



The Long & Foster Market Minute™

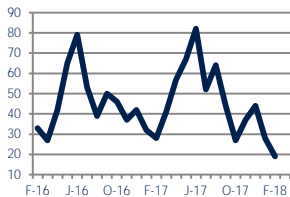
Focus On: Haddonfield, Audubon, and Haddon Heights Housing Market

February 2018

Zip Code(s): 08033, 08106 and 08035

Units Sold

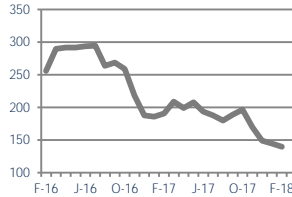
19



Down -32%
Vs. Year Ago

Active Inventory

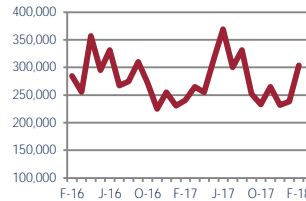
140



Down -27%
Vs. Year Ago

Median Sale Price

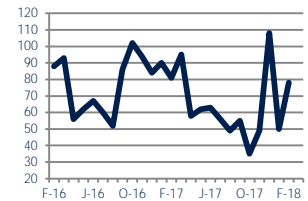
\$304,000



Up
Vs. Year Ago

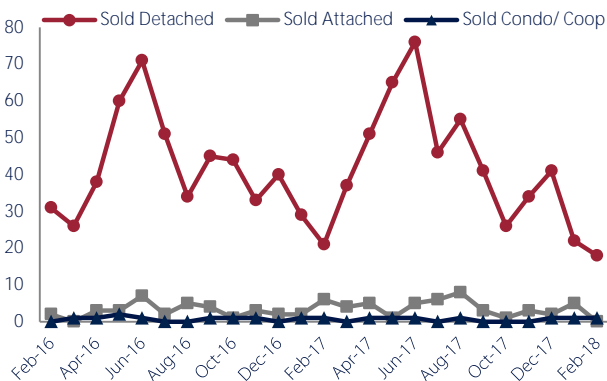
Days On Market

78



Down -4%
Vs. Year Ago

Units Sold*



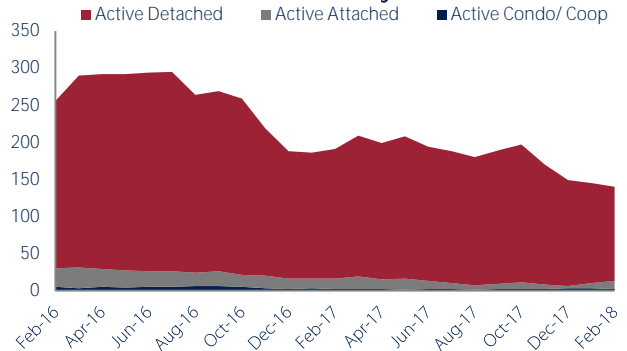
Units Sold

There was a decrease in total units sold in February, with 19 sold this month in Haddonfield, Audubon, and Haddon Heights versus 28 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 32% versus February 2017.

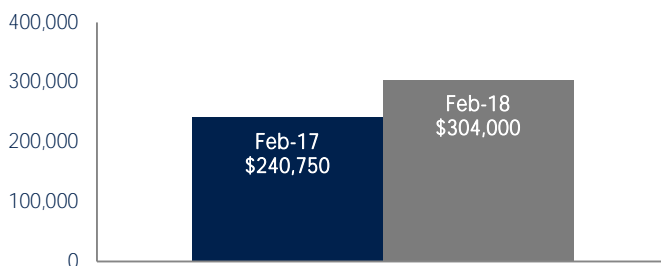
Active Inventory

Versus last year, the total number of homes available this month is lower by 51 units or 27%. The total number of active inventory this February was 140 compared to 191 in February 2017. This month's total of 140 is lower than the previous month's total supply of available inventory of 145, a decrease of 3%.

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 February, the median sale price for Haddonfield, Audubon, and Haddon Heights Homes was \$240,750. This February, the median sale price was \$304,000, an increase of \$63,250 compared to last year. The current median sold price is 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.



