

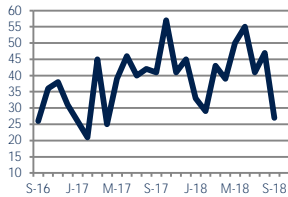
## Focus On: Gloucester City and Mount Ephraim Housing Market

September 2018

Zip Code(s): 08104, 08030 and 08059

### Units Sold

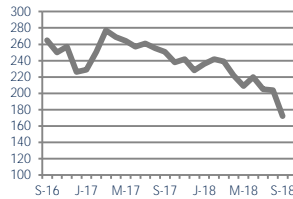
27



**Down**  
Vs. Year Ago

### Active Inventory

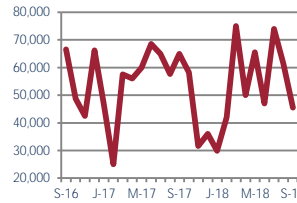
172



**Down -31%**  
Vs. Year Ago

### Median Sale Price

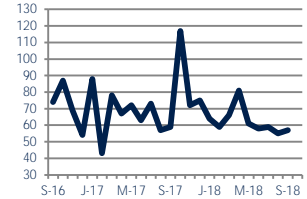
\$45,500



**Down**  
Vs. Year Ago

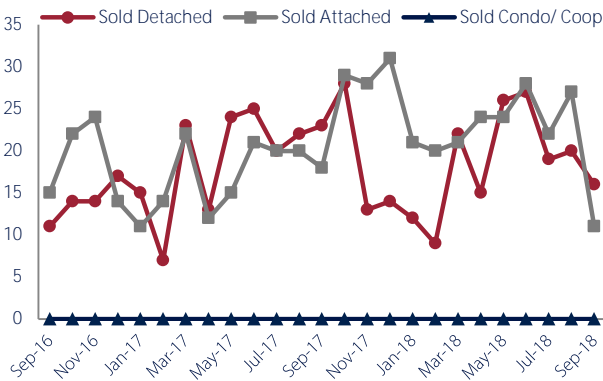
### Days On Market

57



**Down -3%**  
Vs. Year Ago

### Units Sold\*



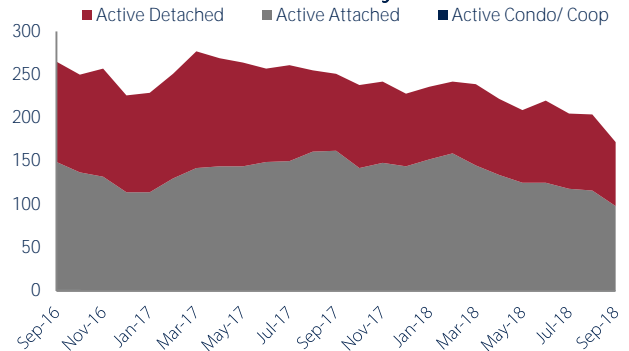
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 27 sold this month in Gloucester City and Mount Ephraim. This month's total units sold was lower than at this time last year, a decrease from September 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 31%. The total number of active inventory this September was 172 compared to 251 in September 2017. This month's total of 172 is lower than the previous month's total supply of available inventory of 204, a decrease of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Gloucester City and Mount Ephraim Homes was \$65,000. This September, the median sale price was \$45,500, a decrease of \$19,500 compared to last year. The current median sold price is lower than in August.

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.



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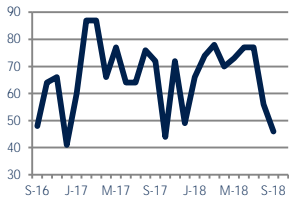
## Focus On: Gloucester City and Mount Ephraim Housing Market

September 2018

Zip Code(s): 08104, 08030 and 08059

### New Listings

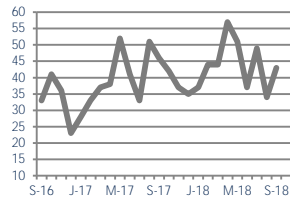
46



Down -36%  
Vs. Year Ago

### Current Contracts

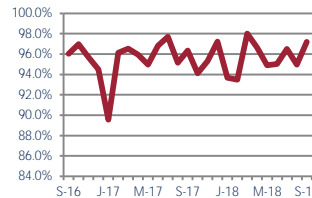
43



Down -7%  
Vs. Year Ago

### Sold Vs. List Price

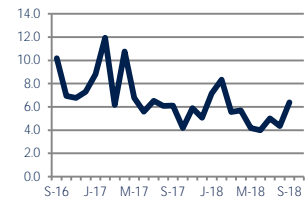
97.2%



Up 0.9%  
Vs. Year Ago

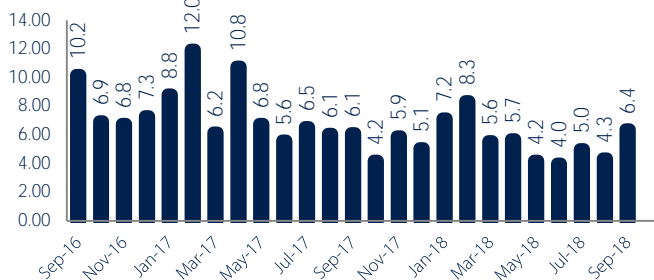
### Months of Supply

6.4



Up 4%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

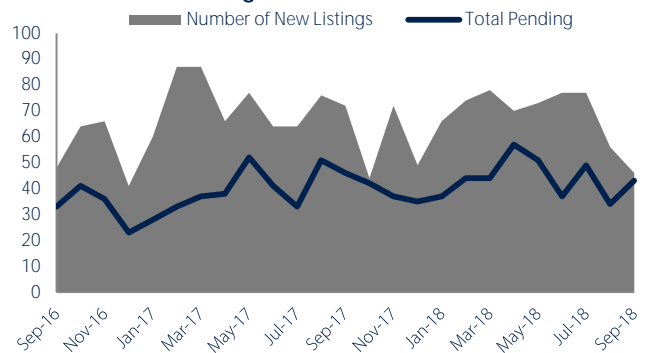
In September, there was 6.4 months of supply available in Gloucester City and Mount Ephraim, compared to 6.1 in September 2017. That is an increase of 4% versus a year ago.

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.

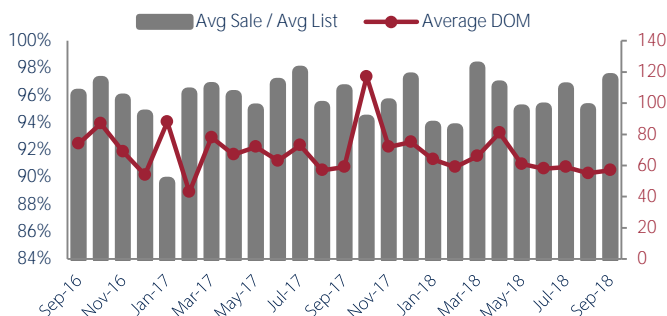
### New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Gloucester City and Mount Ephraim compared to 72 in September 2017, a decrease of 36%. There were 43 current contracts pending sale this September compared to 46 a year ago. The number of current contracts is 7% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Gloucester City and Mount Ephraim was 97.2% of the average list price, which is 0.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 59, a decrease of 3%.



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