



The Long & Foster Market Minute™

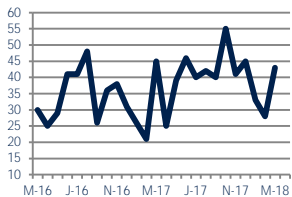
Focus On: Gloucester City and Mount Ephraim Housing Market

March 2018

Zip Code(s): 08104, 08030 and 08059

Units Sold

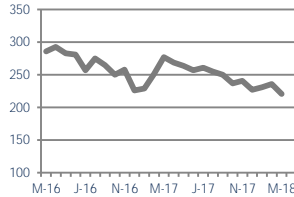
43



Down -4%
Vs. Year Ago

Active Inventory

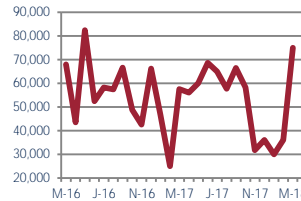
221



Down -20%
Vs. Year Ago

Median Sale Price

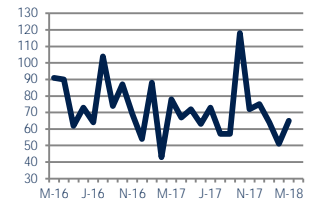
\$75,000



Up 30%
Vs. Year Ago

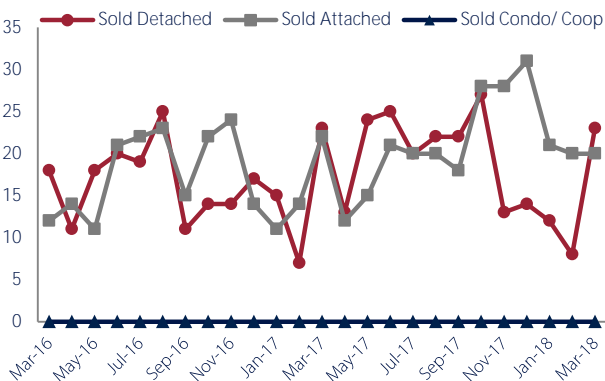
Days On Market

65



Down -17%
Vs. Year Ago

Units Sold*



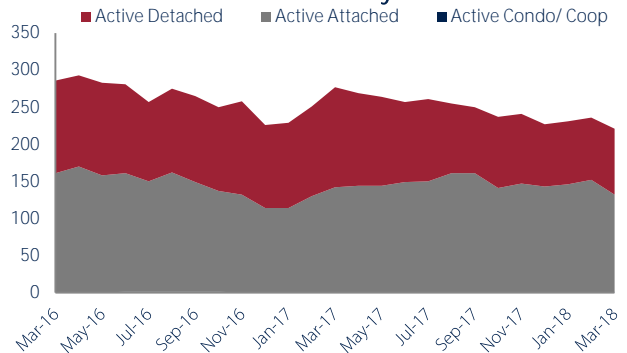
Units Sold

There was an increase in total units sold in March, with 43 sold this month in Gloucester City and Mount Ephraim. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 20%. The total number of active inventory this March was 221 compared to 277 in March 2017. This month's total of 221 is lower than the previous month's total supply of available inventory of 236, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Gloucester City and Mount Ephraim Homes was \$57,500. This March, the median sale price was \$75,000, an increase of \$17,500 compared to last year. The current median sold price is 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.

Gloucester City and Mount Ephraim are defined as properties listed in zip code/s 08104, 08030 and 08059.

*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



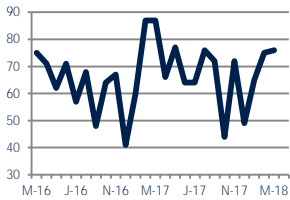
Focus On: Gloucester City and Mount Ephraim Housing Market

March 2018

Zip Code(s): 08104, 08030 and 08059

New Listings

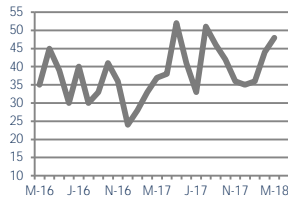
76



Down -13%
Vs. Year Ago

Current Contracts

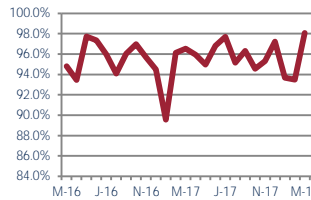
48



Up 30%
Vs. Year Ago

Sold Vs. List Price

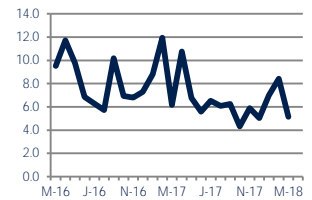
98.1%



Up 1.6%
Vs. Year Ago

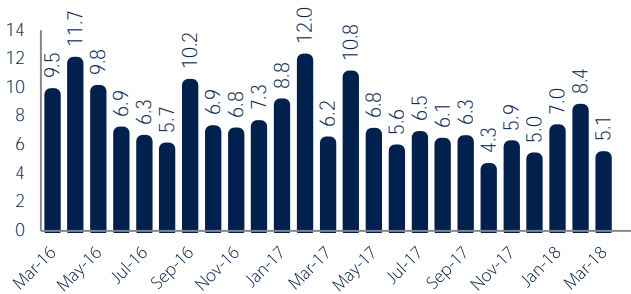
Months of Supply

5.1



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

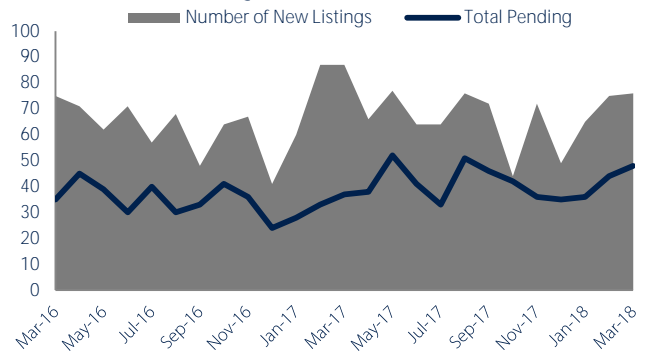
In March, there was 5.1 months of supply available in Gloucester City and Mount Ephraim, compared to 6.2 in March 2017. That is a decrease of 17% versus a year ago.

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.

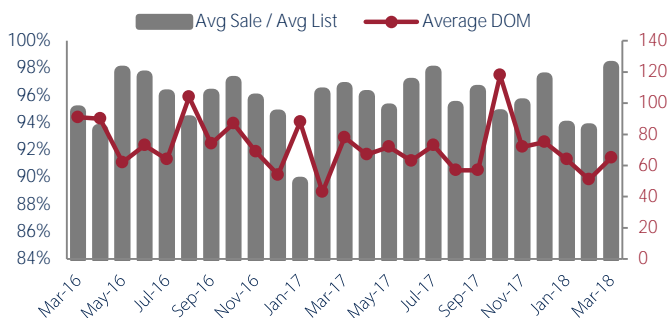
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Gloucester City and Mount Ephraim compared to 87 in March 2017, a decrease of 13%. There were 48 current contracts pending sale this March compared to 37 a year ago. The number of current contracts is 30% higher 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 Gloucester City and Mount Ephraim was 98.1% of the average list price, which is 1.6% 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 78, a decrease of 17%.



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