



# The Long & Foster Market Minute™

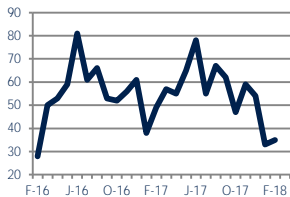
**Focus On:** Glassboro, Franklinville, and Clayton Housing Market

February 2018

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

## Units Sold

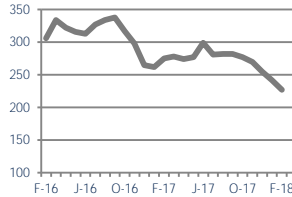
35



Down -29%  
Vs. Year Ago

## Active Inventory

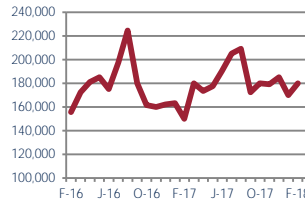
227



Down -17%  
Vs. Year Ago

## Median Sale Price

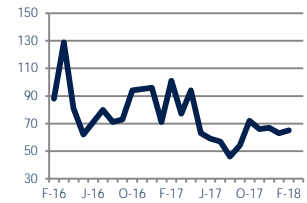
\$180,000



Up 20%  
Vs. Year Ago

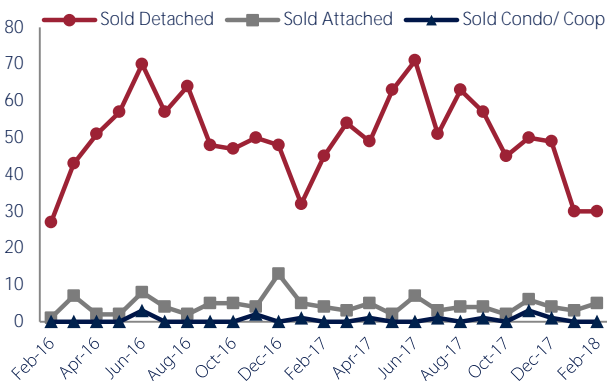
## Days On Market

65



Down -36%  
Vs. Year Ago

## Units Sold\*



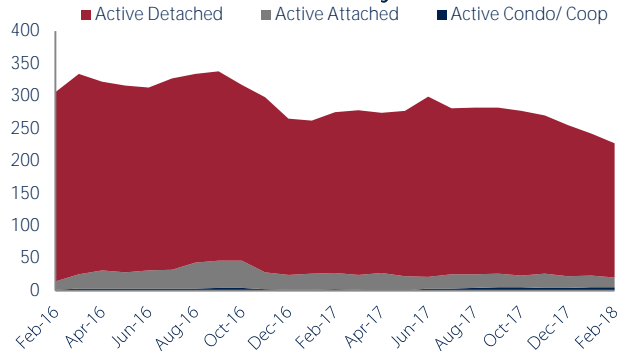
## Units Sold

There was an increase in total units sold in February, with 35 sold this month in Glassboro, Franklinville, and Clayton versus 33 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 29% versus February 2017.

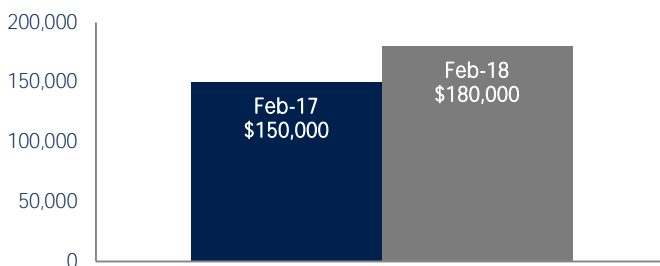
## Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 17%. The total number of active inventory this February was 227 compared to 275 in February 2017. This month's total of 227 is lower than the previous month's total supply of available inventory of 242, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Glassboro, Franklinville, and Clayton Homes was \$150,000. This February, the median sale price was \$180,000, an increase of 20% or \$30,000 compared to last year. The current median sold price is 6% higher than in January.

