



# The Long & Foster Market Minute™

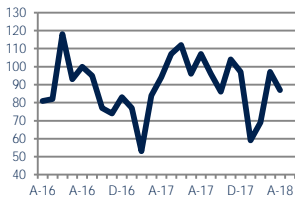
**Focus On:** Mount Laurel, Ramblewood, and Maple Shade Housing Market

April 2018

Zip Code(s): 08054 and 08052

## Units Sold

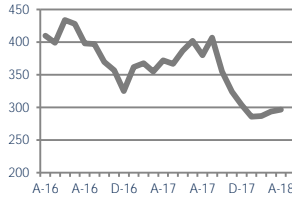
87



Down -7%  
Vs. Year Ago

## Active Inventory

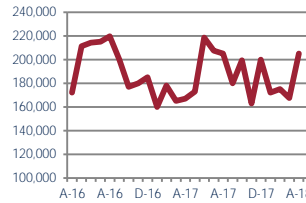
297



Down -20%  
Vs. Year Ago

## Median Sale Price

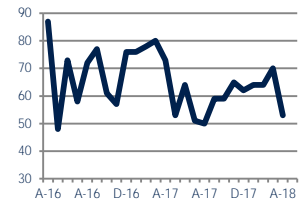
\$205,000



Up 23%  
Vs. Year Ago

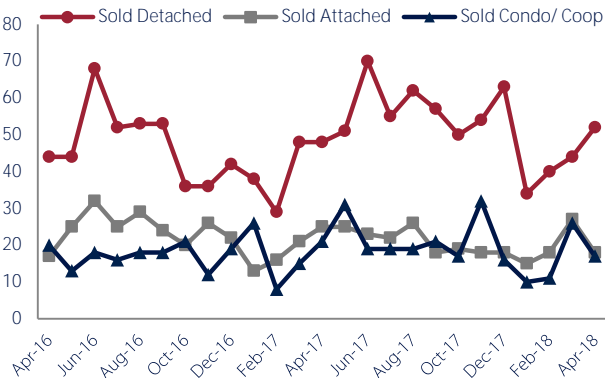
## Days On Market

53



Down -27%  
Vs. Year Ago

### Units Sold\*



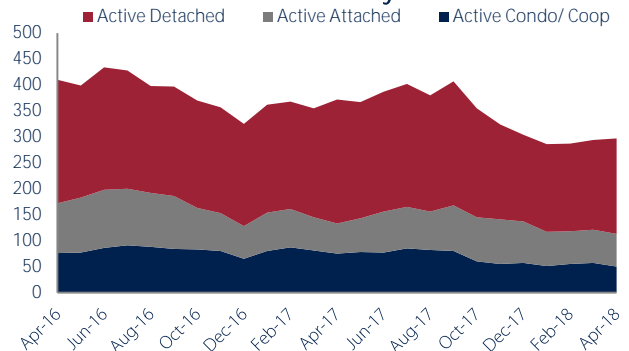
## Units Sold

There was a decrease in total units sold in April, with 87 sold this month in Mount Laurel, Ramblewood, and Maple Shade versus 97 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2017.

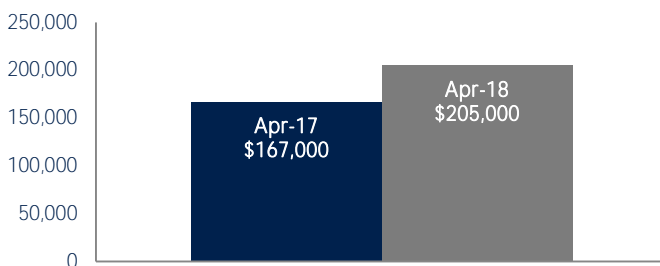
## Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 20%. The total number of active inventory this April was 297 compared to 372 in April 2017. This month's total of 297 is higher than the previous month's total supply of available inventory of 294, an increase of 1%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Mount Laurel, Ramblewood, and Maple Shade Homes was \$167,000. This April, the median sale price was \$205,000, an increase of 23% or \$38,000 compared to last year. The current median sold price is 22% higher than in March.

