



The Long & Foster Market Minute™

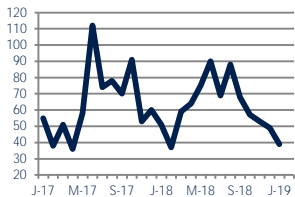
Focus On: Moorestown, Riverton, and Palmyra Housing Market

January 2019

Zip Code(s): 08057, 08077 and 08065

Units Sold

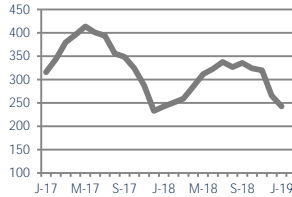
39



Down -24%
Vs. Year Ago

Active Inventory

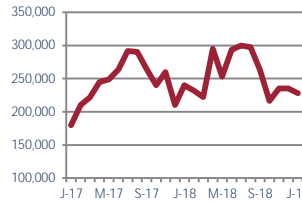
243



No Change
Vs. Year Ago

Median Sale Price

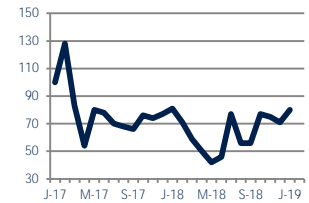
\$228,000



Down -5%
Vs. Year Ago

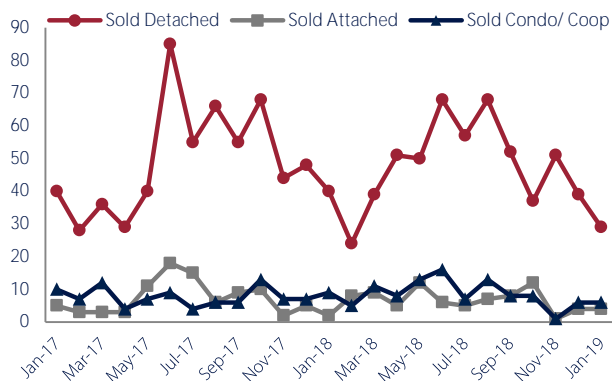
Days On Market

80



Down -1%
Vs. Year Ago

Units Sold*



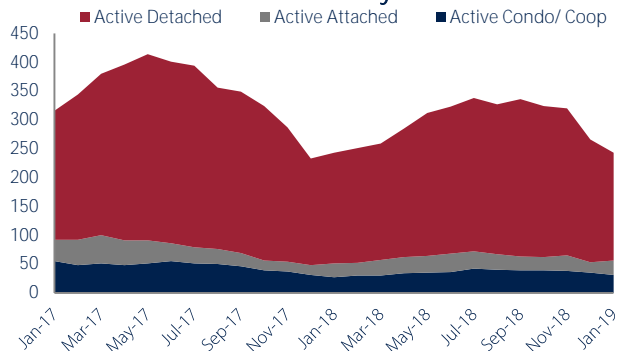
Units Sold

There was a decrease in total units sold in January, with 39 sold this month in Moorestown, Riverton, and Palmyra versus 49 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 24% versus January 2018.

Active Inventory

The total number of homes available this month is 243 units, which is similar compared to a year ago. This month's total of 243 is lower than the previous month's total supply of available inventory of 266, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Moorestown, Riverton, and Palmyra Homes was \$240,000. This January, the median sale price was \$228,000, a decrease of 5% or \$12,000 compared to last year. The current median sold price is 3% lower 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.

Moorestown, Riverton, and Palmyra are defined as properties listed in zip code/s 08057, 08077 and 08065.

*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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INTERNATIONAL REAL ESTATE

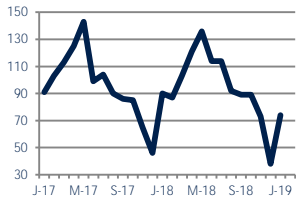




Zip Code(s): 08057, 08077 and 08065

New Listings

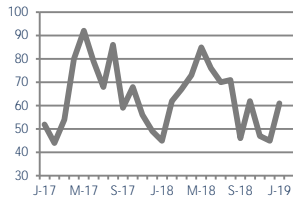
74



Down -18%
Vs. Year Ago

Current Contracts

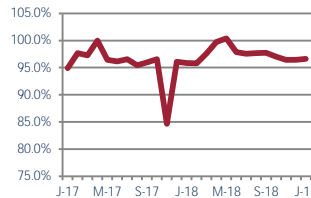
61



Up 36%
Vs. Year Ago

Sold Vs. List Price

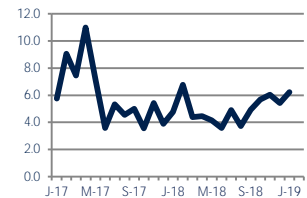
96.6%



Up 0.8%
Vs. Year Ago

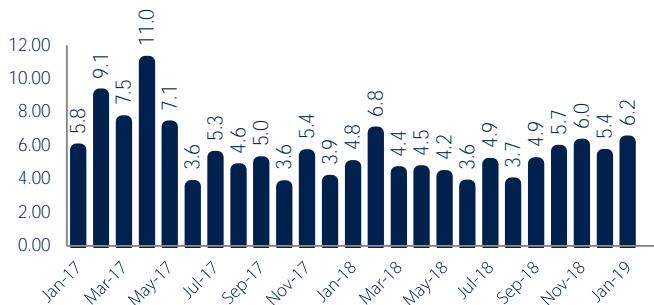
Months of Supply

6.2



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

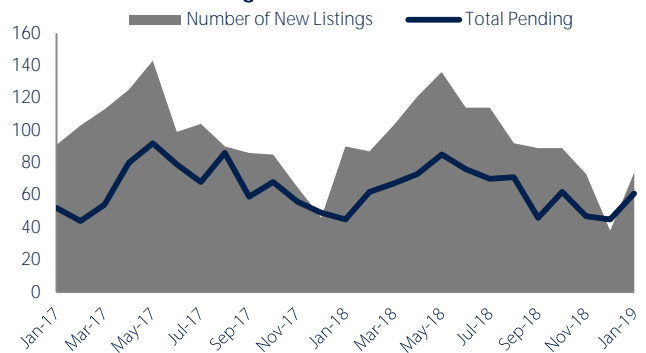
In January, there was 6.2 months of supply available in Moorestown, Riverton, and Palmyra, compared to 4.8 in January 2018. That is an increase of 31% versus a year ago.

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.

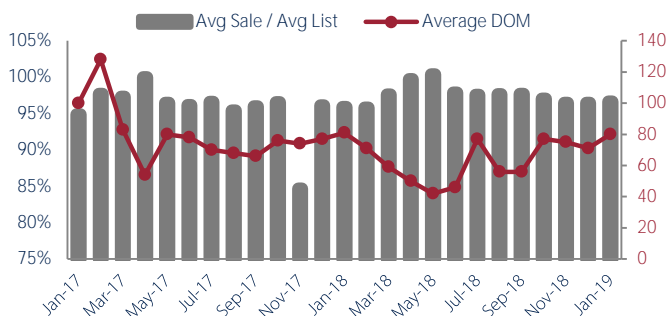
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Moorestown, Riverton, and Palmyra compared to 90 in January 2018, a decrease of 18%. There were 61 current contracts pending sale this January compared to 45 a year ago. The number of current contracts is 36% 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 Moorestown, Riverton, and Palmyra was 96.6% 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 80, lower than the average last year, which was 81, a decrease of 1%.



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