



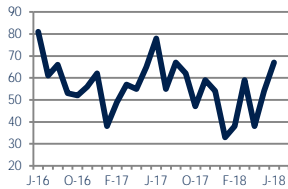
# The Long & Foster Market Minute™

**Focus On:** Glassboro, Franklinville, and Clayton Housing Market

June 2018

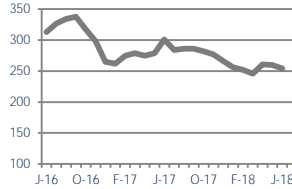
Zip Code(s): 08028, 08322, 08312, 08344 and 08328

**Units Sold**  
67



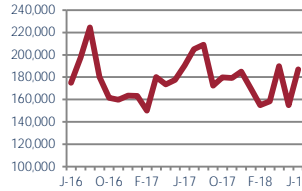
Down -14%  
Vs. Year Ago

**Active Inventory**  
254



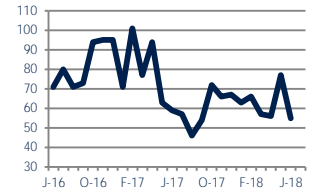
Down -16%  
Vs. Year Ago

**Median Sale Price**  
\$187,000



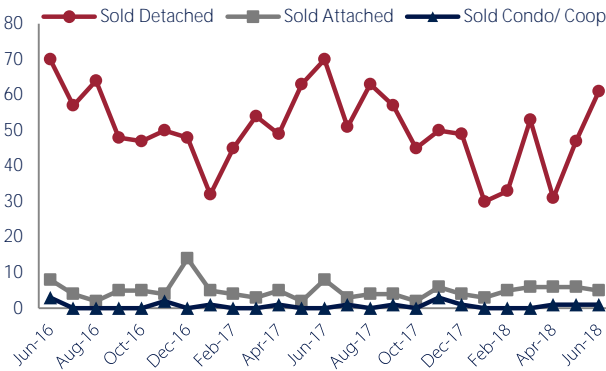
Down -2%  
Vs. Year Ago

**Days On Market**  
55



Down -7%  
Vs. Year Ago

## Units Sold\*



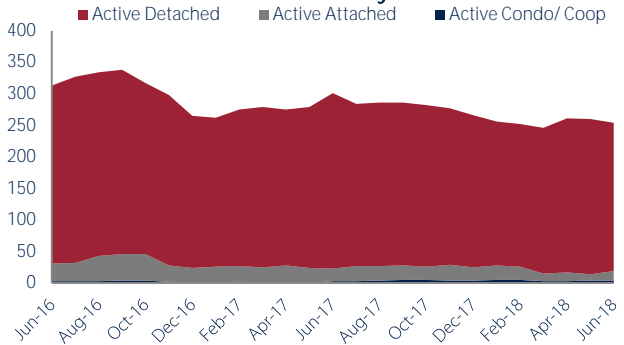
## Units Sold

There was an increase in total units sold in June, with 67 sold this month in Glassboro, Franklinville, and Clayton versus 54 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 14% versus June 2017.

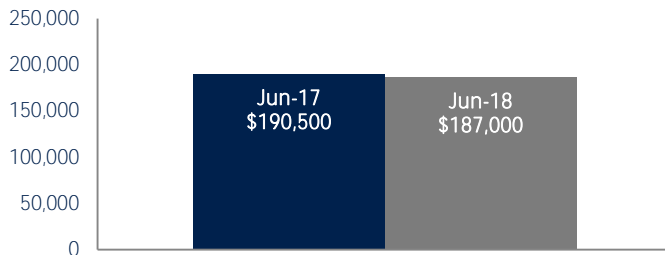
## Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 16%. The total number of active inventory this June was 254 compared to 301 in June 2017. This month's total of 254 is lower than the previous month's total supply of available inventory of 260, a decrease of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Glassboro, Franklinville, and Clayton Homes was \$190,500. This June, the median sale price was \$187,000, a decrease of 2% or \$3,500 compared to last year. The current median sold price is 21% higher than in May.