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.

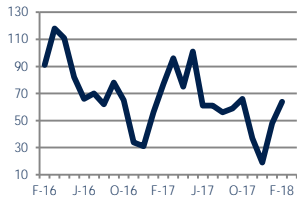
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



Zip Code(s): 08033, 08106 and 08035

New Listings

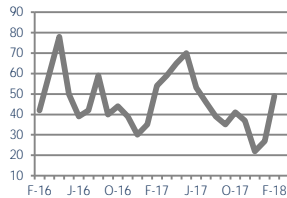
64



Down -17%
Vs. Year Ago

Current Contracts

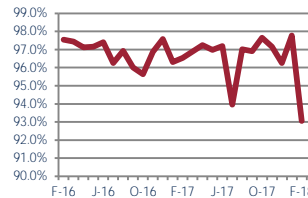
49



Down -9%
Vs. Year Ago

Sold Vs. List Price

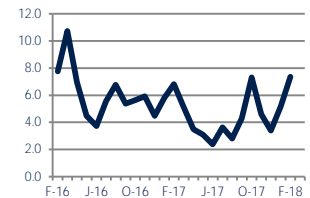
93.1%



Down -3.6%
Vs. Year Ago

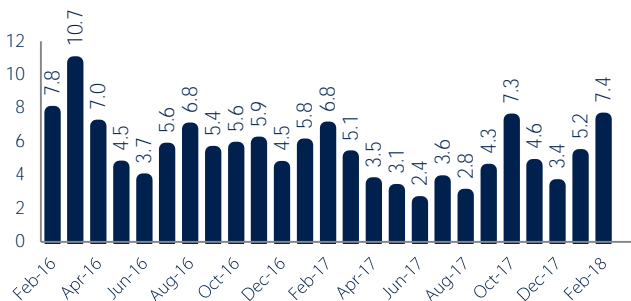
Months of Supply

7.4



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

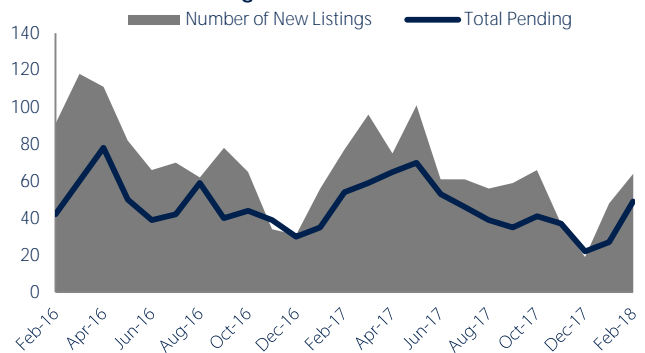
In February, there was 7.4 months of supply available in Haddonfield, Audubon, and Haddon Heights, compared to 6.8 in February 2017. That is an increase of 8% versus a year ago.

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.

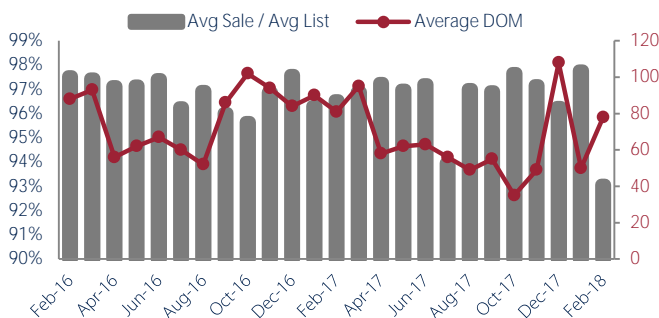
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Haddonfield, Audubon, and Haddon Heights compared to 77 in February 2017, a decrease of 17%. There were 49 current contracts pending sale this February compared to 54 a year ago. The number of current contracts is 9% lower 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 Haddonfield, Audubon, and Haddon Heights was 93.1% of the average list price, which is 3.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 78, lower than the average last year, which was 81, a decrease of 4%.



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