



# The Long & Foster Market Minute™

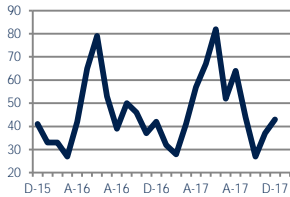
**Focus On:** Haddonfield, Audubon, and Haddon Heights Housing Market

December 2017

Zip Code(s): 08033, 08106 and 08035

## Units Sold

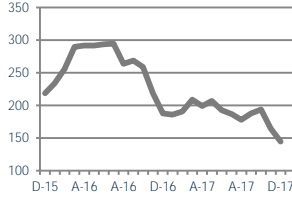
43



Up 2%  
Vs. Year Ago

## Active Inventory

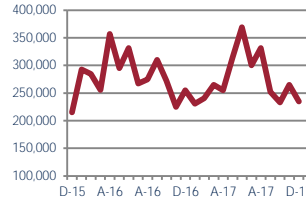
145



Down -23%  
Vs. Year Ago

## Median Sale Price

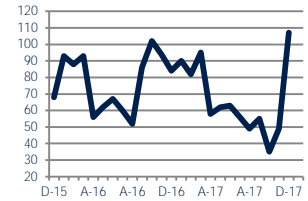
\$235,000



Down -8%  
Vs. Year Ago

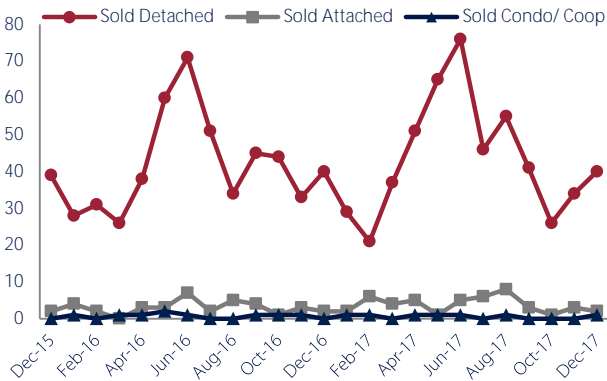
## Days On Market

107



Up 27%  
Vs. Year Ago

## Units Sold\*



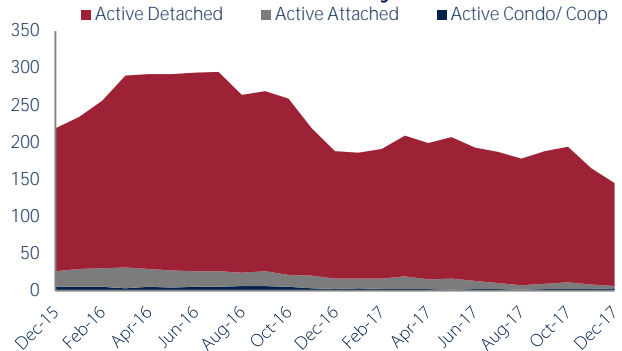
## Units Sold

There was an increase in total units sold in December, with 43 sold this month in Haddonfield, Audubon, and Haddon Heights versus 37 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 2% versus December 2016.

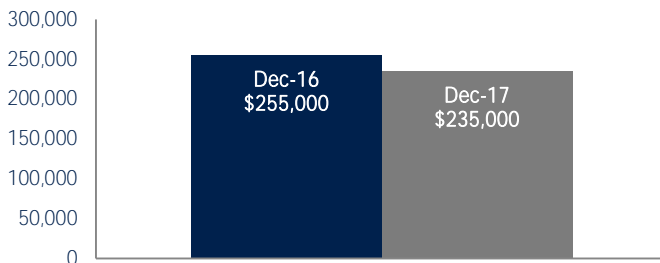
## Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 23%. The total number of active inventory this December was 145 compared to 188 in December 2016. This month's total of 145 is lower than the previous month's total supply of available inventory of 165, a decrease of 12%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Haddonfield, Audubon, and Haddon Heights Homes was \$255,000. This December, the median sale price was \$235,000, a decrease of 8% or \$20,000 compared to last year. The current median sold price is 11% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Haddonfield, Audubon, and Haddon Heights are defined as properties listed in zip code/s 08033, 08106 and 08035.

