



The Long & Foster Market Minute™

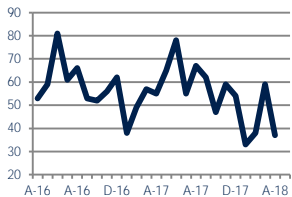
Focus On: Glassboro, Franklinville, and Clayton Housing Market

April 2018

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

Units Sold

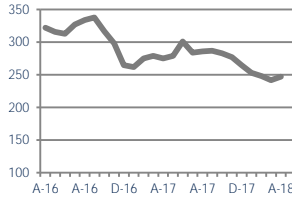
37



Down
Vs. Year Ago

Active Inventory

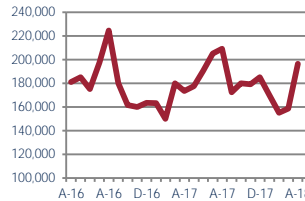
247



Down -10%
Vs. Year Ago

Median Sale Price

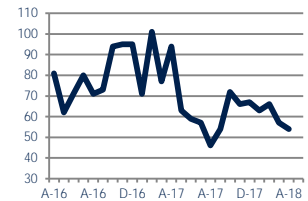
\$196,450



Up 13%
Vs. Year Ago

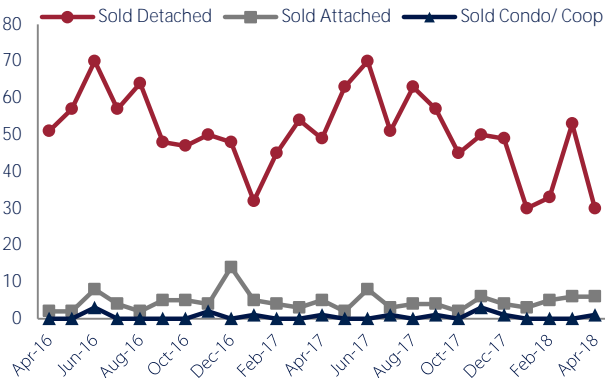
Days On Market

54



Down -43%
Vs. Year Ago

Units Sold*



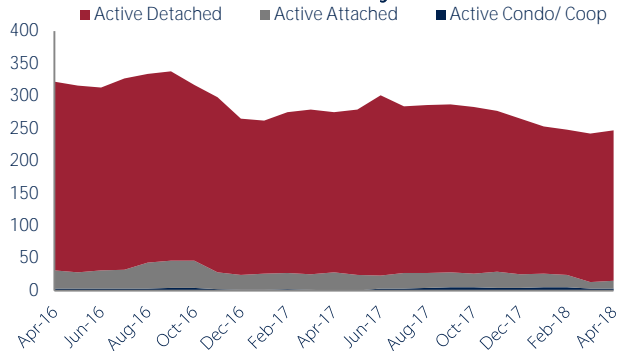
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 37 sold this month in Glassboro, Franklinville, and Clayton. This month's total units sold was lower than at this time last year, a decrease from April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 10%. The total number of active inventory this April was 247 compared to 275 in April 2017. This month's total of 247 is higher than the previous month's total supply of available inventory of 242, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Glassboro, Franklinville, and Clayton Homes was \$173,500. This April, the median sale price was \$196,450, an increase of 13% or \$22,950 compared to last year. The current median sold price is 24% higher than in March.

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



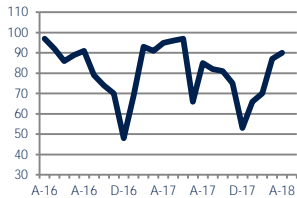
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Zip Code(s): 08028, 08322, 08312, 08344 and 08328

New Listings

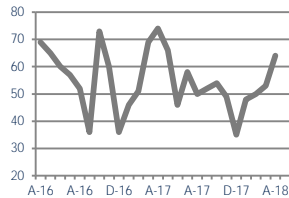
90



Down -5%
Vs. Year Ago

Current Contracts

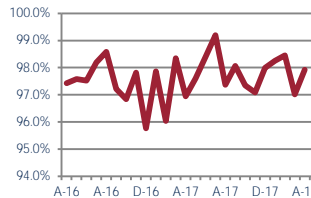
64



Down -14%
Vs. Year Ago

Sold Vs. List Price

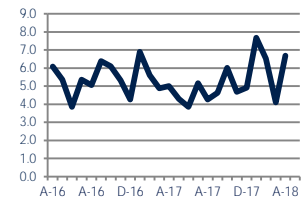
97.9%



Up 1%
Vs. Year Ago

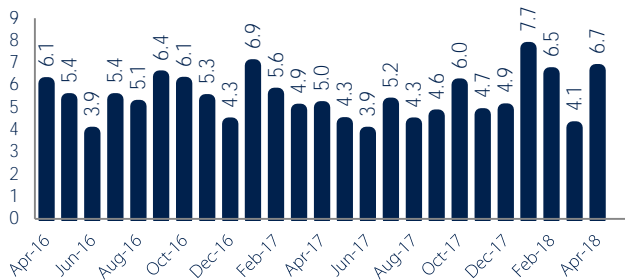
Months of Supply

6.7



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

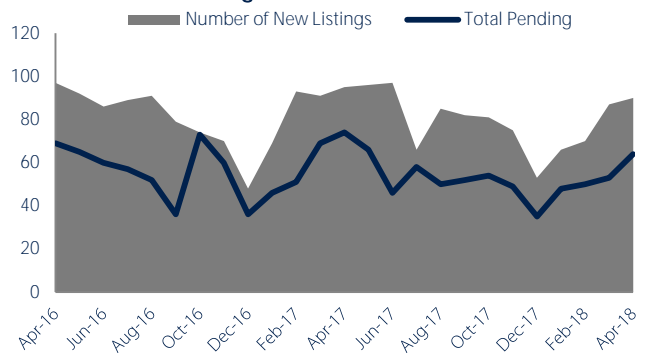
In April, there was 6.7 months of supply available in Glassboro, Franklinville, and Clayton, compared to 5.0 in April 2017. That is an increase of 34% versus a year ago.

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.

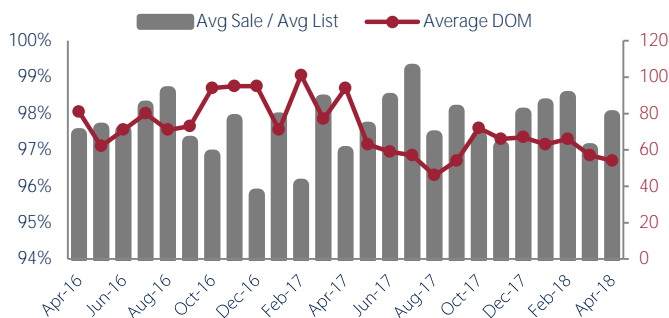
New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Glassboro, Franklinville, and Clayton compared to 95 in April 2017, a decrease of 5%. There were 64 current contracts pending sale this April compared to 74 a year ago. The number of current contracts is 14% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Glassboro, Franklinville, and Clayton was 97.9% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 94, a decrease of 43%.



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