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.

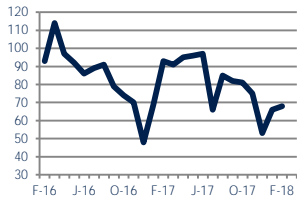
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

### New Listings

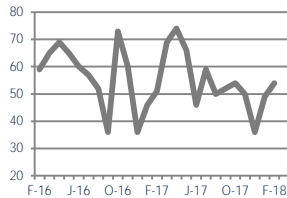
68



**Down -27%**  
Vs. Year Ago

### Current Contracts

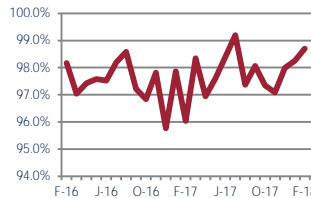
54



**Up 6%**  
Vs. Year Ago

### Sold Vs. List Price

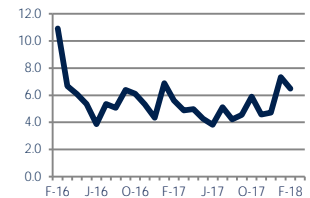
98.7%



**Up 2.8%**  
Vs. Year Ago

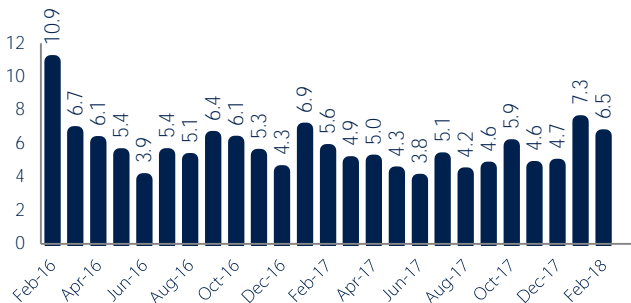
### Months of Supply

6.5



**Up 16%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

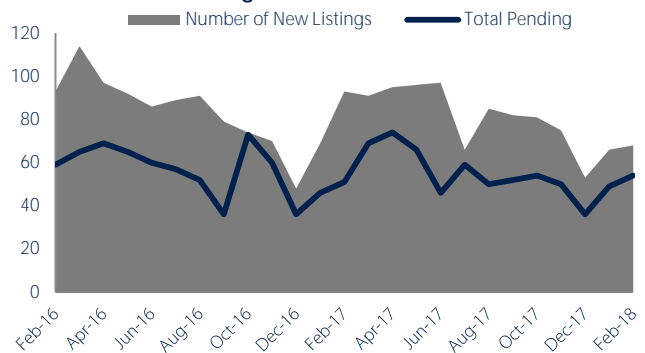
In February, there was 6.5 months of supply available in Glassboro, Franklinville, and Clayton, compared to 5.6 in February 2017. That is an increase of 16% versus a year ago.

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.

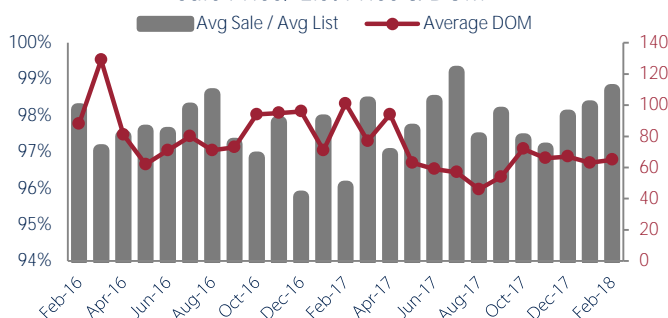
### New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Glassboro, Franklinville, and Clayton compared to 93 in February 2017, a decrease of 27%. There were 54 current contracts pending sale this February compared to 51 a year ago. The number of current contracts is 6% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Glassboro, Franklinville, and Clayton was 98.7% of the average list price, which is 2.7% 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 101, a decrease of 36%.



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