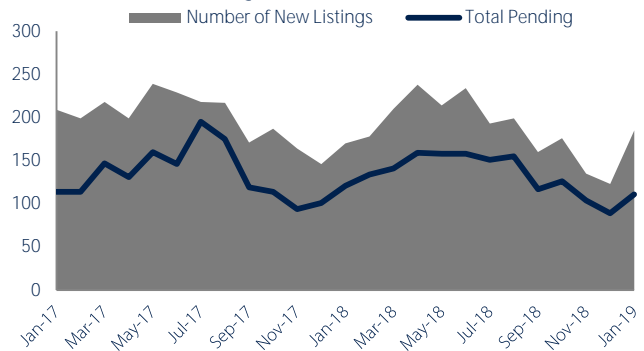
In January, there was 6.6 months of supply available in Clementon, Blackwood, and Somerdale, compared to 6.2 in January 2018. That is an increase of 5% versus a year ago.

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.

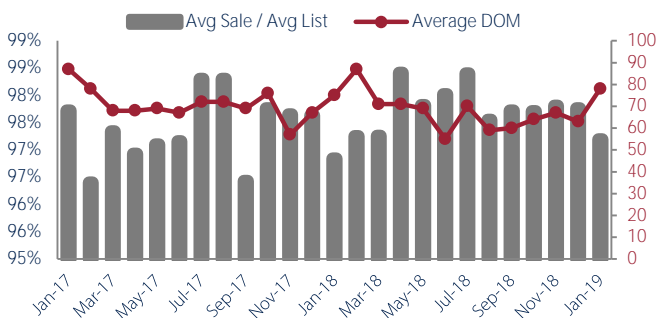
New Listings & Current Contracts

This month there were 185 homes newly listed for sale in Clementon, Blackwood, and Somerdale compared to 170 in January 2018, an increase of 9%. There were 111 current contracts pending sale this January compared to 121 a year ago. The number of current contracts is 8% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, 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 78, higher than the average last year, which was 75, an increase of 4%.



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