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



Mount Laurel, Ramblewood, and Maple Shade are defined as properties listed in zip code/s 08054 and 08052.

\*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

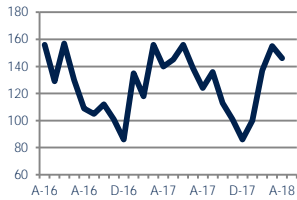




Zip Code(s): 08054 and 08052

### New Listings

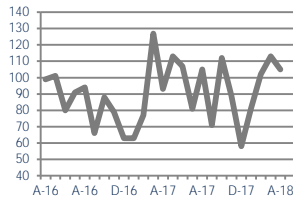
146



Up 4%  
Vs. Year Ago

### Current Contracts

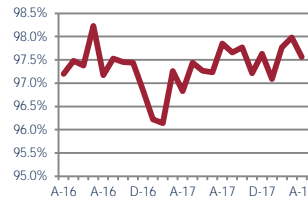
105



Up 13%  
Vs. Year Ago

### Sold Vs. List Price

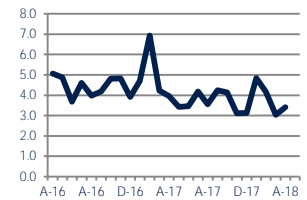
97.6%



Up 0.8%  
Vs. Year Ago

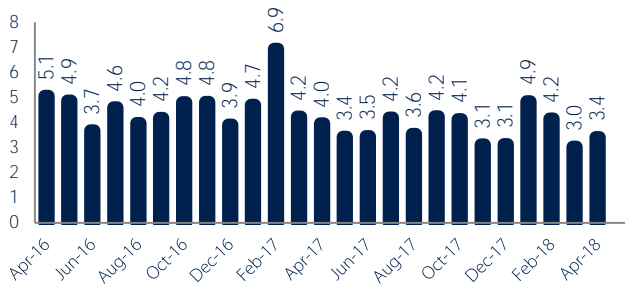
### Months of Supply

3.4



Down -14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

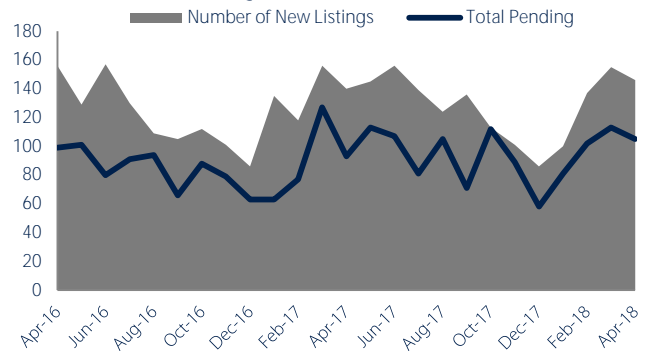
In April, there was 3.4 months of supply available in Mount Laurel, Ramblewood, and Maple Shade, compared to 4.0 in April 2017. That is a decrease of 14% versus a year ago.

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.

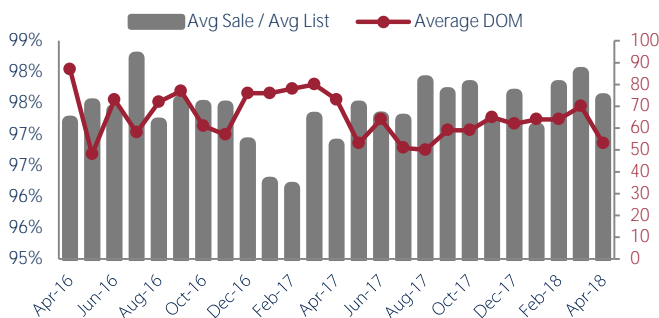
### New Listings & Current Contracts

This month there were 146 homes newly listed for sale in Mount Laurel, Ramblewood, and Maple Shade compared to 140 in April 2017, an increase of 4%. There were 105 current contracts pending sale this April compared to 93 a year ago. The number of current contracts is 13% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Mount Laurel, Ramblewood, and Maple Shade was 97.6% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 53, lower than the average last year, which was 73, a decrease of 27%.



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