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

Glassboro, Franklinville, and Clayton are defined as properties listed in zip code/s 08028, 08322, 08312, 08344 and 08328.

\*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

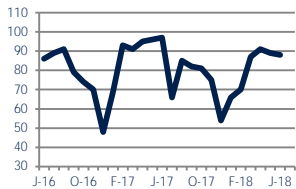




Zip Code(s): 08028, 08322, 08312, 08344 and 08328

### New Listings

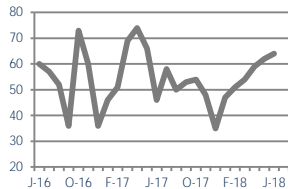
88



Down -9%  
Vs. Year Ago

### Current Contracts

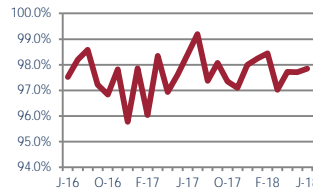
64



Up 39%  
Vs. Year Ago

### Sold Vs. List Price

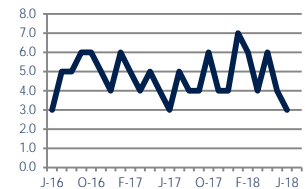
97.8%



Down -0.6%  
Vs. Year Ago

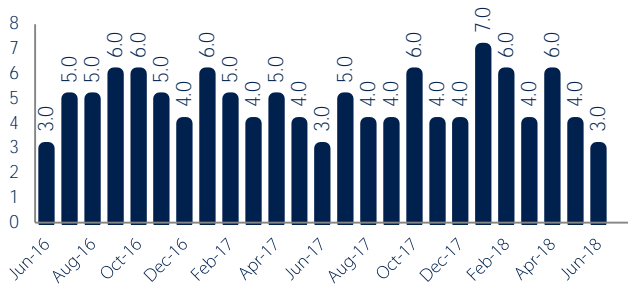
### Months of Supply

3.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

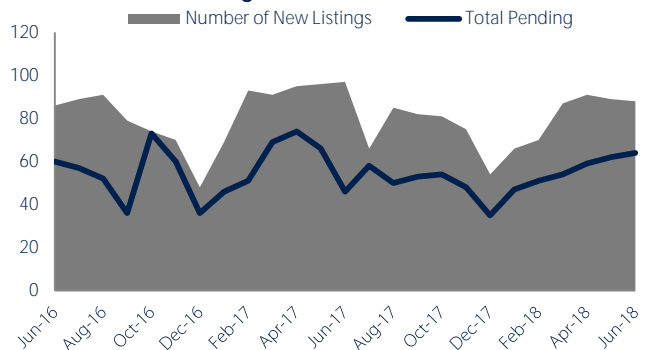
In June, there was 3.8 months of supply available in Glassboro, Franklinville, and Clayton. The amount of supply is similar compared to a year ago.

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.

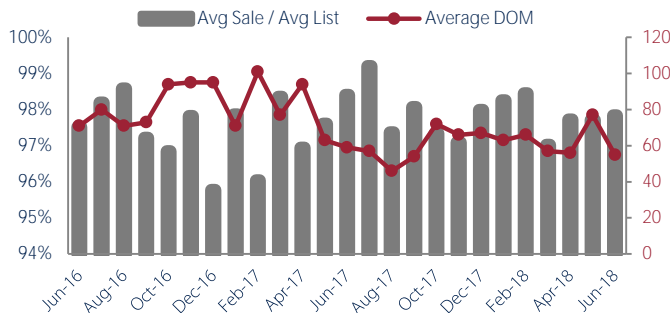
### New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Glassboro, Franklinville, and Clayton compared to 97 in June 2017, a decrease of 9%. There were 64 current contracts pending sale this June compared to 46 a year ago. The number of current contracts is 39% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Glassboro, Franklinville, and Clayton was 97.8% of the average list price, which is 0.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 55, lower than the average last year, which was 59, a decrease of 7%.



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