

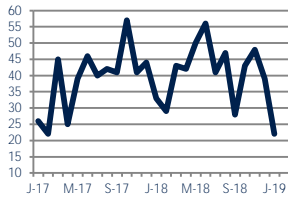
## Focus On: Gloucester City and Mount Ephraim Housing Market

January 2019

Zip Code(s): 08104, 08030 and 08059

### Units Sold

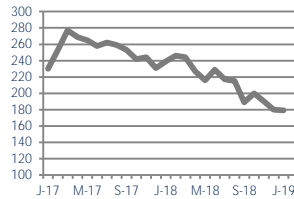
22



**Down**  
Vs. Year Ago

### Active Inventory

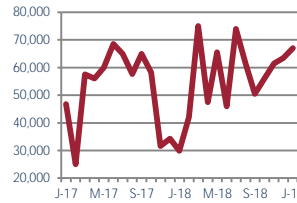
179



**Down -25%**  
Vs. Year Ago

### Median Sale Price

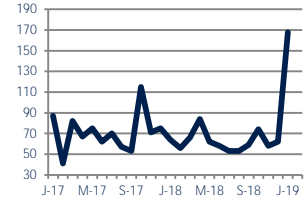
\$67,000



**Up**  
Vs. Year Ago

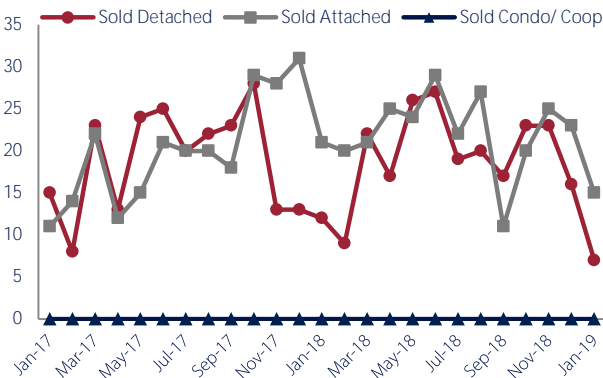
### Days On Market

168



**Up**  
Vs. Year Ago

### Units Sold\*



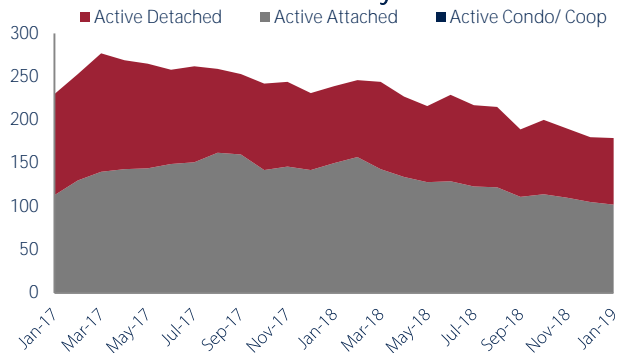
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 22 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 January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 25%. The total number of active inventory this January was 179 compared to 239 in January 2018. This month's total of 179 is lower than the previous month's total supply of available inventory of 180, a decrease of 1%.

### 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 January, the median sale price for Gloucester City and Mount Ephraim Homes was \$29,900. This January, the median sale price was \$67,000, an increase of \$37,100 compared to last year. The current median sold price is higher than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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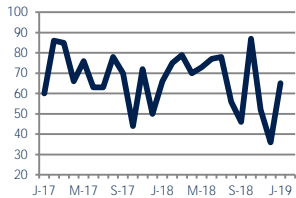
## Focus On: Gloucester City and Mount Ephraim Housing Market

January 2019

Zip Code(s): 08104, 08030 and 08059

### New Listings

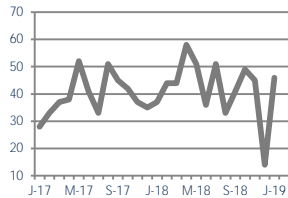
65



Down -2%  
Vs. Year Ago

### Current Contracts

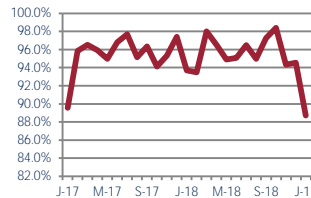
46



Up 24%  
Vs. Year Ago

### Sold Vs. List Price

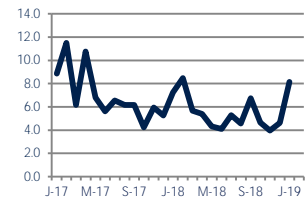
88.7%



Down  
Vs. Year Ago

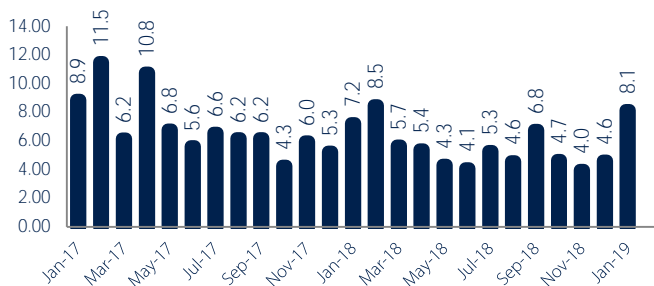
### Months of Supply

8.1



Up 12%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

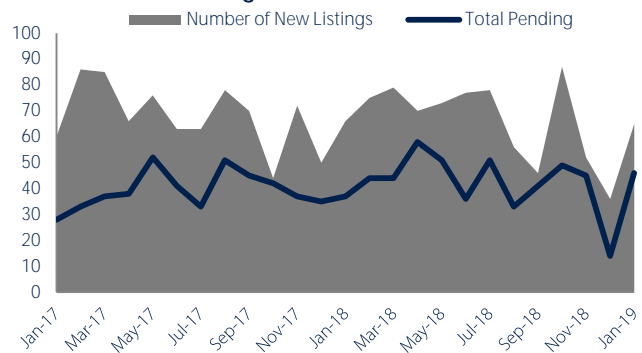
In January, there was 8.1 months of supply available in Gloucester City and Mount Ephraim, compared to 7.2 in January 2018. That is an increase of 12% versus a year ago.

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.

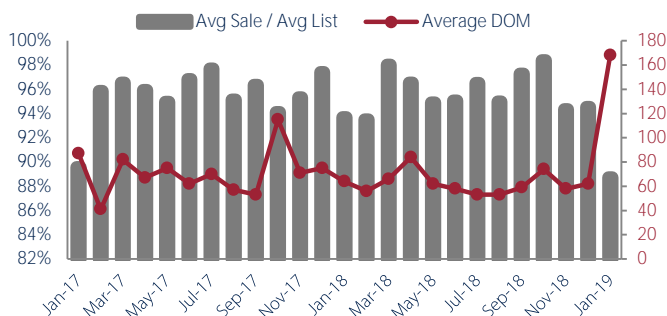
### New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Gloucester City and Mount Ephraim compared to 66 in January 2018, a decrease of 2%. There were 46 current contracts pending sale this January compared to 37 a year ago. The number of current contracts is 24% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Gloucester City and Mount Ephraim was 88.7% of the average list price, which is lower than at this time last year.

### Days On Market

This month, the average number of days on market was 168, higher than the average last year, which was 64. This increase was impacted by the limited number of sales.



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