\*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.



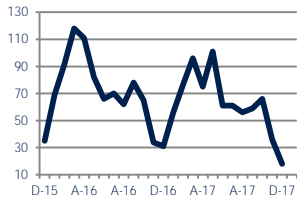
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 08033, 08106 and 08035

### New Listings

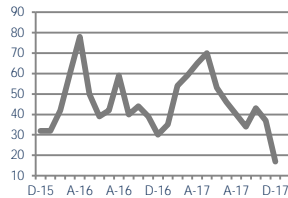
18



**Down -42%**  
Vs. Year Ago

### Current Contracts

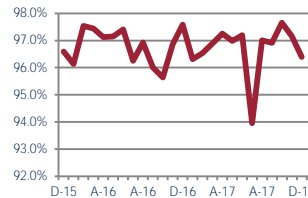
17



**Down -43%**  
Vs. Year Ago

### Sold Vs. List Price

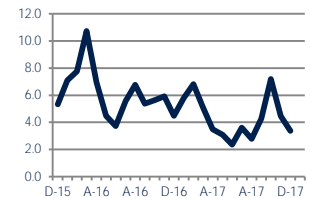
96.4%



**Down -1.2%**  
Vs. Year Ago

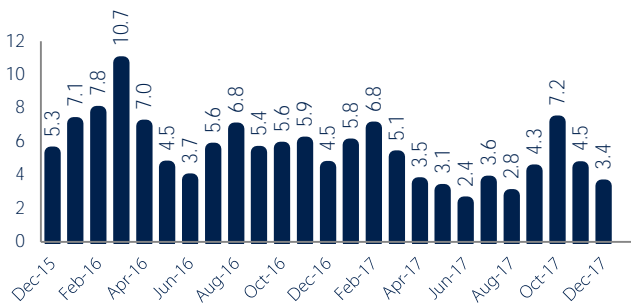
### Months of Supply

3.4



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

### Months Of Supply



### Months of Supply

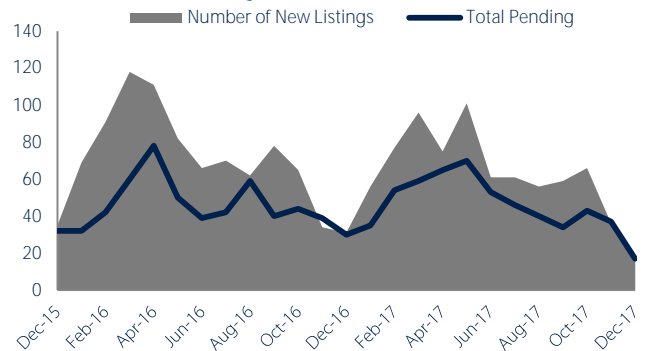
In December, there was 3.4 months of supply available in Haddonfield, Audubon, and Haddon Heights, compared to 4.5 in December 2016. That is a decrease of 25% versus a year ago.

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.

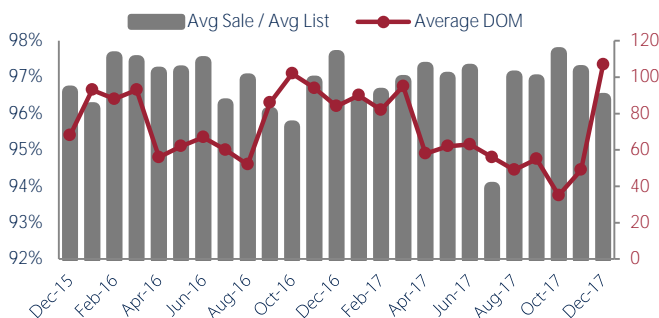
### New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Haddonfield, Audubon, and Haddon Heights compared to 31 in December 2016, a decrease of 42%. There were 17 current contracts pending sale this December compared to 30 a year ago. The number of current contracts is 43% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Haddonfield, Audubon, and Haddon Heights was 96.4% of the average list price, which is 1.2% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 107, higher than the average last year, which was 84, an increase of 27%.



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